

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

December 13, 2018

A meeting of the Land Development and Transportation Committee was held on Thursday, December 13, 2018 at 1:00 PM in the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

Committee Members present were:

Marilyn Lewis, Chair

Rob Peterson, Vice Chair **(arrived approximately at 1:12 p.m.)**

Richard Carlson

Ruth Daniels

Committee Members absent were:

Jeffrey Brown

Staff Members present were:

Joe Reverman Planning and Design Assistant Director

Brian Davis, Planning & Design Manager

Julia Williams, Planning Supervisor

Joel Dock, Planner II

Beth Jones, Planner II

Jay Lockett, Planner I

John Carroll, Legal Counsel

Rachel Dooley, Management Assistant (minutes)

Others Present:

Beth Stuber, Transportation Planning

The following matters were considered:

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

December 13, 2018

Approval of Minutes

Approval of the November 29, 2018 LD&T Committee Meeting Minutes

00:04:57 On a motion by Commissioner Carlson, seconded by Commissioner Daniels, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on **November 29, 2018**

The vote was as follows:

YES: Commissioners Carlson, Lewis, Daniels

NOT PRESENT FOR THIS CASE: Commissioners Brown, Peterson

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

December 13, 2018

New Business

Case No. 18STREETS1012

Request: Closure of public right-of-way
Project Name: Stowers Lane Closure
Location: Stowers Lane adjacent to Louisville Memorial Gardens
Owner: City of Shively
Applicant: Louisville Memorial Gardens
Representative:
Jurisdiction: City of Shively
Council District: 3 – Mary Woolridge

Case Manager: **Jay Lockett, Planner I**

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:

00:06:30 Jay Lockett presented the case (see recording for detailed presentation.)

The following spoke in favor of the request:

Rita Augenstein 2306 Edgin Court, Shively, KY, 42016

Summary of testimony of those in favor:

00:07:31 Ms. Augenstein stated she was available for questions only.

The following spoke in opposition to the request:

No one spoke.

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

December 13, 2018

New Business

Case No. 18STREETS1012

00:09:29 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.

On a motion by Commissioner Carlson, seconded by Commissioner Daniels, the following resolution was adopted.

RESOLVED, the Land Development and Transportation Committee to adopt the staff analysis as justification for the request to closer of right-of-way at Stowers Lane adjacent to Louisville Memorial Gardens.

The vote was as follows:

Yes: Commissioners Lewis, Carlson, Daniels

Not Present: Commissioner Brown

The Committee by general consensus scheduled this case to be heard at the **December 20, 2018** Planning Commission public hearing.

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

December 13, 2018

New Business

Case No. 18STREETS1026

Request: Closure of public right-of-way
Project Name: Turkey Run Pkwy Closure
Location: Section of Turkey Run Pkwy
Owner: Louisville Metro
Applicant: 21st Century Parks
Representative: QK4
Jurisdiction: Louisville Metro
Council District: 20 – Stuart Benson

Case Manager: Jay Lockett, Planner I

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:

00:10:52 Jay Lockett presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

No one spoke.

The following spoke in opposition to the request:

No one spoke.

00:12:05 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 **January 24, 2019** Planning Commission public hearing.

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

December 13, 2018

New Business

Case No. 18WAIVER1045

Request:	Sidewalk Waiver
Project Name:	Clark Station Road sidewalk waiver
Location:	2048 Clark Station Road
Owner:	Dudley Ford
Applicant:	Dudley Ford
Representative:	Clifford Thieneman Co.
Jurisdiction:	Louisville Metro
Council District:	19 – Julie Denton

Case Manager: **Beth Jones, 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:

00:14:11 Beth Jones presented the case. (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

No one spoke.

The following spoke in opposition to the request:

No one spoke.

Commissioners' deliberation.

00:16:38 In response to a question from Commissioner Carlson, Beth Stuber confirmed the Transportation and Public Works have been notified of this sidewalk waiver.

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

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

December 13, 2018

New Business

Case No. 18WAIVER1045

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 Carlson, seconded by Commissioner Daniels, the following resolution was adopted.

RESOLVED, the Land Development and Transportation Committee to **APPROVE** the sidewalk waiver request for 2048 Clark Station Road based on the staff analysis as justification for the approval of the waiver.

The vote was as follows:

Yes: Commissioners Lewis, Carlson, Daniels, Peterson

Not Present: Commissioner Brown

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

December 13, 2018

New Business

Case No. 17ZONE1067

Request: Change in zoning from R-4 to C-1 & CM, form district change from N to SMC, variance, waiver, and revised detailed district development plan

Project Name: Scheller's Fitness & Cycling

Location: 8319 & 8323 Preston Highway

Owner: George Cogan Properties, LLC; GJS Real Estate, LLC

Applicant: Scheller's Fitness & Cycling

Representative: Cardinal Planning & Design, Inc. – Kathy Matheny

Jurisdiction: Louisville Metro

Council District: 24 – Madonna Flood

Case Manager: **Joel Dock, AICP, Planner II**

NOTE: Rob Peterson, Vice Chair, arrived approximately at 1:12 p.m.

