

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

November 29, 2018

New Business

Case No. 18ZONE48

Request: Change-in-Zoning from R-4, Single-family Residential to PRD, Planned Residential Development
Project Name: Stewart – McMahan Blvd
Location: 4115 & 4117 Taylorsville Road
Owner: Jeremy Brent Pearman
Applicant: Stewart Companies, LLC
Representative: Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction: Louisville Metro
Council District: 18 – Marilyn Parker

Case Manager: **Joel Dock, AICP, Planner II**

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and 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. 5th Street.)

Agency Testimony:

02:11:46 Joel Dock presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Nick Preqliasco, Bardenwerper, Talbott & Roberts, 1000 West Hurstbourne Parkway, Louisville, KY, 40223
Kevin Young, 503 Washborn Ave, Louisville
Grady Steward, 857 S Ct., Lexington, KY, 40504

Summary of testimony of those in favor:

02:13:44 Nick Pregliasco, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) Mr. Pregliasco referred to Kevin Young and for further details and to answer questions.

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

November 29, 2018

New Business

Case No. 18ZONE48

02:23:37 Commissioner Carlson asked to see a full sized plan.

02:23:47 Commissioner Brown asked to see a schematic design showing the dimensions on proposed the left turn lane into the site.

The following spoke neither for nor against the proposal:

Robert Hornung Jr. 2907 McMahan Blvd, Louisville, KY, 40220

Summary of testimony of those neither for not against the proposal:

02:24:59 Robert Hornung Jr., an adjacent property owner, asked about landscaping and drainage from the development towards his property. In addition, he asks if the proposed sidewalk could have a pedestrian crosswalk further up on the development property so people would be able to cross the road via the development and not on his property. Mr. Hornung also expressed concern if the current sewer line connecting to the housing property can handle the new development volume.

The following spoke in opposition to the request:

Steve Porter, 2406 Tucker Station Rd., Louisville, KY, 40299
Jerry Schweizer, 4118 Taylorsville Rd, Louisville, KY, 40220

Summary of testimony of those in opposition:

02:33:24 Steve Porter representing the city of Cambridge, expressed concerns of the setback along Taylorsville Road and to see the elevations for the property facing Taylorsville Road.

02:36:47 Jerry Schweizer said he would like to see 5 homes on the site to be turned facing Taylorsville Road. He also asked that the buildings to have brick or stone instead of regular siding to help keep the character of the area.

Rebuttal:

02:29:20 Mr. Young addressed the concerns of Mr. Hornung and Mr. Porter

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

November 29, 2018

New Business

Case No. 18ZONE48

and Before the next meeting he will be able to address in detail the landscaping, fence line, and drainage.

02:41:29 Chair Commissioner Lewis inquired about the renderings for the site at the public hearing. Mr. Preqliasco replied they will be able to have full renderings of elevations to present at the public hearing.

02:43:09 Kevin Young addressed today's questions regarding the sidewalk along McMahan Blvd and the current landscaping along Taylorsville Road. He would be ok with making sure the sidewalk is not close to Mr. Hornung's property through Public Works. Mr. Young also described the current landscaping as scrub brush which will be removed but trees fitting to the new development will remain.

02:45:35 Commissioners' deliberation

02:46:00 Commissioner Carlson asked if 18 foot drives within property is compliant with standard drive width. Mr. Young replied there is written approval from Fire Chief Tom Carroll for the 18ft drive on development.

An audio/visual recording of the Land Development and Transportation Committee 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.

The Committee by general consensus scheduled this case to be heard at the December 20, 2018 Planning Commission public hearing.