

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
August 11, 2022

NEW BUSINESS

Case No. 22-ZONE-0061

Request:	Change in zoning from R-4 & C-N to OR-1 with Detailed District Development Plan, Conditional Use Permit, and Binding Elements
Project Name:	4922 Brownsboro Road Rezoning
Location:	4922 Brownsboro Road
Owner:	Artis Senior Living of Louisville LLC
Applicant:	Sina Companies LLC
Representative:	Bardenwerper, Talbott & Roberts
Jurisdiction:	Louisville Metro
Council District:	7 – Paula McCraney
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. 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:

00:05:02 Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation). The applicant is proposing to change the zoning from R-4 & C-N to OR-1 for two proposed office structures. The tract is currently vacant.

The following spoke in favor of the request:

Nick Pregliasco, Bardenwerper, Talbott & Roberts, 1000 N. Hurstbourne Parkway, Louisville, KY 40223

Ann Richard, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40222

Summary of testimony of those in favor:

0:08:38 Nick Pregliasco, the applicant's representative, presented the applicant's case and showed a PowerPoint presentation (see recording for detailed presentation). The site was previously approved for a senior living

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facility and a bank, but neither were constructed. The new applicant is wanting to construct two two-story buildings that will house offices (predominantly medical) and an immediate/urgent care facility.

Commissioner Carlson asked which building would contain the immediate/urgent care facility, because he thinks there should be an emergency ambulance parking spot in front of that building. Pregliasco stated they would consider this.

Commissioner Brown asked about hours of operation. Pregliasco said they would have information on hours of operation at the public hearing.

00:21:17 Commissioner Mims asked if they knew the breakdown of regular office vs. medical office use on the site. Pregliasco said they do not have a breakdown of that as it will partially be controlled by demand. Ann Richard said the current parking regulations do not differentiate between regular office and medical office use.

The following spoke in opposition to the request:

No one spoke.

Deliberation:

00:24:24 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 October 6, 2022 Planning Commission public hearing.