

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

January 27, 2022

A meeting of the Land Development and Transportation Committee was held at 1:00 p.m.on Thursday, January 27, 2022 via Webex Teleconferencing.

Committee Members present were:

Te'Andre Sistrunk, Chair
Rich Carlson
Ruth Daniels (arrived at 1:12 p.m.)
Jeff Brown

Committee Members absent were:

Jim Mims, Vice Chair

Staff Members present were:

Emily Liu, Director, Planning & Design Services
Joseph Reverman, Assistant Director, Planning & Design Services
Brian Davis, Planning Manager
Julia Williams, Planning Supervisor
Dante St. Germain, Planner II
Joel Dock, Planning Coordinator
Laura Ferguson, Legal Counsel
Chris Cestaro, Management Assistant (minutes)

Others Present:

Beth Stuber, Transportation Planning
Tony Kelly, MSD

The following matters were considered:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

Approval of Minutes

Approval of the minutes of the January 13, 2022 Land Development and Transportation Committee meeting.

00:04:17 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 **APPROVE** the minutes of its meeting conducted on January 13, 2022.

The vote was as follows:

YES: Commissioners Carlson, Brown, and Sistrunk.

ABSENT: Commissioners Mims and Daniels.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

OLD BUSINESS

Case No. 21-ZONE-0070

Request:	Cont'd from January 13, 2022 LD&T meeting - Change in zoning from UN to C-1 with a waiver
Project Name:	Portland House
Location:	2430 Portland Ave
Owner:	McKree Properties LLC
Applicant:	McKree Properties LLC
Representative:	McKree Properties LLC
Jurisdiction:	Louisville Metro
Council District:	5- Donna Purvis
Case Manager:	Joel Dock, AICP, Planning Coordinator

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:

0:05:07 Joel Dock reviewed the case and showed a Power Point presentation, mostly focusing on the driveway (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Tess Krebs, 11400 Seatonville Road, Louisville, KY 40291

Summary of testimony of those in favor:

00:07:23 Tess Krebs, the applicant, reviewed the site plan of the property (see recording.) She said it is imperative that this driveway stay with the property. She said that, without the driveway, the property would become "landlocked" – not accessible, no alley access, and only approachable from the sidewalk out front. She said the concrete drive is existing and the back has a large gravel area. There is a porch/deck area that is concrete. Rear parking may or may not be added and she explained how this could work. It would be especially valuable for deliveries.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

OLD BUSINESS

Case No. 21-ZONE-0070

00:11:02 In response to questions from Commissioner Carlson, Ms. Krebs said the rear access could be used for handicapped access or for deliveries. The rear area would be a general short-term parking area. She referred to the plan and proposed a ramp up to the side entrance for wheelchair access. The proposed use for the building would be as an art gallery and office space. Commissioner Carlson pointed out that a gravel area would not be maneuverable for wheelchair users. See recording for detailed discussion.

00:15:15 In response to a question from Commissioner Carlson, Ms. Krebs discussed about how many people would be using this space per day. She said likely about 8-10 people total per workday (about 2 per office unit.) Commissioner Carlson also asked if a C-N zoning classification might not be better suited for this purpose. Mr. Dock said C-N would be more typical in a suburban neighborhood; C-R would be more typical in an urban/traditional neighborhood. See recording for detailed discussion.

The following spoke in opposition to the request:

No one spoke.

Deliberation

00:19:26 Commissioners' deliberation. Commissioner Brown said he is concerned that the driveway is still not wide enough for anything other than residential use. Commissioner Carlson agreed and said the parking will not be sufficient for a C-1 use. Commissioner Daniels said she agreed and expressed concern about handicapped accessibility. Commissioner Sistrunk said he felt this case should not be sent to a public hearing until the width of the driveway is addressed. Mr. Dock noted that, regarding parking demand and parking requirements, because this is an older building, there are no parking requirements. Whatever the use may be in the future, it will have no parking requirements.

