

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
DECEMBER 14, 2017**

NEW BUSINESS

CASE NUMBER 16ZONE1031

Project Name: Circle K
Location: 12411/12415 Taylorsville Road
Owner(s): Mac's Convenience Stores LLC
Applicant: Mac's Convenience Stores LLC
Jurisdiction: Louisville Metro
Council District: 11-Kevin Kramer
Case Manager: Julia Williams, RLA, AICP, Planning Supervisor

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 meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

Agency Testimony:

00:20:27 Julia Williams discussed the case summary, standard of review, and staff analysis from the staff report.

The following spoke in favor of this request:

Nick Pregliasco, 1000 N Hurstbourne Pkwy, Louisville, KY40223
Gregg Guy, 1709 Goldenleaf Way, Louisville, KY40245
Chris Crumpton, 3703 Taylorsville Rd, Suite 205, Louisville, KY40220

Summary of testimony of those in favor:

00:24:07 Nick Pregliasco spoke on behalf of the applicant and gave an overview of the project. The applicant is requesting a change in zoning from R-4 to C-1, a variance, a waiver, and a district development plan. They are still working with neighbors on minor changes.

00:31:15 Circle K Real Estate Director Gregg Guy provided some background information regarding the subject site. The existing building does not fit the current standards of Circle K.

00:34:48 Commissioner Carlson stated that he would like to see further justification for the waiver and asked how much of the building's back wall would be visible while driving south on Tucker Station Road.

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00:36:22 Chris Crumpton discussed landscaping and stated that you would most likely not be able to see the back wall of the structure while driving south on Tucker Station Road. Additional screening is being added.

00:39:12 Mr. Pregliasco stated there is an existing privacy fence behind the current gas station located on the neighbor's property. The applicant has agreed to install a new fence.

The following spoke in opposition to this request:

Steve Porter, 2406 Tucker Street Rd, Louisville, KY 40299

Summary of testimony of those in opposition:

00:41:19 Steve Porter spoke on behalf of neighbors of Tyler Woods and the Tucker Station Neighbor Association. He discussed issues they have with the project, but stated they are still in negotiations with the applicant.

Deliberation:

Committee deliberation

00:50:35 By general consensus, the Committee scheduled case number 16ZONE1031 for the January 18, 2018 Planning Commission public hearing.

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.