

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
October 11, 2018**

A meeting of the Land Development and Transportation Committee was held on, October 11, 2018 at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present were:

Marilyn Lewis, Chair
Richard Carlson
Jeff Brown

Committee Members absent were:

Rob Peterson, Vice-Chair
Ruth Daniels

Staff Members present were:

Joe Reverman, Planning and Design Assistant Director
Brian Davis, Planning Manager
Julia Williams, Planning Supervisor
Joel Dock, Planner II
Jay Lockett, Planner I
Pamela M. Brashear, Management Assistant

Others present:

Beth Stuber, Transportation Planning
Tony Kelly, MSD

The following matters were considered:

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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APPROVAL OF MINUTES

SEPTEMBER 27, 2018 LD&T COMMITTEE MEETING MINUTES

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

RESOLVED, that the Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on September 27, 2018.

The vote was as follows:

YES: Commissioners Brown, Carlson and Lewis

NOT PRESENT FOR THIS CASE: Commissioners Daniels and Peterson

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS
CASE NO. 18STREETS1017

Request: Closure of a public alley
Project Name: Brown Alley Closure
Location: 313 South 18th Street
Owner: Louisville Metro
Applicant: D & B Property Investments
Representative: Randy Brown
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Jay Luckett, Planner I

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:

00:08:27 Mr. Luckett discussed the case summary, standard of review and staff analysis from the staff report.

Deliberation

00:10:15 Planning Commission 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.

00:10:29 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **SCHEDULE** this case for the October 18, 2018 Planning Commission Consent Agenda.

The vote was as follows:

YES: Commissioners Brown, Carlson, and Lewis.
NOT PRESENT: Commissioner Daniels and Peterson.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS
CASE NO. 18ZONE1001

Request: Change in zoning from R-4 to R-5A and a District
Development Plan
Project Name: 3620 Charlane Parkway
Location: 3620 Charlane Parkway
Owner: HLSC LLC
Applicant: Elder Construction
Representative: Land Design and Development; Bardenwerper, Talbott and
Roberts PLLC
Jurisdiction: City of Jeffersontown
Council District: 20-Stuart Benson
Case Manager: **Julia Williams, AICP, Planning Supervisor**

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:

00:11:46 Ms. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Nick Pregliasco, Bardenwerper, Talbott and Roberts, PLLC, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223

Summary of testimony of those in favor:

00:13:50 Mr. Pregliasco gave a power point presentation and stated the original request was more intense (R-6).

Mr. Pregliasco gave the history of the property citing there were maintenance issues in the past and it was an eyesore. At the neighborhood meeting the main concerns were stacking of the homes and traffic. There will be 46 town homes which will be maintenance-free living.

Commissioner Brown said he's concerned about the length of the turn-arounds. Mr. Pregliasco said he will look at and provide additional information at the public hearing.

Commissioner Carlson asked if all the homes will look like the one rendering. Mr. Pregliasco said there will be different designs and elevations.

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**NEW BUSINESS
CASE NO. 18ZONE1001**

Commissioner Carlson requested more information regarding landscaping around the perimeter. Mr. Pregliasco said he will provide it at the public hearing.

The following spoke in opposition to this request:

Gary Alvey, 3609 Saint Edwards Drive, Louisville, Ky. 40299
Jewell Bailey, 5307 Robbs Lane, Louisville, Ky. 40219 and 36199 Saint Edwards Drive, Louisville, Ky.40299
Robyn Crouch, 3500 Charlane Parkway, Louisville, Ky. 40299

Summary of testimony of those in opposition:

00:25:29 Mr. Alvey said he has issues with MSD, sewage and heavy rains/flooding. The overhead power lines will be in the way of any landscaping to be added. The 42 extra cars will generate traffic issues on the narrow two-lane road.

Mr. Alvey expressed an interest in having the public hearing in his area. Chair Lewis advised that he get that information from Planning and Design staff.

00:29:47 Mr. Bailey gave a power point presentation and said he knows the area very well. There are narrow city streets and densely packed homes. Drainage is a major issue. The windy roads and extra drivers will cause additional safety issues for emergency vehicles and the children in the area.

00:41:51 Ms. Crouch is concerned about the traffic and is not sure if a fire truck could get through.

The following spoke neither for nor against the request:

Tony Kelly, MSD, 700 West Liberty Street, Louisville, Ky.

Summary of testimony of those neither for nor against:

00:43:56 Mr. Kelly said MSD has recently taken over the sanitary side for Jeffersontown and they handle the drainage. MSD is aware there are some downstream stormwater problems and has requested the developer provide a 50% reduction on the peak outflow of their basin to ensure they don't make the downstream problems worse. MSD has concerns about wet weather issues, which is MSD's responsibility, not the developer. This development was placed on hold until flow monitors were put in the manholes. The wet weather overflow issues should get better with each project.

Rebuttal:

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NEW BUSINESS
CASE NO. 18ZONE1001

00:46:57 Mr. Pregliasco said the drainage goes toward the project (20 ft. drop). Commissioner Carlson asked Mr. Pregliasco to reach out to the Jeffersontown Fire Dept. regarding access. Mr. Pregliasco stated the fire dept. approved the plan initially, but will double check.

