

**LOUISVILLE METRO PLANNING COMMISSION  
MEETING MINUTES  
CASE NUMBER 16STREETS1022 ONLY**

A meeting of the Louisville Metro Planning Commission was held on Thursday, October 19, 2017 at 1:00 p.m. at the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

**Commission members present:**

Vince Jarboe, Chair  
Marilyn Lewis, Vice Chair  
Rich Carlson  
Ramona Lindsey  
Jeff Brown  
Laura Ferguson  
Emma Smith  
Rob Peterson  
Lula Howard

**Commission members absent:**

David Tomes

**Staff Members present:**

Emily Liu, Director, Planning & Design Services  
Joseph Reverman, Assistant Director, Planning & Design Services  
Brian Davis, Planning & Design Manager  
Julia Williams, Planning & Design Supervisor  
Joel Dock, Planner II  
Laura Mattingly, AICP, Planner II  
Tammy Markert, Transportation  
John Carroll, Legal Counsel  
Travis Fiechter, Legal Counsel  
Pam Brashear, Management Assistant  
Kristen Padron, Management Assistant (Minutes)

The following matters were considered:

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**BUSINESS SESSION**

**CASE NUMBER 16STREETS1022**

Project Name:	Southpointe Commons
Location:	Wingfield Road
Owner(s):	Louisville Metro
Applicant:	Investors Exchange Company, LLC
Representative(s):	Wyatt, Tarrant, & Combs, LLP – Jon Baker;
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Joel P. Dock, Planner II

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the Planning Commission meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

**An audio/visual recording of the Planning Commission meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**Agency testimony:**

Joel Dock presented the case (see Staff Report and recording for detailed presentation).

**The following spoke in favor of the request:**

Jon Baker, 500 W Jefferson Street, Suite 2800, Louisville, KY 40202

**Summary of testimony of those in favor:**

Jon Baker appeared on behalf of the applicant who is requesting a street closure of a portion of Wingfield Road. He offered to respond to questions from the Commissioners.

**Commissioners' deliberation**

All Commissioners find the proposal appropriate.

On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution was adopted:

**WHEREAS**, the Louisville Metro Planning Commission finds that adequate public facilities are available to serve existing and future needs of the community. Any potential increase in demand on public facilities or services will be coordinated by the applicant and/or applicant's representative to ensure that facilities are maintained, easements provided, or relocated through agreement with the developer. No property adjacent or abutting the rights-of-way to be closed will be left absent of public facilities or services, or be dispossessed of public access to their property, and

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**WHEREAS**, the Committee further finds that utilities within or along the rights-of-way proposed for closure will be retained as an easement, relocated, or other arrangements made to ensure continued maintenance and provision of services to the property and community, and

**WHEREAS**, the Committee further finds that any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer, including the cost of improvements to those rights-of-way and adjacent rights-of-way, or the relocation of utilities and any additional agreement reached between the utility provider and the developer, and

**WHEREAS**, the Committee further finds that the request to close multiple rights-of-way is in compliance the Goals, Objectives and Plan Elements of the Comprehensive Plan as Guideline 7, Policy 1 provides that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development; Guideline 7, Policy 6 strives to ensure that transportation facilities of new developments are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands; Guideline 7, Policy 9 provides that the Planning Commission or legislative body may require the developer to dedicate rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development as set forth in the Land Development Code and/or an adopted urban mobility plan; Guideline 8, Policy 8 states that Adequate street stubs for future roadway connections that support access and contribute to appropriate development of adjacent lands should be provided by new development and redevelopment; and Guideline 14, Policy 7 provides that the design and location of utility easements provide access for maintenance and repair and to minimize negative visual impacts. Any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer. Adequate public facilities are available to serve existing and future needs of the community. Any facility required to be placed in an easement or relocated will be done so by the developer. Transportation facilities have been provided to accommodate future access and to not dispossess property owners of public access. All adjacent residential lands maintain access to public infrastructure and utility services will continue to be provided to these lands, and

**WHEREAS**, the Committee further finds that the development area encompassing the area of the right-of-way to be closed is subject to the binding elements of docket 11640. All future development will be in compliance with the binding elements and the approved plan, unless amended in accordance with policies and procedures of the Land Development Code, and

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**WHEREAS**, the Commission further finds that, based on the staff report and the evidence and testimony presented today, that all of the applicable guidelines of Cornerstone 2020 and the Land Development Code are being met; now, therefore be it

**RESOLVED**, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the Street Closure of portion of Wingfield Road be **APPROVED ON CONDITION** that the connection to Glenmary East, Section 3 (Wingfield Road/Meadow Breeze Lane) be constructed and open prior to the recordation of the street closure ordinance.

**The vote was as follows:**

**Yes: Carlson, Ferguson, Howard, Smith, Lindsey, Lewis, Peterson, Brown, and Jarboe**

**Absent: None**

**Abstain: None**

**No: None**

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**STANDING COMMITTEE REPORTS**

**Land Development and Transportation Committee**

No report given.

**Site Inspection Committee**

No report given.

**Planning Committee**

No report given.

**Development Review Committee**

No report given.

**Policy and Procedures Committee**

No report given.

**CHAIRPERSON/DIRECTOR'S REPORT**

No report given.

**ADJOURNMENT**

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**Chair**

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**Planning Director**