

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
August 24, 2023**

A meeting of the Land Development and Transportation Committee was held on August 24, 2023 at 1:00 p.m. in the Old Jail Auditorium, located on 514 West Liberty Street, Louisville, Kentucky.

Committee Members Present Were:

Te'Andre Sistrunk, Chair
Jim Mims, Vice Chair
Jennifer Kern
Rich Carlson

Committee Members Absent Were:

Suzanne Cheek

Staff Members Present Were:

Brian Davis, Assistant Director
Julia Williams, Planning & Design Manager
Sam Graber, Engineer II
Laura Ferguson, Assistant County Attorney
Jay Lockett, Planner II
Dante St. Germain, Planner II
John Michael Lawler, Planner I

The following matters were considered:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

August 24, 2023

APPROVAL OF MINUTES

August 10, 2023

On a motion by Commissioner Carlson, seconded by Commissioner Mims, the following resolution was adopted:

RESOLVED, that the Land Development & Transportation Committee does hereby **APPROVE** the Minutes of its meeting conducted on August 10, 2023.

The Vote Was as Follows:

YES: Commissioners Carlson, Kern, and Mims

ABSENT: Commissioner Cheek

ABSTAIN: Commissioner Sistrunk

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

August 24, 2023

NEW BUSINESS

22-ZONE-0105

Request:	Change in Zoning from R-4 Single Family and C-1 Commercial to R-6 Multi-Family with a District Development Plan with Binding Elements and a Waiver
Project Name:	Friess Old Bardstown
Location:	9408 and 9500 Old Bardstown Road
Owner:	Roger Dale Perkins Estate; Michael and Laura Schnell
Applicant:	Friess Property Company
Representative:	Bardenwarper, Talbott and Roberts
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Jay Lockett, 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. This report was available to any interested party prior to the Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

00:04:50 Jay Lockett presented the case and showed a slideshow presentation. Lockett responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

The Following Spoke in Support of This Request:

Nick Pregliasco, 1000 North Hurstbourne Parkway, Suite 200, Louisville, KY 40223

Summary of Testimony of Those in Support:

00:12:21 Nick Pregliasco advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

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.

00:46:39 The Land Development & Transportation Committee by general consensus scheduled case number 22-ZONE-0105 to be heard at the October 5, 2023 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

August 24, 2023

NEW BUSINESS

23-PARKWAIVER-0005

Request: Parking Waiver to Allow the Proposed Development to Exceed the Maximum Allowed Parking Spaces (21 Spaces) with 37 Spaces

Project Name: BofA

Location: 4621 Shelbyville Road

Owner/Applicant: The Homestead Company

Representative: Allegro Civil Engineers

Jurisdiction: St. Matthews

Council District: 7 – Paula McCraney

Case Manager: John Michael Lawler, 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. This report was available to any interested party prior to the Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

00:47:28 John Michael Lawler presented the case and showed a slideshow presentation. Lawler responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

The Following Spoke in Support of This Request:

Brian Emrich, 4322 North Lincoln Avenue, Chicago, Illinois 60618

Summary of Testimony of Those in Support:

00:51:38 Brian Emrich advocated in favor of the request (see recording for a detailed presentation).

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.

Parking Waiver to Allow the Proposed Development to Exceed the 21 Maximum Allowed Parking Spaces by 16 Spaces, for a Total of 37 Parking Spaces

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

August 24, 2023

NEW BUSINESS

23-PARKWAIVER-0005

00:55:15 On a motion by Commissioner Carlson, seconded by Commissioner Kern, the following resolution, based on the Staff Analysis and Standard of Review and evidence and testimony heard today, was adopted:

WHEREAS, the Louisville Metro Land Development & Transportation Committee finds Guideline 7 Policy 10 states that parking requirements should take into account the density and relative proximity of residences to businesses in the market area, the availability and use of alternative modes of transportation, and the character and pattern of the form district. Additional considerations including hours of operation and opportunities for shared parking may be factored on a site-by-site basis. On-site parking standards should reflect the availability of on street and public parking. This site was previously a restaurant. Under the current St. Matthews parking code, the site would be required to have at least 64 parking spaces, with the ability to have as many as 161. The current proposal is in the same footprint of the original building, so many of the parking facilities would remain untouched. The applicant is proposing to remove 17 parking spots but will still exceed the maximum amount of spots allowed for a bank. Most of the parking being removed will be replaced with landscaped areas; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee finds the applicant made a good faith effort to provide as few parking spaces as possible on the site, on other property under the same ownership, or through joint use provisions by removing 16 parking spots on the site that were existing. The applicant desires to keep some of the existing parking on the site that would cause the proposal to exceed the maximum. The applicant is not proposing any new parking facilities, and the parking to be removed will predominantly be converted into landscaped areas; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee finds the requirements do seem to allow the provision of adequate parking spaces needed to accommodate the parking needs of the proposed use. The applicant's own parking demand numbers for nearby banks seem to also relay that the parking allowed by the maximum would be adequate for the proposed use; and

WHEREAS, the Louisville Metro Land Development & Transportation Committee finds the requested increase is not the minimum needed to accommodate the use. The applicant could remove more parking with the demonstrated demand for parking at other local banks that they provided in their application materials.

