

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**November 10, 2016**

**New Business**

**CASE NO. 16ZONE1033**

<b>Request:</b>	Zoning Change from R-4 to C-1
<b>Project Name:</b>	Greenwood Plaza
<b>Location:</b>	6300 Greenwood Drive
<b>Owner:</b>	Irma V. Waller
<b>Applicant:</b>	Brian Forrester
<b>Representative:</b>	Bardenwerper, Talbot & Roberts PLLC Evans/Griffin
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	12 – Rick Blackwell

**Case Manager:** **Brian Mabry, Planning & Design Supervisor**

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

**An audio/visual recording of the Planning Commission hearing 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:**

03:44:58 Brian Mabry presented the case and showed the development plan (see staff report and recording for detailed presentation.)

03:48:13 Mr. Mabry pointed out one error in the staff report – a table at the bottom of page one lists the requested zoning as “C-2”. It should be “C-1”. Also, under the “Proposed Binding Elements”, item 5E states that a reciprocal access easement is needed to the west. There is already an existing access easement there.

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

Nick Pregliasco, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, KY 40223

Jim Griffin, 4010 Dupont Circle, Louisville, KY 40207

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Brian N. Forrest (applicant), 8909 Lippincott Road, Louisville, KY 40222

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

03:50:10 Nick Pregliasco, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

03:55:31 Mr. Pregliasco discussed the drainage easement and the reason for the waiver.

03:57:06 Commissioner Carlson asked about the sidewalks, particularly along the access road/crossover area. He asked if sidewalks could be included there, particularly if the empty property was developed as condominiums. Mr. Pregliasco discussed the locations of sidewalks. Jim Griffin said the access road is existing; its primary purpose is for deliveries to Kroger. Commissioner Brown said that, as far as he knew, this is a private road. Commissioner Carlson discussed connectivity.

**The following spoke in opposition to the request:**

No one spoke.

**The following spoke neither for nor against:**

No one spoke.

**Discussion:**

04:02:58 Brian Davis, Planning & Design Manager, pointed out that restaurants with a drive-through (the proposed restaurant outlot) in C-1 have to be at least 400 feet from residentially-zoned or used properties. There are R-4 properties on the north side. Mr. Pregliasco said that the original zoning request was for C-2, and that was what was presented at the neighborhood meeting. Mr. Davis suggested the applicant work with staff to bind out objectionable or concerning uses before the public hearing.

**The Committee by general consensus scheduled this case for public hearing at the December 15, 2016 Planning Commission public hearing.**