00:24:19 Ms. Krebs discussed some concerns of hers. She stated that she has no plans to put in a restaurant, either now or in the future, and was not sure why restaurant parking was being discussed. She said that, because this is an older building, it does not have parking requirements. She said she had heard the Committee Members' concerns and asked if a C-N or C-R zoning would address some of those concerns.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

OLD BUSINESS

Case No. 21-ZONE-0070

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 **February 17, 2022** Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

OLD BUSINESS

Case No. 21-ZONE-0068

Request: Cont'd from January 13, 2022 LD&T meeting -
Change in zoning from R-6 to C-1, commercial
with conditional use permit for outdoor alcohol
sales and revised development plan

Project Name: Ciao's Restaurant
Location: 1203 Payne Street
Owner: Alfred Pizzonia, Jr. & Angelica Webster
Applicant: Craig Priddy
Representative: Bardenwerper Talbott & Roberts
Jurisdiction: Louisville Metro
Council District: 4 - Jecorey Arthur
Case Manager: Joel Dock, AICP, Planning Coordinator

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:

00:27:58 Joel Dock said the applicant has indicated that they would like to request a further continuance.

The following spoke in support of the request:

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202

Summary of testimony of those in support:

00:28:48 Cliff Ashburner, the applicant's representative, confirmed that the applicant is requesting a two-week continuance with revised elevations/plans.

The following spoke neither for nor against the request:

No one spoke.

Deliberation:

00:30:56 Commissioners' deliberation.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

OLD BUSINESS

Case No. 21-ZONE-0068

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.

00:32:23 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to the **February 10, 2022** Land Development and Transportation Committee meeting.

The vote was as follows:

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

ABSENT: Commissioner Mims.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-RSUB-0012

Request:	Revised Major Preliminary Subdivision with associated Waiver
Project Name:	Olmsted Place
Location:	2050 Millvale Road
Owner:	Olmsted Place LLC
Applicant:	Olmsted Place LLC
Representative:	Frost Brown Todd LLC
Jurisdiction:	Louisville Metro
Council District:	8 - Cassie Chambers Armstrong
Case Manager:	Dante St. Germain, 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:

00:33:12 Dante St. Germain presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

00:39:19 In response to a question from Commissioner Carlson, Ms. St. Germain discussed the reasons for changing the public roads to private (see recording.)

00:40:12 In response to another question from Commissioner Carlson, Ms. St. Germain and Commissioner Brown discussed the width and weight-bearing capacity of the bridge (particularly its capacity to support emergency vehicles/fire trucks.)

00:41:32 In response to another question from Commissioner Carlson, Commissioner Brown discussed the sum of money put in escrow for “future resurfacing”. The existing sum is not meant to recapture the full cost of whatever maintenance/future repairs might be, but enough to get through an immediate need.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-RSUB-0012

The following spoke in favor of the request:

Tanner Nichols, Frost Brown Todd, 400 W Market Street Suite #3200, Louisville, KY 40202

Bob McAuliffe (developer), 3522 Frankfort Avenue, Louisville, KY

Summary of testimony of those in favor:

00:43:23 Tanner Nichols, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

00:47:01 Mr. Nichols discussed binding element #15 and said that was intended if these roads were to be dedicated as public roads. Commissioner Brown also discussed #15 and asked that it be left in for now (see recording for detailed discussion.) Mr. Nichols said the developer has agreed to leave it in there.

00:49:13 Commissioners Carlson and Brown discussed the last sentence of binding element #15 ("...Funds will remain available for future maintenance, and any funds remaining after the repair work will be released.") Mr. Nichols added that a bond will likely not be posted under #15, but there will be a bond posted under #17. The Homeowner's Association, and a recorded access agreement with adjacent property owners, will ensure maintenance of the roads.

The following spoke in opposition to the request:

Mary Kay Korfhage, 2424 Douglass Boulevard, Louisville, KY

Summary of testimony of those in opposition:

00:51:48 Mary Kay Korfhage said that, about a week ago, five mature trees were cut down along Millvale Road for the subdivision. Will there be more tree removal? She said neighbors were not notified about this removal. She was concerned about the waterway that leads from the property to Beargrass Creek. She said that, due to digging, there is a lot of mud and earth going into the creek.

Rebuttal:

00:53:47 Mr. Nichols said LG&E removed those trees; and MSD and others must sign off on activity that may affect the waterway.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-RSUB-0012

00:54:15 Bob McAuliffe, the developer, discussed the tree removal. Three of the five trees were not on the subject property; they were on the adjacent property (Cherokee Rehab.) The developer worked with LG&E and the Cherokee Rehab to save the trees; the forestry division of LG&E determined that three of the five trees were dead and agreed to remove them at their expense. He also discussed the waterway; drainage, and improvements the applicant has been and will continue to make to the stream (see recording.)

Deliberation:

00:57:00 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.