Mr. Pregliasco stated the distance between the homes increased from 25 to 40 feet and was moved back an additional 15 feet.

Deliberation

00:50:50 Planning Commission 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.

The Committee by general consensus placed this case on the November 15, 2018 public hearing at the Old Jail Building.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS
CASE NO. 18ZONE1025

Request: TNZD map amendment from Neighborhood General, Multi-family Residential to Neighborhood General, Institutional with revised district development plan

Project Name: Bridgehaven Expansion

Location: 950 and 964-968 South 1st Street

Owner: Bridgehaven, Inc.

Applicant: Bridgehaven, Inc. & VBN Architects

Representative: Gresham, Smith & Partners - Jon Henney

Jurisdiction: Louisville Metro

Council District: 4 – Barbara Sexton Smith

Case Manager: Joel Dock, 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:

00:52:23 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

00:55:18 Commissioner Brown asked if alley closure is being requested. Mr. Dock will ask the applicant.

The following spoke in favor of this request:

Jon Henney, Gresham, Smith and Partners, 111 West Main Street, Suite 201, Louisville, Ky. 40202

Summary of testimony of those in favor:

00:56:26 Mr. Henney gave a power point presentation giving some background information. The expansion to the existing facility will replace the small parking lot, a new building is proposed on the existing vacant property with a pedestrian bridge connection between the 2 buildings and an additional 17 parking spaces in the rear of the new facility. Architectural plans have been approved and are consistent with the neighborhood.

01:02:50 Commissioner Brown stated a binding element or note on the plan will need to be added for the pedestrian bridge.

Deliberation

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**NEW BUSINESS
CASE NO. 18ZONE1025**

01:03:56 Planning Commission deliberation.

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The Committee by general consensus placed this case on the November 15, 2018 public hearing at the Old Jail Building.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS
CASE NO. 18ZONE1033

Request: Change in Zoning from R-4 to PRD with a variance, waiver and District Development Plan with Binding Elements
Project Name: Meadows Pointe
Location: 14706 and 14714 Old Henry Road
Owner: Meadows Pointe LLC
Applicant: Meadows Pointe LLC
Representative: BTM Engineering; Bardenwerper, Talbott and Roberts, PLLC
Jurisdiction: Louisville Metro
Council District: 17- Glen Stuckel
Case Manager: Julia Williams, AICP, Planning Supervisor

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:

01:05:00 Ms. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Jon Baker, Wyatt, Tarrant and Combs, 500 West Jefferson Street, Suite 2800, Louisville, Ky. 40202
John Addington, BTM Engineering, 3001 Taylor Springs Drive, Louisville, Ky. 40220

Summary of testimony of those in favor:

01:07:30 Mr. Baker gave a power point presentation. The proposal is a good fit for the neighborhood. The request is for 31 single-family townhome lots.

01:10:14 Mr. Addington said a sanitary sewer easement is being provided to a neighbor as well as shifting the entrance road (30 feet) after discussing it with the state. MSD might require an easement.

Mr. Addington discussed all aspects of the plan including a sidewalk connecting from the trail to the guest parking lot.

01:20:44 Mr. Baker showed some renderings. The materials will be brick and hardy-plank.

Deliberation

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NEW BUSINESS
CASE NO. 18ZONE1033

01:23:23 Planning Commission deliberation.

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The Committee by general consensus placed this case on the November 1, 2018 public hearing at the Old Jail Building.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS

CASE NO. 18ZONE1050

Request: Change in zoning from R-4, Single-family Residential to PRD, Planned Residential Development
Project Name: Stewart – Taylorsville Road
Location: 10620 Taylorsville Road
Owner: Albert L. Gregg
Applicant: Stewart Companies, LLC
Representative: Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction: City of Jeffersontown
Council District: 20 – Stuart Benson
Case Manager: Joel Dock, 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:

01:25:12 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Nick Pregliasco, Bardenwerper, Talbott and Roberts, PLLC, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223
Grady Stewart, 857 Sparta Court, Lexington, Ky. 40504

Summary of testimony of those in favor:

01:27:41 Mr. Pregliasco gave a power point presentation. The shared driveway/easement will remain. There's a proposed 6-foot privacy fence along the south property line. The units will be 2 and/or 4-plex. The detention will be at the corner of Taylorsville Rd. and Willowview Blvd. The townhomes are separate lots. The patios will be off the rear porch.

01:35:20 Chair Lewis asked if there's a back door? Mr. Pregliasco said no. Also, how will visitors access the homes/garage and is there a doorbell?

01:36:17 Mr. Stewart said it's an open carport with 2 clear openings. Yes, there will be a doorbell. Also, on the sides for the end units, we're considering providing a privacy fence and maybe another doorway to the patio directly from the outside with a sidewalk.

Mr. Stewart showed a picture of the egress to Commissioner Carlson.

