

MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO LAND DEVELOPMENT & TRANSPORTATION COMMITTEE

January 26, 2017

A meeting of the Louisville Metro Land Development and Transportation Committee was held on January 26, at 1:00 p.m. at the Old Jail Building, 514 W Liberty Street, Louisville, KY 40202.

Committee Members present:

Marilyn Lewis, Chair
Robert Peterson, Vice Chair
Jeff Brown
Marshall Gazaway
Richard Carlson

Staff Members present:

Emily Liu, Planning Director
Brian Davis, Planning Manager
Steve Hendrix, Planning Supervisor
Julia Williams, Planning Supervisor
Laura Mattingly, Planner I
Joel Dock, Planner I
Dante St. Germain, Planner I
Beth Jones, Planner II
John Carroll, Legal Counsel
Paul Whitty, Legal Counsel
Tammy Markert, Transportation Planning
Kristen Loeser, Management Assistant

The following cases were heard:

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

Approval of the January 12, 2017 LD&T Meeting Minutes

00:04:15 On a motion by Commissioner Carlson, seconded by Vice Chair Peterson, the following resolution was adopted:

RESOLVED, that the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on January 12, 2017.

The vote was as follows:

Yes: Gazaway, Carlson, and Brown

Absent: None

Abstain: Lewis and Peterson

No: None

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBERS 15ZONE1036 and 16STREETS1014

Request: Change in zoning from R-4 to C-1 on approximately 26.3 acres and to C-2 on approximately 2.3 acres with CUPs for outdoor dining and alcohol consumption with a waiver. A street closure for a portion of Bartley Drive is also being requested.

Project Name: Bardstown Pavilion

Location: 9505, 9509, 9507, 9511, 9515, 9513, 9517, 9601, 9608, 9610, 9700, & 9703 Bartley Drive, 7500, 7600, & 7602 Bardstown Road, & 7512 Cedar Creek Road

Owner: Chester Dwight & Sheil Logsdon, Stephen & Betsy Clark, Dwight & Jane Stewart, Madge & Etal Chalmers, Mark Minton & Nancy Richardson, WM & Marietta Harkness, Gary & Susanne Jenkins Revocable Trust, Susanne Jenkins Revocable Trust & Craig Jack & Patricia Whitney

Applicant: Devonshire/Reit

Representative: Land Design and Development; Bardenwerper Talbott and Roberts PLLC.

Jurisdiction: Louisville Metro

Council District: 22-Robin Engel

Case Manager: Julia Williams, RLA, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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.

Note: Cases 15ZONE1036 and 16STREETS1014 were presented together.

Agency Testimony:

00:04:54 Julia Williams stated that the hearing date for cases 15ZONE1036 and 16STREETS1014 needed to be reset and provided the Committee with the available dates.

00:06:35 By general consensus, the Committee scheduled the case to be heard at 6:00 p.m. on March 1, 2017 at the Fern Creek High School Auditorium.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 15STREETS1018

Request: Closure of unnamed alleys bound by E. Breckinridge St. to the south, S. Floyd St. to the east, an unnamed alley to the north, and S. Brook St. to the west

Project Name: Village Alley Closing

Location: 209 E. Breckinridge Street

Owner: VOEB LLC, Ronald W. Stinson, EDL Holdings LLC, Christ Way Missionary Baptist Church and Outdoor Systems Inc.

Applicant: VOEB LLC

Representative: George Stinson

Jurisdiction: Louisville Metro

Council District: 4 – Barbara Sexton Smith

Case Manager: Brian Davis, AICP, Planning Manager

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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.

Agency Testimony:

00:07:06 Brian Davis presented the case (see Staff Report and recording for detailed presentation).

The following spoke in favor of the request:

George Stinson, 6523 Longview Lane, Louisville, KY 40222

Summary of testimony of those in favor:

00:11:39 George Stinson spoke on behalf of the applicant and responded to questions from the Commissioners regarding the condition of the existing alleys. Public Works had issued a temporary alley closure due to the presence of heavy construction equipment, and the applicant is now requesting a permanent alley closure.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 15STREETS1018

00:15:09 Mr. Davis stated that the Fire Department has approved the closure, and that streets lights have been removed and AT&T lines have been relocated.