RESOLVED, the Louisville Metro Land Development & Transportation Committee does hereby **RECOMMEND** to the city of St. Matthews that the requested parking waiver to allow the proposed development to exceed the 21 maximum allowed parking spaces by 16 spaces, for a total of 37 parking spaces be **APPROVED**.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
August 24, 2023

NEW BUSINESS

23-PARKWAIVER-0005

The Vote Was as Follows:

YES: Commissioners Carlson, Kern, Mims, and Sistrunk

ABSENT: Commissioner Cheek

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

August 24, 2023

NEW BUSINESS

23-ZONE-0104

Request: Change in Zoning from R-5 Single Family to OR-1 Office-Residential with a District Development Plan with Binding Elements, Variance(s), and Waiver(s)

Project Name: Lyndon Professional Office

Location: 106 Lyndon Lane

Owner/Applicant: Neal Campbell

Representative: C.R.P. & Associates

Jurisdiction: Lyndon

Council District: 18 – Marilyn Parker

Case Manager: Jay Lockett, 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. This report was available to any interested party prior to the Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

00:56:44 Jay Lockett presented the case and showed a slideshow presentation. Lockett responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

The Following Spoke in Support of This Request:

Charles Podgursky, 7321 New La Grange Road, Louisville, KY 40222

Neal Campbell, 2602 Fallen Leaf Court, Louisville, KY 40241

Summary of Testimony of Those in Support:

01:02:07 Charles Podgursky advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

01:06:54 Neal Campbell advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

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.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

August 24, 2023

NEW BUSINESS

23-ZONE-0104

01:18:28 On a motion by Commissioner Carlson, seconded by Commissioner Mims, the following resolution, based on the Staff Analysis and Standard of Review and evidence and testimony heard today, was adopted:

RESOLVED, the Louisville Metro Land Development & Transportation Committee does hereby **CONTINUE** case number 23-ZONE-0104 to the September 14, 2023 Land Development & Transportation Committee meeting.

The Vote Was as Follows:

YES: Commissioners Carlson, Kern, Mims, and Sistrunk

ABSENT: Commissioner Cheek

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

August 24, 2023

NEW BUSINESS

23-ZONE-0070

Request:	Change in Zoning from R-4 & C-1 to PEC & C-1 with General District Development Plan and Binding Elements
Project Name:	Louisville Water Company Rezoning
Location:	207 & 209 North English Station Road
Owner:	Louisville Metro, Louisville Water Company
Applicant:	Louisville Water Company
Representative:	Milestone Design Group
Jurisdiction:	Middletown
Council District:	19 – Anthony Piagentini
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. This report was available to any interested party prior to the Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

01:19:32 Dante St. Germain presented the case and showed a slideshow presentation. St. Germain responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

The Following Spoke in Support of This Request:

Jim Calvery, 550 South 3rd Street, Louisville, KY 40202

Summary of Testimony of Those in Support:

01:22:42 Jim Calvery advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

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.

01:27:05 The Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0070 to be heard at the September 21, 2023 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

August 24, 2023

NEW BUSINESS

23-ZONE-0075

Request:	Change in Zoning from R-4 to C-1 with Detailed District Development Plan, Binding Elements, and Waivers
Project Name:	Dance Designs
Location:	7603 River Road
Owner:	Charles & Carol Hebel
Applicant:	Dance Designs
Representative:	Blomquist Design Group
Jurisdiction:	Louisville Metro
Council District:	16 – Scott Reed
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. This report was available to any interested party prior to the Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

01:27:41 Dante St. Germain presented the case and showed a slideshow presentation. St. Germain responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

The Following Spoke in Support of This Request:

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

Summary of Testimony of Those in Support:

01:33:57 Marv Blomquist advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

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.

01:38:38 The Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0075 to be heard at the September 21, 2023 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

August 24, 2023

NEW BUSINESS

23-ZONE-0047

Request: Change in Zoning from R-4 to C-M with Detailed District Development Plan and Binding Elements
Project Name: Bunch – Old Fern Valley Road
Location: 1285, 1295 & 1305 Old Fern Valley Road
Owner/Applicant: Kimberly Bunch
Representative: Wyatt, Tarrant & Combs
Jurisdiction: Louisville Metro
Council District: 21 – Betsy Ruhe
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. This report was available to any interested party prior to the Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

01:39:07 Dante St. Germain presented the case and showed a slideshow presentation. St. Germain responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

The Following Spoke in Support of This Request:

Jon Baker, 400 West Market Street, Suite 2000, Louisville, KY 40202

Derek Triplett, 503 Washburn Avenue, Suite 101, Louisville, KY 40222

Summary of Testimony of Those in Support:

01:44:47 Jon Baker advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

01:53:00 Derek Triplett advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

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.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
August 24, 2023

NEW BUSINESS

23-ZONE-0047

01:59:58 The Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0047 to be heard at the September 21, 2023 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
August 24, 2023

ADJOURNMENT

The meeting adjourned at approximately 3:02 p.m.

Chair

Planning Director