Waiver

00:58:50 On a motion by Commissioner Carlson, seconded by Commissioner Daniels, the following resolution, based the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that the waiver will not adversely affect adjacent property owners as the most affected property owner will be provided with a private access easement through the private roads; and

WHEREAS, the Committee further finds that the waiver will not violate specific guidelines of Plan 2040 as Plan 2040 guidelines encourage connectivity, which is being provided to the adjacent rehabilitation facility; and

WHEREAS, the Committee further finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the applicant has been unable to obtain agreement from an adjacent property owner to create public right-of-way across a shared bridge. The applicant did originally propose public streets; and

WHEREAS, the Committee further finds that strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-RSUB-0012

would create an unnecessary hardship on the applicant by preventing the applicant from subdividing a large parcel; now, therefore be it

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the requested Waiver from 7.3.30.B to allow lots for detached houses to not abut public streets (22-WAIVER- 0002).

The vote was as follows:

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

NOT PRESENT: Commissioner Mims.

00:59:44 On a motion by Commissioner Carlson, seconded by Commissioner Daniels, the following resolution, based the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the requested Revised Major Preliminary Subdivision Plan, noting that the private roads have been approved, and **SUBJECT** to the following Conditions of Approval:

1. The development shall be in accordance with the approved Residential Development Preliminary Plan. No further subdivision of the land into a greater number of lots than originally approved will occur without approval of the Planning Commission.
2. An original stamped copy of the approved Tree Preservation Plan shall be present on site during all clearing, grading, and construction activity and shall be made available to any DPDS inspector or enforcement officer upon request.
3. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected prior to any grading or construction activities - preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
4. All street signs shall be installed by the Developer, and shall conform to the Manual on Uniform Traffic Control Devices (MUTCD) requirements.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-RSUB-0012

Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

5. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.
6. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
7. After release of the drainage bond, mosquito abatement on open space lots shall be the responsibility of the Homeowners Association. Accumulations of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvicide approved by the Louisville Metro Health Department. Larvicides shall be administered in accordance with the product's labeling. This language shall appear in the deed of restrictions for the subdivision.
8. Trees will be preserved and/or provided on site and maintained thereafter as required by Chapter 10, Part 1 of the Land Development Code and as indicated in the Tree Canopy Calculations on the Preliminary Subdivision Plan. The applicant shall submit a landscape plan for approval by Planning Commission staff for any trees to be planted to meet the Tree Canopy requirements of Chapter 10, Part 1 of the Land Development Code. A tree preservation plan shall be submitted for review and approval for any trees to be preserved to meet the Tree Canopy requirements of Chapter 10.
9. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.
10. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-RSUB-0012

- a. Articles of Incorporation filed with the Secretary of State and recorded in the office of the Clerk of Jefferson County and the Certificate of Incorporation of the Homeowners Association.
 - b. A deed of restriction in a form approved by Counsel to the Planning Commission addressing responsibilities for the maintenance of common areas and open space, maintenance of noise barriers, maintenance of WPAs, TPAs and other issues required by these binding elements / conditions of approval.
 - c. Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.
11. At the time the developer turns control of the homeowners association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowners association account. The subdivision performance bond may be required by the planning Commission to fulfill this funding requirement.
 12. Any signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
 13. When limits of disturbance are shown on the plan, a note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected at the edge of the limits of disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
 14. Building envelopes and limits of disturbance shall be substantially similar to those shown on the preliminary plan and must be shown and recorded on the record subdivision plat.
 15. Prior to the recording of the Record Subdivision Plat, Louisville Metro Public Works may require a bond be posted with Develop Louisville as part of Transportation Planning review in an amount not to exceed \$300,000, based on the structural evaluation of the bridge during the rehabilitation work and recommended in the letter provided by Al S. Bozich and dated May 27, 2020 for the future bridge maintenance and repairs. Funds will remain available for future bridge maintenance, and any funds remaining after repair will be released.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-RSUB-0012

16. All property owners within 500 feet of a proposed blasting location shall be notified 30 days before any blasting operations occur, and be offered pre- and post-blast surveys. Any blast surveys shall be done in a manner consistent with Kentucky Blasting Regulations.

17. A bond in the amount of \$11,600 shall be posted by the developer to Transportation Planning prior to recording of the major subdivision plat for any future maintenance to the private road in case the HOA fails to fulfill their maintenance obligation. The bond shall remain in place until the road is dedicated as a public right-of-way.

