

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
April 14, 2016**

A meeting of the Land Development and Transportation Committee was held on, April 14, 2016 at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present were:

Vincent Jarboe, Chair
Donnie Blake, Vice Chair
Jeff Brown
Marilyn Lewis

Committee Members absent were:

Cliff Turner

Staff Members present were:

Jon Crumbie, Planning and Design Coordinator
Julia Williams, Planner II
Laura Mattingly-Humphrey, Planner I
Tammy Markert, Roads Operation Manager
John Carroll, Legal Counsel
Pamela M. Brashear, Management Assistant

The following matters were considered:

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APPROVAL OF MINUTES

MARCH 24, 2016 LD&T COMMITTEE MEETING MINUTES

On a motion by Commissioner Brown, seconded by Commissioner Lewis, the following resolution was adopted.

RESOLVED, that the Land Development & Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on March 24, 2016.

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe and Lewis
NOT PRESENT FOR THIS CASE: Commissioner Turner

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NEW BUSINESS

CASE NO. 16STREETS1000

Case No: 16STREETS1000
Request: Closure of an ~80 foot wide unimproved portion of Gladstone Avenue connecting Drayton Avenue and Landor Avenue
Project Name: Gladstone Street Closure
Location: 2621 Landor Avenue
Owner: Louisville Metro
Applicant: Neville Gough
Representative: Neville Gough
Jurisdiction: Louisville Metro
Council District: 8 – Tom Owen
Case Manager: Laura Mattingly-Humphrey, Planner I

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:

00:02:50 Mrs. Mattingly-Humphrey discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Greg Earhard, 400 West Market Street, 18th floor, Louisville, Ky. 40202

Summary of testimony of those in favor:

00:04:59 Mr. Earhard represents the Regional Airport Authority and requests a condition of approval stating that avigation easements being granted over the area that reverts to the property owners.

The following spoke neither for nor against the request:

Dr. Shannon Morrison, 2628 Drayton Drive, Louisville, Ky.

Summary of testimony of those neither for nor against:

00:07:05 Dr. Morrison asked if it's Eric's lot that doesn't have an avigation easement. Mr. Earhard pointed it out on the power point. Also, "Are you asking for contingency on the entire lot or just the portion that's deeded over?" Mr. Earhard replied, "We have avigation easements that cover the existing lots and we would want

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NEW BUSINESS

CASE NO. 16STREETS1000

the closure to be conditioned upon the avigation easement being granted over the portions being closed.”

Deliberation

00:08:21 Planning Commission 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 Brown, seconded by Commissioner Lewis, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby schedule Case No. 16STREETS1000 for the April 21, 2016 Planning Commission Consent Agenda **ON CONDITION** that if any required avigation easements for the Louisville Regional Airport Authority be granted across the right-of-way for the closure.

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe, Lewis
NOT PRESENT AND NOT VOTING: Commissioner Turner

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NEW BUSINESS

CASE NO. 15ZONE1070

Case No: 15ZONE1070
Request: Change in Form District from Neighborhood to Regional Center; Change in Zoning from R-4 to OR-3; Waivers; Variances; District Development Plan
Project Name: Cityscape Simcoe Lane
Location: 4113, 4190, 4200 and 4206 Simcoe Lane
Owner: Bette Kaelin; Fred and Linda Caldwell; Raymond Borchert
Applicant: Cityscape Residential LLC
Representative: Land Design and Development; Bardenwerper Talbott and Roberts PLLC
Jurisdiction: Louisville
Council District: 17 – Glen Stuckel
Case Manager: **Julia Williams, RLA, 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:

00:11:39 Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Bill Bardenwerper, Bardenwerper, Talbott and Roberts, PLLC, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223

Kevin Young, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222

Diane Zimmerman, CBM Smith, 9420 Bunsen Parkway, Suite 225, Louisville, Ky.

Summary of testimony of those in favor:

00:16:29 Mr. Bardenwerper gave a power point presentation. The proposed site is a high intensity area and people will be able to walk to the grocery, work, etc. There will be 3 and 5 story buildings with plenty of landscaping, screening and buffering.

00:26:43 Mr. Young continued the power point presentation. The proposal consists of the following: 2 paved drive lanes with green space in the middle, 4-story garage with 393 parking spaces, 50 foot variance for the tennis center, replacing fence, 75 feet and 185 feet setbacks, widening Simcoe Ln., adding curbs on both sides of the property and underground detention.

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CASE NO. 15ZONE1070

00:35:49 Ms. Zimmerman explained the Trip Generation results for the proposed development.

