

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

March 27, 2014

New Cases

CASE NO. 13ZONE1026

Project Name:	Kentucky Gymnastics Academy
Location:	13705 Aiken Road
Owner:	F & R Friedman, LLC
Applicant:	Kentucky Gymnastics Academy, Inc.
Representative:	Prism Engineering & Design Group, LLC
Jurisdiction:	Louisville Metro
Council District:	19 – Jerry Miller

Case Manager: Christopher Brown, 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.)

Request:

Change in zoning from M-2 Industrial to C-M Commercial Manufacturing, landscape waivers, and a Detailed District Development Plan.

The following spoke on behalf of Case No. 13ZONE1026:

Jason Hall, Prism Engineering, 2300 Plantside Drive, Louisville, KY 40299

Shannon Wickell (sp), 405 Worthing Court, Louisville, KY 40245

Ingrid Bojenowski (sp), 29 Codwell Way, Louisville, KY 40220

Scott Harrington, Legislative Assistant to Councilman Jerry Miller, 601 West Jefferson Street, Louisville, KY 40202

DISCUSSION:

Christopher Brown presented the case (see staff report for detailed presentation and explanation of the requested landscape waivers.)

In response to a question from Commissioner Blake, Mr. Brown said the Conditional Use Permit, which was applied to a previous case, was to allow a commercial pet kennel on the site.

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Jason Hall, the applicant's representative, introduced the owner/operators of the business.

Shannon Wickell (sp), one of the owners/applicants, said she is in the process of going into a partnership with Ingrid Bojenowski, who has owned and operated the gym for 32 years. She explained that the gym population is outgrowing the current 8,000 square foot space, and also explained why the subject site is convenient for their clients.

Mr. Hall discussed drainage and said there is an existing detention basin on-site that would be utilized. He said they are coordinating with MSD on analyzing the basin for direct discharge. He said there are no sanitary sewers in the area; all of the individual lots use lagoon systems. He said they are coordinating with Mike Ballard of the Health Department to come up with an acceptable lagoon alternative.

Regarding traffic, Mr. Hall said there is one entrance with full circulation through the on-site parking lot. Commissioner Brown asked if the applicant had considered adding sidewalks, which could serve Lake Forest. Mr. Hall said that he had discussed this with Transportation Planning, and that this stretch of Aiken Road does not have sidewalks. He said the applicant could put in a sidewalk along the frontage. Commissioner Brown said that, although sidewalks are not required on this private road, sidewalk installation is supported in this form district, encouraging pedestrian accessibility. He said that, if this was a public road, it would be required.

Mr. Hall discussed the landscape waivers. He said the required landscaping will be provided, just on a smaller dimension of area. This is a less-intense use than M-2.

Scott Harrington, Legislative Assistant to Councilman Jerry Miller, said the Councilman supports the downzoning. He asked if the number of plantings would be met; Mr. Hall said yes. Mr. Harrington also asked if signage would be placed facing the Gene Snyder freeway. Ms. Wickell said the only signage would be on the building itself, and pointed out the location of the signage on the plan. She said it would be nothing different than what Pet Suites or Custom Pools has. Commissioner Blake added that signage would have to conform to Chapter 8 guidelines.

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In response to a question from Mr. Harrington, Mr. Hall said the lagoon system has been preliminarily approved.

The Committee by general consensus scheduled Case No. 13ZONE1026 for the April 17, 2014 Planning Commission public hearing.