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NEW BUSINESS
CASE NO. 18ZONE1050

The following spoke in opposition to this request:

Jason Miller, 10911 Hollyview Court, Louisville, Ky. 40299

Summary of testimony of those in opposition:

01:39:41 Mr. Miller stated his main concern is traffic, as well as drainage. Where is the fence going to be and what size/type of trees will be placed? Also, the schools in the area are already at capacity.

01:47:10 Mr. Joe Reverman, stated that the Planning Commission doesn't control school capacity. The Jefferson County Public Schools (JCPS) would handle that issue.

Rebuttal:

01:44:35 Mr. Pregliasco said he will exchange information with Mr. Miller to meet and address the issues. The fence is a means of buffering. The drainage flows towards the detention basin, a natural flow.

Deliberation

01:47:42 Planning Commission deliberation.

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The Committee by general consensus placed this case on the November 15, 2018 public hearing at the Old Jail Building.

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NEW BUSINESS
CASE NO. 18ZONE1058

Request: Change-in-Zoning from R-4, Single-family Residential to CM, Commercial-Manufacturing with landscape waiver, sidewalk waiver, pedestrian connection waiver, and setback variance

Project Name: Chamberlain Lane Mini-Storage

Location: 2801 Chamberlain Lane and 3014 North Winchester Acres Road

Owner: Johannes Appelboom and Huong Pham

Applicant: Hagan Properties, Inc.

Representative: Wyatt, Tarrant, & Combs, LLP – Jon Baker

Jurisdiction: Louisville Metro

Council District: 17 – Glen Stuckel

Case Manager: Joel Dock, 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:

01:49:03 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Jon Baker, Wyatt, Tarrant and Combs, LLP, 500 West Jefferson Street, Suite 2800, Louisville, Ky. 40202
Chris Brown, BTM Engineering, 3001 Taylor Springs Drive, Louisville, Ky. 40220
Tommy Edwards, 12911 Reamers Road, Louisville, Ky. 40245

Summary of testimony of those in favor:

01:50:54 Mr. Baker gave a power point presentation. The project is for a self-storage facility aimed at the top of the market – very high quality. It will be climate controlled indoor self-storage. There will be 2 buildings.

01:54:45 Mr. Chris Brown discussed the Detailed District Development Plan associated with this site.

01:58:49 Mr. Baker continued the power point presentation and discussed some of the materials to be used.

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NEW BUSINESS
CASE NO. 18ZONE1058

02:00:53 Commissioner Carlson asked if there would be a security fence. Mr. Baker said yes. Commissioner Carlson requested renderings of how the fence will look (at public hearing). Commissioner Brown asked what the hours of operation will be. Mr. Baker said they will want 24 hours for the facility, but the office maybe 9:00 a.m.-5:00 p.m., 7 days a week. Also, will the lighting be typical parking lot lighting or wall packs? Mr. Baker said there will be wall packs on the sides that will comply with the Land Development Code with security lights internal to the site. Chair Lewis asked if there will be storage of boats or campers.

02:02:51 Mr. Edwards said there's been a lot of latitude given for customers to store a variety of items. When everything is complete, all structures will be enclosed. The project will be phased.

The following spoke in opposition to this request:

Jennifer Mangeot, 3015 North Winchester Acres Road, Louisville, Ky. 40245

Summary of testimony of those in opposition:

02:04:38 Ms. Mangeot stated her concerns as follows: runoff – there are no sewers; traffic – already hectic from the Ford plant; wild life and treed area will be destroyed; and there are already 2 storage facilities nearby.

Rebuttal:

02:08:02 Mr. Baker said the drainage will be greatly improved and this use is a low traffic generator.

Deliberation

02:08:32 Planning Commission 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.

The Committee by general consensus placed this case on the November 1, 2018 public hearing at the Old Jail Building.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS
CASE NO. 18ZONE1061

Request: Change in zoning from R-4 to R-5, Single-family Residential
Project Name: Factory Lane
Location: 13501 Factory Lane and 13505 Factory Lane
Owner: Joe Kroll Builder, LLC
Applicant: Master-Craft Homes, LLC
Representative: Dinsmore & Shohl, LLP
Jurisdiction: Louisville Metro
Council District: 17 – Glen Stuckel
Case Manager: Joel Dock, 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:

02:09:12 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Clifford Ashburner, Dinsmore and Shohl, LLP, 101 Soth 5th Street, Suite 2500, Louisville, Ky. 40202

Summary of testimony of those in favor:

02:10:30 Mr. Ashburner gave a power point presentation. The homes will have smaller front yards (variance), single-story, with basements and are not typical suburban development. The technical issues have been resolved. Commissioner Brown requests a binding element or note on the plan regarding the driveway distance from the right-of-way to the garage-face.

Deliberation

02:15:17 Planning Commission 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.

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**NEW BUSINESS
CASE NO. 18ZONE1061**

The Committee by general consensus placed this case on the November 1, 2018 public hearing at the Old Jail Building.


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ADJOURNMENT

The meeting adjourned at approximately 3:23 p.m.



Chair



Planning Director