The vote was as follows:

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

NOT PRESENT: Commissioner Mims.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-ZONE-0117

Request:	Change in zoning from R-5 to OR, with Detailed District Development Plan with Binding Elements, Variances and Waiver
Project Name:	Westport Office
Location:	917 & 919 Fountain Avenue, 4700 Westport Road
Owner:	Estate of Evelyn Kaelin
Applicant:	Louisville Spine & Wellness
Representative:	Dinsmore & Shohl
Jurisdiction:	Louisville Metro
Council District:	7 - Paula McCraney
Case Manager:	Dante St. Germain, 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:

01:02:06 Dante St. Germain presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

01:08:44 In response to a question from Commissioner Carlson regarding the proposed trash receptacles, Ms. St. Germain said the proposal is to have them enclosed so that they would not be visible from the alley or the property located across the property across the alley (likely a privacy fence enclosure.)

01:09:28 In response to a question from Commissioner Carlson, Ms. St. Germain said she had the dimensions of how far the wall was from the adjoining property (10 feet) but did not have the dimensions of how far the wall was from the adjoining house. She said the applicant should be able to address that.

01:10:08 Commissioner Brown and Ms. St. Germain discussed the possibility of future connectivity through the proposed parking lot, should a vacant parcel across the unimproved alley be rezoned (see recording for detailed discussion.)

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-ZONE-0117

The following spoke in favor of the request:

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202

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

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

Summary of testimony of those in favor:

01:12:03 Cliff Ashburner, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:20:49 Kent Gootee, an applicant's representative, briefly reviewed plans for landscaping, screening and buffering (see recording.)

01:22:00 Commissioner Carlson requested something "a little more substantial" than a wooden trash enclosure. He also discussed low plantings to block headlights from an adjacent neighbor. Mr. Gootee said he had planned to have white pines and/or spruces; the applicant could add more low-growing evergreen hedges in addition.

01:24:32 Steve Porter, representing Mr. Biven (neighbor to the south), said that Mr. Biven at first objected to the Commercial rezoning but now supports the Office-Residential zoning. Mr. Biven would like a binding element regarding hours of operation and dark-sky lighting. Mr. Porter said he and his client would like to look over the revised elevations.

The following spoke neither for nor against the request ("Other"):

Councilperson Paula McCraney, 601 West Jefferson Street, Louisville, KY 40202

Summary of testimony of those neither for nor against ("Other"):

01:27:00 In response to a question from Councilperson Paula McCraney, Mr. Ashburner said the parking lot would be between the proposed building and Westport Road. There will be a hedgerow and trees along Westport Road to block headlights. Councilperson McCraney said the Bivens' have indicated that they would rather see the parking between the building and Westport Road. Mr.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-ZONE-0117

Ashburner said his client reached out to Mr. Porter and Mr. Biven to work on the plan that would address Mr. Bivens' concerns. That is what is reflected on the plan being presented today.

The following spoke in opposition to the request:

No one spoke.

Deliberation:

01:32:06 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 **February 17, 2022** Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-ZONE-0138

Request:	Change in zoning from RR to R-5
Project Name:	Vista Hills Boulevard Subdivision
Location:	10105 Vista Hills Blvd.
Owner:	William and Beverly Calloway
Applicant:	Jane Renn
Representative:	BTM Engineering
Jurisdiction:	Louisville Metro
Council District:	22- Robin Engel
Case Manager:	Julia Williams, 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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

01:33:41 Julia Williams presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

01:37:02 Commissioner Brown asked about two existing driveways on the plan. Ms. Williams said she had not been aware of those earlier but that the applicant should be able to address this. She said it was her understanding that each lot would have its own, individual driveway.

The following spoke in favor of the request:

Chris Brown, BTM Engineering, 3001 Taylor Springs Dr, Louisville, KY 40220

Summary of testimony of those in favor:

01:38:07 Chris Brown, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:41:58 Commissioner Brown asked that, if the applicant is planning to reuse any of the existing driveways, if the applicant could label those widths on

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

NEW BUSINESS

Case No. 21-ZONE-0138

the plan. Mr. Brown said that this will be done in advance of the Planning Commission public hearing. Any driveways that exceed the permitted widths will be proposed for removal.

01:43:06 In response to questions from Commissioner Carlson, Mr. Brown explained the view of the rear of the property from Bardstown Road (massed trees scheduled for preservation along this parkway buffer.) Ms. Williams added that the applicant will have to present a Tree Preservation Plan that shows tree protection fencing.

The following spoke in opposition to the request:

No one spoke.

Deliberation:

01:47:05 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 **February 17, 2022** Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 27, 2022

The meeting adjourned at approximately 2:51 p.m.

Chairman

Division Director