

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
November 11, 2021

OLD BUSINESS

CASE NO. 21-ZONE-0025

Request: Cont'd from October 28, 2021 LD&T public meeting –
Change in zoning from C-1 to C-2 commercial with detailed
plan

Project Name: PRP Town Centre
Location: 8523 Terry Road & 6300 W. Pages Lane
Owner: PRP Retail Opportunity Fund, LLC
Applicant: Tyler Divin
Representative: Tyler Divin; CARMAN – John Carman
Jurisdiction: Louisville Metro
Council District: 14 – Cindi Fowler
Case Manager: Joel Dock, AICP, Planning Coordinator

NOTE: COMMISSIONER SISTRUNK HAS RESOLVED TECHNICAL ISSUES AND REJOINED THE MEETING

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:

00:08:46 Joel Dock discussed the issues from the October 28, 2021 LDT meeting and indicated that the application was ready for a public hearing (see recording for detailed presentation).

The following spoke in favor of this request:

Tyler Divin, 303 Thompson Street, Chattanooga, Tn. 37405
John Carman, 400 East Main Street, Louisville, Ky. 40202

Summary of testimony of those in favor:

Tyler Divin gave a power point presentation discussing binding element restrictions (see recording for detailed presentation).

John Carman continued the presentation discussing the revised plan. The landscaping will be removed because it would be in the public right-of-way. Circulation in the northeast portion of the site was discussed as well. There will be no outdoor storage along the service area (see recording for detailed presentation).

The following spoke neither for nor against the request:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
November 11, 2021

OLD BUSINESS

CASE NO. 21-ZONE-0025

Councilwoman Cindi Fowler, 14206 Polystaff Road, Louisville, Ky.

Summary of testimony of those neither for nor against:

Councilwoman Cindi Fowler asked if there would be consideration regarding contractor shops for the vacant store fronts. Tyler Divin said yes, but they would be totally enclosed in the buildings (see recording for detailed presentation).

Councilwoman Cindi Fowler is concerned about noise pollution to the nearby residents. Tyler Divin said he would agree to a binding element because he doesn't want to be a nuisance to the neighbors (see recording for detailed presentation).

Deliberation

LD&T 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 December 2, 2021 public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
October 28, 2021

NEW BUSINESS
CASE NO. 21-ZONE-0025

Request: Change in zoning from C-1 to C-2 commercial with detailed plan
Project Name: PRP Town Centre
Location: 8523 Terry Road
Owner: PRP Retail Opportunity Fund, LLC
Applicant: Tyler Divin
Representative: Tyler Divin; CARMAN – John Carman
Jurisdiction: Louisville Metro
Council District: 14 – Cindi Fowler
Case Manager: Joel Dock, AICP, Planning Coordinator

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:

01:24:03 Joel Dock discussed the case summary from the staff report and indicated that the application was ready for a public hearing (see recording for detailed presentation).

The following spoke in favor of this request:

Tyler Divin, 303 Thompson Street, Chattanooga, Tn.
John Carman, 400 East Main Street, Louisville, Ky. 40202

Summary of testimony of those in favor:

Tyler Divin gave a power point presentation discussing improvements, tenants, and connectivity (see recording for detailed presentation).

John Carman discussed improvements/upgrading, dumpsters, access points and connectivity (see recording for detailed presentation).

Commissioner Carlson requests a copy of the binding elements before the public hearing (see recording for detailed presentation).

Joel Dock suggests, if there are use-restrictive binding elements, place them in the finding of facts and introduce them to the Planning Commission.

The following spoke neither for nor against the request:

Councilwoman Cindi Fowler, 14206 Polystaff Road, Louisville, Ky.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
October 28, 2021

NEW BUSINESS
CASE NO. 21-ZONE-0025

Summary of testimony of those neither for nor against:

Councilwoman Cindi Fowler said the applicant has done a wonderful job improving the site. Binding elements will be added regarding uses (see recording for detailed presentation).

Deliberation

Commissioner Brown is concerned about landscaping in the right-of-way that may not be permitted. Other concerns are as follows: transit; stop improvements; pedestrian connections into the site; traffic circulation; and proposed screening that will be permitted (see recording for detailed presentation). The other commissioners agree.

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

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the November 11, 2021 LD&T meeting asking the applicant to address the issues that were discussed in deliberation.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Sistrunk and Peterson