

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

April 27, 2017

New Business

17ZONE1005

Request: Change in zoning from R-4 to R-6
Project Name: Tucker Station Apartments
Location: 1411 Tucker Station Road
Owner: Anna & Charles Voit
Applicant: Kelli Lawrence – Archview Properties
Representative: Bardenwerper, Talbott & Roberts PLLC
Jurisdiction: Louisville Metro
Council District: 20 – Stuart Benson

Case Manager: **Laura Mattingly, 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.)

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.

Agency Testimony:

00:08:24 Laura Mattingly presented the case and showed the site plan (see staff report and recording for detailed presentation.) She added that she had received one additional e-mail prior to today's hearing, and handed out a copy of that e-mail to the Committee members. In response to a request for a traffic signal at the intersection of Tucker Station Road and Bluegrass Parkway, a binding element has been added (binding element #9; see staff report.)

The following spoke in favor of the request:

William Bardenwerper, Bardenwerper Talbott & Roberts PLLC, 1000 N. Hurstbourne Parkway, Louisville, KY 40223

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

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

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Summary of testimony of those in favor:

00:13:09 William Bardenwerper, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation).

00:24:18 In response to a question from Commissioner Carlson, Kent Gootee discussed the size of the proposed PEC area. He said it is large enough to support a PEC use. Commissioner Carlson also asked about the installation of a traffic light. Mr. Bardenwerper said they will go with what Public Works / Transportation Planning recommends, and explained some of the process for getting a light installed. Tammy Markert, with Louisville Metro Transportation Planning, discussed the binding element which deals with developer contribution to signals along Blankenbaker Station / Tucker Station Road. She said the intersection currently does not meet the requirements to warrant a signal, but it may in the future.

00:29:03 Commissioner Carlson also asked about an emergency access gate shown on the plan. He asked Mr. Bardenwerper to supply further details about the gate, and how its location will be communicated to emergency service providers, at the public hearing.

00:29:49 Steve Porter spoke on behalf of the Tucker Station Neighborhood Association. He said they are generally in support, but had a major concern about the intersection of Blankenbaker and Tucker Station Road. He said the Association thinks a traffic light is warranted now, even before this development goes in. He requested that the floodplain area be designated as a Woodland Protection Area (WPA), not just a TCPA.

The following spoke in opposition to the request:

No one spoke.

The following spoke neither for nor against:

Robert Dean, 6708 Weathervane Drive, Louisville, KY 40299

Carl Christy, 1118 Blackthorn Road, Louisville, KY 40299

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Summary of testimony of those neither for nor against:

00:33:41 Robert Dean discussed concerns raised during the February neighborhood meeting regarding this development, which included the overall zoning process, and the probable impact of introducing a high-density residential development on the school capacity.

00:35:40 Carl Christy expressed concern about impact/s to the creek; drainage and flooding; and also traffic and road conditions on Tucker Station road. Tucker Station is a rural road with no shoulder.

00:38:00 In response to a question from Commissioner Lewis, Mr. Bardenwerper said the applicant has dedicated ROW along Tucker Station Road; but there are no planned improvements (no turning lane.)

00:39:12 Mr. Gootee addressed Commissioner Lewis's question about the TARC bus stop.

00:40:44 The Committee by general consensus scheduled this case to be heard at the June 1, 2017 Planning Commission public hearing.