

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
December 10, 2020

OLD BUSINESS

CASE NO. 19-ZONE-0096

Request:	Change in zoning from R-4, R-5A and PD to R-6 and C-1 with detailed district development/preliminary subdivision plan
Project Name:	Star Hill
Location:	6600, 6700 and 6725 South Hurstbourne Parkway; 5800, 5802 and 5930 South Watterson Trail
Owner:	Hurstbourne Property Group, LLC
Applicant:	Hurstbourne Property Group, LLC
Representative:	Mindel Scott
Jurisdiction:	Louisville Metro
Council District:	24 – Madonna Flood
Case Manager:	Joel P. Dock, AICP, 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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:06:46 Mr. Dock discussed the case summary from the staff report and indicated that the application was not ready for a public hearing.

Kent Gootee, Mindel, Scott and Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219

David Mindel, Mindel, Scott and Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219

Anthony Schnell, 500 West Jefferson Street, Louisville, Ky. 40202

Summary of testimony of those in favor:

00:26:41 Mr. Gootee gave a power point presentation. The plan will be amended to show additional right-of-way to be dedicated and the sidewalk. A binding element will be added regarding a record plat to construct public road network. The church is aware the road will go through their property.

00:48:30 Mr. Mindel stated, June of 2019, Burnett Ave. Baptist Church and Hurstbourne Property Group entered into an agreement concerning sewer and drainage, public utility easement, right-of-way dedication and a record plat.

00:51:27 Mr. Schnell, attorney for the applicant, stated the church will have to dedicate the right-of-way, but they don't need to sign the application.

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00:58:10 Commissioner Carlson said the buildings look the same. Mr. Mindel said they will differ in size and height. Mr. Dock said he originally wanted to move forward with a general plan, which there would be no details or renderings. It would still have to be weighed against the Highview Neighborhood Plan. The applicant just wants it reviewed at a later date.

01:05:15 Commissioner Peterson asked the applicant to explain the changes to the access on Street B – concerns about too many entrances on that road. Mr. Gootee explained the changes.

01:07:07 Commissioner Brown stated, the driveway is too close to the Hurstbourne access (gas station for lot 2) and does not meet the Land Development Code requirements. There's an issue on the south side as well. Mr. Gootee explained how that situation was improved.

Deliberation

01:13:02 LD&T deliberation.

An audio/visual recording of the Land Development & 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.

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

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the January 14, 2021 LD&T meeting.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Peterson and Lewis

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

January 14, 2021

Old Business

Case No. 19-ZONE-0096

The following spoke in opposition to the request:

No one spoke.

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00:08:09 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to the **February 11, 2021** Land Development and Transportation Committee meeting.

The vote was as follows:

YES: Commissioners Carlson, Brown, Daniels, and Peterson.

PRESENT BUT NOT VOTING: Commissioner Sistrunk.

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

January 14, 2021

Old Business

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Case Manager:	Joel P. 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:

00:05:03 Joel Dock said the applicant wishes to continue this case to the February 11, 2021 LD&T Committee meeting to continue to work with Metro Public Works, and Planning & Design Services staff, on the roadway configurations.

The following spoke in favor of the request:

Kent Gootee, Mindel Scott & Associates, 5151 Jefferson Blvd, Louisville, KY 40219

Summary of testimony of those in favor:

00:05:34 Kent Gootee, the applicant's representative, briefly discussed why the applicant is requesting the continuance.

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

February 11, 2021

Old Business

Case No. 19-ZONE-0096

00:45:49 Kent Gootee, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) He provided more details about the proposed development and the changes that have been made to the plan as a result of comments from staff and the LD&T Committee. The applicant has made a list of "prohibited uses" for the development which the applicant is willing to put into a binding element.

01:05:32 Mr. Dock listed uses that are not permitted in C-1. He said the main concerns appear to be hours of operation (see recording for detailed discussion.)

01:08:32 Commissioner Carlson expressed concern that the applicant has not yet selected a building design, specifically for the multi-family portion of the development. He wanted to know if building design complies with the Highview Neighborhood Plan. Mr. Dock said renderings can be submitted, reviewed and approved prior to any building permit being issued, either by staff or the Planning Commission or a subcommittee thereof. Mr Dock suggested a binding element stating that, "Building renderings require review and approval by the Planning Commission or designee." If DRC cannot come to a decision, the designs can go to the full Planning Commission (see recording for detailed discussion.)

The following spoke in opposition to the request:

No one spoke.

01:16:28 Commissioners' deliberation.

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 **March 4, 2021** Planning Commission public hearing.

**MINUTES OF THE MEETING
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Agency Testimony:

00:40:59 Joel Dock presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) This case has come before LD&T several times before today, and the applicant has made modifications to the plan based on feedback and requests at those meetings. The proposed mixed-use development is to the north and south of Hurstbourne Parkway and west of Watterson Trail.

The following spoke in favor of the request:

Kent Gootee and Davis Mindel, Mindel Scott & Associates, 5151 Jefferson Boulevard, Louisville, KY 40219

Summary of testimony of those in favor: