

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 12, 2023

NEW BUSINESS

22-ZONE-0125

Request: Change in zoning from C-1 to C-2, with Revised General District Development Plan and Revisions to Binding Elements and Detailed District Development Plan with Binding Elements

Project Name: Christian Brothers Automotive
Location: 4500 S Hurstbourne Pkwy
Owner: Meijer Stores Limited Partnership
Applicant: Thoroughbred Engineering
Representative: Bardenwarper, Talbott and Roberts
Jurisdiction: Louisville Metro
Council District: 26- Brent Ackerson
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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

05:12:17 Jay Lockett presented a PowerPoint presentation and indicated that the application was ready for a public hearing (see video for presentation). The applicant is requesting a change in zoning from a C-1 to C-2 commercial to construct an automobile repair facility as a new out lot within an existing Meijer shopping center.

The following spoke in favor of this request:

Nick Pregliasco, 1000 North Hurstbourne Parkway 2nd Floor, Louisville, KY 40223

Taylor Friesz, 409 Washington Street, Shelbyville, KY, 40065

Summary of testimony of those in favor:

05:18:42 Nick Pregliasco spoke in support of the application. Pregliasco stated that the location is an under-utilized parking lot. The building will have nine separate bays and then one office. The facility will offer multiple services.

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05:25:33 Commissioner Sistrunk asked the applicant if they would agree to a binding element that says if any car sits longer than 24 hours it will be within the interior of the bays at night. Pregliasco said they can agree to this.

Deliberation

05:28:00 Land Development and Transportation Committee 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.

05:28:20 The Committee by general consensus scheduled this case to be heard at the **February 2, 2023**, Planning Commission public hearing.