00:42:33 Mr. Bardenwerper said there will be studio, 1, 2 and 3 bedroom units.

The following spoke neither for nor against the request:

Michael Trigger Cussman, 900 East Market Street, Louisville, Ky. 40206

Jim Onnen, 4100 Abbeywood Vuillage Drive, Louisville, Ky. 40241

Greg Troutman, 4000 Abbeywood Village Drive, Louisville, Ky. 40241

Summary of testimony of those neither for nor against:

00:56:32 Mr. Cussman does not oppose the proposal, but is concerned about the traffic study.

00:57:20 Mr. Onnen performed his own traffic study and gave the results. "The applicant's study is a substantial understatement of the total traffic in this network and does not appear to address what will happen when the east end bridge opens." The delays also need to be considered.

01:08:19 Mr. Troutman is the Vice President of the Springhurst Community Association (SCA).

Mr. Troutman stated that the fencing to be replaced is maintained by the SCA, as it's owned by them and no one has made a proposal to them for replacing the existing fence. "We would ask that if there's going to be any changes made to this fence, that the SCA, the entity that owns and maintains this fence, someone come to us with a proposal and get our agreement to that."

Deliberation

01:12:04 Planning Commission deliberation. Commissioner Blake stated, "I'm somewhat concerned about using the shopping center for the traffic pattern." Mr. Bardenwerper replied, "We picked the use which has the least impact on the interchange. Diane Zimmerman is a licensed Traffic Engineer and her study rises to a certain level of credibility." We're using a.m. and p.m. peak left turns only through the shopping center.

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services

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NEW BUSINESS

CASE NO. 15ZONE1070

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 for a night hearing to be held on May 24, 2016 at the East Government Center, 6:00 p.m.

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NEW BUSINESS

CASE NO. 15ZONE1055

Case No: 15zone1055
Request: Change in Zoning from R-5A to C-1 and from C-1 to CM on 1.62 acres, Waivers, Amendments to the General Plan Binding Elements; and a Revised Detailed District and General Development Plan
Project Name: Mini-Storage Facility
Location: 10200 Brookridge Village Boulevard
Owner: Noltemeyer Capital LLLP
Applicant: Noltemeyer Capital LLLP
Representative: Keal & Associates, Inc; Bardenwerper Talbott & Roberts PLLC
Jurisdiction: Louisville Metro
Council District: 22- Robin Engel
Case Manager: Julia Williams, RLA, 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:

01:24:13 Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Bill Bardenwerper, Bardenwerper, Talbott and Roberts, PLLC, 1000 North Hurstbourne, Louisville, Ky. 40223

Summary of testimony of those in favor:

01:31:55 Mr. Bardenwerper explained why they're asking for CM zoning. The proposal is a low traffic generator and appropriately designed. The final design will be presented at the public hearing.

Deliberation

01:39:00 Planning Commission deliberation.

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services

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NEW BUSINESS

CASE NO. 15ZONE1055

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 for the Planning Commission meeting to be held on May 19, 2016.

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NEW BUSINESS

CASE NO. 16AREA1000

Case No: 16AREA1000
Request: Area-wide change in Zoning R-4, C-1, C-2 to EZ-1
Project Name: Renaissance South Business Park
Location: Multiple properties within the Renaissance South Business Park
Owner: Louisville Renaissance Zone Corporation/Others
Applicant: Louisville Metro Council
Representative: Greg Ehrhard, Pat Dominick
Jurisdiction: Louisville Metro
Council District: 13 – Vicki Welch
Case Manager: **Jon E. Crumbie, Planning & Design Coordinator**

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:

01:40:01 Mr. Crumbie discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Greg Ehrhard, 400 West Market Street, Suite 1800, Louisville, Ky. 40202
Pat Dominik, Sabak, Wilson and Lingo, 608 South 3rd Street, Louisville, Ky. 40202

Summary of testimony of those in favor:

01:42:58 Mr. Ehrhard represents the Louisville Renaissance Zone Corporation, which owns some of the properties in this study area.

01:44:26 Mr. Dominik gave a power point presentation and explained the history of the area wide zoning.

Deliberation

01:52:50 Planning Commission 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.

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NEW BUSINESS


CASE NO. 16AREA1000

The committee, by general consensus, scheduled this case for the Planning Commission meeting to be held on April 21, 2016.

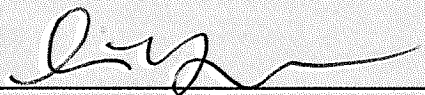
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ADJOURNMENT

The meeting adjourned at approximately 3:00 p.m.



Chair



Planning Director