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:

00:20:30 Joel Dock presented the case (see staff report and recording for detailed presentation.)

00:23:05 Commissioner Peterson asked if the neighboring residential properties request to be rezoned are already in the marketplace corridor form district.

00:23:24 Joel pointed out lines from staff report for each lot with zones the single residential properties are within the Marketplace corridor from districts?

00:23:49 Commissioner Carlson inquired about the single family residential areas located on staff report.

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

December 13, 2018

New Business

Case No. 17ZONE1067

**The following spoke in favor of the request:
Kathryn Matheny, 9009 Preston Hwy, Louisville, KY 40219**

Summary of testimony of those in favor:

00:25:24 Kathryn Matheny spoke on behalf of applicant and gave an overview of the project. Ms. Matheny explained the warehouse on site acts as storage for applicant's business and presented picture elevations to committee.

00:28:12 Commissioner Carlson asked if there will be landscape concept plans available at the Planning Commission Meeting. Ms. Matheny stated they will be able to have the elevations and landscape plan at the next meeting.

00:29:26 Commissioner Daniels inquired as to what buffers the applicant plans to use between the warehouse and the single family residential site. Ms. Matheny stated right now there is a privacy fence, they will add scrubs and white pines along buffer area, and there is no waiver for the 35ft buffer between the properties. Mr. Dock showed a more detailed buffer plans via staff report.

The following spoke in opposition to the request:

No one spoke

00:31:54 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 January 10,2019 Planning Commission public hearing.

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

December 13, 2018

New Business

Case No. 17ZONE1068

Request: Change in zoning from C-1 to C-2 with detailed district development plan
Project Name: 2300 Hikes Lane
Location: 2220-2300 Hikes Lane
Owner: Crystal Clean Carwash
Applicant: Kheder Kutmah
Representative: Kheder Kutmah
Jurisdiction: Louisville Metro
Council District: 10 – Pat Mulvihill

Case Manager: **Joel Dock, 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:

00:32:58 Joel Dock presented the case (see staff report and recording for detailed presentation.)

00:34:41 Commissioner Carlson inquires what sort of business will be operating on this development. Mr. Dock the name isn't an indication of what business will be there but if there were a carwash, the current zoning will allow for this type of business.

00:35:35 In a response from Commissioner Lewis, Mr. Dock explained via staff report where the R-7 areas are located in relation to the site and the area that will be changed to allow the applicant to do and expansion for auto sales.

The following spoke in favor of the request:

Chris Schipper, 1950 Blackiston Mill Rd, Clarksville, IN, 47129

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

December 13, 2018

New Business

Case No. 17ZONE1068

Summary of testimony of those in favor:

00:36:44 Chris Schipper, representative of the applicant, answered Commissioner Carlson's question explained the property owner is Crystal Clean Carwash and there is no intention of putting a carwash on this site.

The following spoke in opposition to the request:

No one spoke.

00:37:24 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 **January 10, 2019** Planning Commission public hearing.

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

December 13, 2018

New Business

Case No. 18ZONE1053

Request: Change in zoning from R-4, R-5 & M-2 to C-1, form district change from N to SMC, waiver, and revised detailed district development plan

Project Name: Montgomery Realtors Office Building

Location: 4734 -4740 Dixie Highway & 1805-1807 Kingsford Drive

Owner: Shaw Real Estate, LLC

Applicant: Shaw Real Estate, LLC

Representative: Blomquist Design Group, LLC

Jurisdiction: Louisville Metro

Council District: 12 – Rick Blackwell

Case Manager: **Joel Dock, 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:

00:38:23 Joel Dock presented the case. (see staff report and recording for detailed presentation.)

00:42:04 Commissioner Carlson asked for clarification of the location of site. Mr. Dock replied the site is located close to Hwy 265 and Hwy 264 by Rockford Lane.

The following spoke in favor of the request:

Marv Blomquist, Blomquist Design Group, 10529 Timberwood Circle Suite D, Louisville, KY, 40223

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

December 13, 2018

New Business

Case No. 18ZONE1053

Summary of testimony of those in favor:

00:43:22 Mr. Blomquist, representing the applicant, explained the area around the site and he also gave a detailed history of the site. With the zoning changes there will be an addition to an existing building along with changes to parking lot to accommodate handicap parking. Furthermore, there will be changes to help improve accessibility to site.

The following spoke in opposition to the request:

No one spoke

00:45:42 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 **January 10, 2019** Planning Commission public hearing.

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

December 13, 2018

The meeting adjourned at approximately 1:46 p.m.

Chairman

Division Director