

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
November 10, 2022**

A meeting of the Land Development and Transportation Committee was held on, November 10, 2022 at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present were:

Te'Andre Sistrunk, Chair
Jim Mims, Vice Chair
Rich Carlson
Jeff Brown

Staff Members present were:

Brian Davis, Assistant Director, Planning & Design Services
Julia Williams, Planning Supervisor
Dante St. Germain, Planner II
Jay Lockett, Planner II
Molly Clark, Planner II
Beth Stuber, Transportation Planning Supervisor
Laura Ferguson, Legal Counsel

The following matters were considered:

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
November 10, 2022**

APPROVAL OF MINUTES

OCTOBER 27, 2022 LD&T COMMITTEE MEETING MINUTES

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 October 27, 2022.

The vote was as follows:

YES: Commissioners Brown, Carlson, Mims and Sistrunk

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
November 10, 2022

NEW BUSINESS

CASE NO. 22-WAIVER-0140_22-WAIVER-0141

Request:	A Landscape Waiver and a Site Design Waiver
Project Name:	Proposed Office
Location:	4127 Taylor Blvd
Owner:	Mike Brooks
Applicant:	Mike Brooks
Representative:	Ross Smallwood
Jurisdiction:	Louisville Metro
Council District:	21 – Nicole George
Case Manager:	Molly Clark, 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:

00:06:20 Molly Clark discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Ross Smallwood, 4127 Taylor Boulevard, Louisville, Ky. 40219

Summary of testimony of those in favor:

00:18:20 Ross Smallwood discussed the landscaping, 6-foot privacy fence and existing plantings. He also answered questions from the commissioners (see recording for detailed presentation).

The following spoke in opposition to this request:

Ann Ramser, 307 East Kenwood Drive, Louisville, Ky. 40214
Councilwoman Nicole George, 601 West Jefferson Street, Louisville, Ky. 40214

Summary of testimony of those in opposition:

00:26:12 Ann Ramser said the applicant added a driveway without permission. She also discussed the following: parking needs to be in rear; it's a Traditional Neighborhood so follow the regulations; proposal is not appropriate; sloppy work; safety; huge heat island problem in district 21; too much black top; and there's no respect for the neighborhood (see recording for detailed presentation).

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NEW BUSINESS

CASE NO. 22-WAIVER-0140_22-WAIVER-0141

00:32:57 Nicole George said she's glad to see investment and commercial use along the Taylor corridor (see recording for detailed presentation).

Nicole George said she's concerned about the approach to construct first, with disregard for the overall community, and waive second to come into compliance (see recording for detailed presentation).

00:36:24 Molly Clark stated, regarding using the Corridor Plan as a guide for this proposal, it was looked at, but it only gives recommendations. The applicant is allowed to request waivers (see recording for detailed presentation).

00:37:22 Ross Smallwood answered questions from the commissioners (see recording for detailed presentation).

Rebuttal:

00:36:54 Applicant waived rebuttal.

Deliberation

00:39:09 Land Development and Transportation 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 Carlson, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case indefinitely to give the applicant an opportunity to work with staff, Metro Council and the residents to address the concerns raised at today's meeting.

The vote was as follows:

YES: Commissioners Brown, Carlson, Mims and Sistrunk

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS

CASE NO. 22-STRCLOSURE-0022

Request:	Unnamed Alley Closure
Project Name:	Fultz Meridian Avenue
Location:	Unnamed Alley near 205 & 207 Meridian Avenue
Owner:	Louisville Metro
Applicant:	Dan & Cheryl Fultz
Representative:	Dan & Cheryl Fultz
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander
Case Manager:	Dante St. Germain, 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:

00:44:50 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing.

The following spoke in favor of this request:

Christian Miller, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223

Summary of testimony of those in favor:

00:54:03 Christian Miller gave a power point presentation discussing the following: uses and zoning in the area; tree inventory; existing home to remain and the residential home in the rear to be removed (see recording for detailed presentation).

Deliberation

01:05:42 Land Development and Transportation deliberation.

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LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS

CASE NO. 22-STRCLOSURE-0022

On a motion by Commissioner Carlson, seconded by Commissioner Mims, the following resolution based on the Standard of Review and Staff Analysis and the 100% consent from adjacent property owners was adopted.

RESOLVED, that the Land Development & Transportation Committee does hereby **PLACE** this case on the December 15, 2022 Planning Commission Consent Agenda.

The vote was as follows:

YES: Commissioners Brown, Carlson, Mims and Sistrunk

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS

CASE NO. 22-ZONE-0065

Request: Change in zoning from R-5 to R-6, with Detailed District Development Plan with Binding Elements, Variance and Waiver

Project Name: Fultz Meridian Avenue

Location: 205 & 207 Meridian Avenue

Owner: Dan & Cheryl Fultz

Applicant: Dan & Cheryl Fultz

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 9 – Bill Hollander

Case Manager: Dante St. Germain, 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:

00:44:50 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing.

The following spoke in favor of this request:

Christian Miller, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223

Summary of testimony of those in favor:

00:54:03 Christian Miller gave a power point presentation discussing the following: uses and zoning in the area; tree inventory; existing home to remain and the residential home in the rear to be removed (see recording for detailed presentation).

Deliberation

01:05:42 Land Development and Transportation 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.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS

CASE NO. 22-ZONE-0065

The Committee by general consensus placed this case on the December 15, 2022 public hearing at the Old Jail Building.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS

CASE NO. 22-ZONE-0079

Request: Change in zoning from R-4 to R-6, with Detailed District
Development Plan with Binding Elements
Project Name: Mud Lane Apartments
Location: 3902 Mud Ln
Owner: Hubert L Hester Living Trust
Applicant: Hubert L Hester Living Trust
Representative: Wyatt, Tarrant and Combs
Jurisdiction: Louisville Metro
Council District: 13 – Mark Fox
Case Manager: Jay Lockett, 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:

01:07:56 Jay Lockett discussed the case summary from the staff report and indicated that the application was ready for a public hearing.

The following spoke in favor of this request:

Jon Baker, Wyatt, Tarrant and Combs, 400 West Market Street, Suite 2000, Louisville, Ky. 40202
Derek Triplett, Land Design and Development, 503 Washburn Avenue, Suite 101, Louisville, Ky. 40222

Summary of testimony of those in favor:

01:18:16 Jon Baker gave a power point presentation discussing open space, trees on the site and the two access points on property (see recording for detailed presentation).

01:27:47 Derek Triplett discussed the drainage, parking spaces, tree canopy and streams (see recording for detailed presentation).

01:35:30 Jon Baker discussed the Traffic Impact Study Report and renderings/materials used (see recording for detailed presentation).

Deliberation

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS

CASE NO. 22-ZONE-0079

01:48:01 Land Development and Transportation deliberation.

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

RESOLVED, that the Land Development & Transportation Committee does hereby **CONTINUE** this case to the January 12, 2023 LD&T meeting to allow the applicant time to research the issues discussed today.

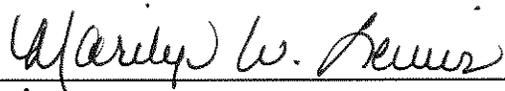
The vote was as follows:

YES: Commissioners Brown, Carlson, Mims and Sistrunk

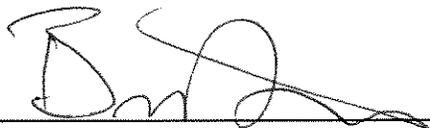
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ADJOURNMENT

The meeting adjourned at approximately 2:51 p.m.



Chair



Planning Director