00:16:05 By general consensus, the Committee scheduled the case for the Consent Agenda of the February 2, 2017 meeting of the Planning Commission.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16WAIVER1057

Project Name: 10101 Keys Ferry Road
Location: 10101, 10013 & 10015 Keys Ferry Road
Owners: Samuel & Debra Skipper
Applicant: Samuel Skipper
Project Area/Size: .926 acres
Zoning/Form District: R-4/Village
Jurisdiction: Louisville Metro
Council District: 13 – Vicki Aubrey Welch
Case Manager: Dante St. Germain – 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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.

Agency Testimony:

00:16:29 Dante St. Germain presented the case (see Staff Report and recording for detailed presentation).

00:21:15 The applicant was present; there were no questions from the Commissioners.

00:23:45 On a motion by Commissioner Carlson, seconded by Vice Chair Peterson, the following resolution was adopted:

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that the waiver will not adversely affect adjacent property owners as the nearest sidewalk is approximately one mile away by roadway. No sidewalks exist nearby to which to connect, and

WHEREAS, the Committee further finds that the proposed waiver of the sidewalk will not violate specific guidelines of Cornerstone 2020 as Guideline 9, Policy 1 encourages, where appropriate, the safe movement of pedestrians between closely related land uses and public transportation corridors. The property is located in an area that is more than

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16WAIVER1057

one mile from the nearest public transportation corridor and no sidewalks currently exist within approximately one mile by roadway, and

WHEREAS, the Committee further finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as construction of the sidewalks would be costly to the applicant without contributing to any existing sidewalk network in the vicinity, and

WHEREAS, the Committee further finds that the strict application of the provision of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant as it would cause the applicant considerable financial hardship to construct the sidewalks without contributing to any existing sidewalk network in the vicinity; now, therefore be it

RESOLVED, that the Louisville Metro Land Development and Transportation Committee, in Case Number 16WAIVER1057, does hereby **APPROVE** the waiver from Land Development Code section 5.8.1.B to not provide sidewalks along Keys Ferry Road and Larlyn Drive based on the Staff Report and testimony heard today, noting corrections to page 3 of the Staff Report.

The vote was as follows:

Yes: Gazaway, Carlson, Brown, Lewis and Peterson

Absent: None

Abstain: None

No: None

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16CELL1009

Request:	Cell Tower
Project Name:	Fern Preston
Location:	3800R Fern Valley Road
Owner:	JOLO Properties LLC, John Overly
Applicant:	Eco-Site and T-Mobile
Representative:	David Pike, Pike Legal Group PLLC
Size:	160 feet total height Approximate 2,500 square foot compound area
Existing Zoning District:	C-M
Existing Form District:	Suburban Workplace
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin
Case Manager:	Steve Hendrix, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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.

Agency Testimony:

00:25:47 Steve Hendrix presented the case (see Staff Report and recording for detailed presentation).

The following spoke in favor of the request:

David A. Pike, P.O. Box 369, Shepherdsville, KY 40165

Summary of testimony of those in favor:

00:30:50 David A. Pike spoke on behalf of the applicant and provided the Commissioners with informational packets. The applicant is proposing a 150 ft. monopole with a 10 ft. lightening arrestor and an 8 ft. privacy fence with no barbed wire. Lighting will not be installed unless it is required by the Federal Aviation administration (see recording for detailed presentation).

00:45:30 Deliberation

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16CELL1009

Monopole tower (150 ft.) with a lightning arrestor (10 ft.)

00:47:25 On a motion by Commissioner Carlson, seconded by Vice Chair Peterson, the following resolution was adopted:

RESOLVED, that the Louisville Metro Land Development and Transportation Committee, in Case Number 16CELL1009, does hereby **APPROVE** a Monopole tower (150 ft.) with a lightning arrestor (10 ft.) based on the Staff Report and testimony heard today.

The vote was as follows:

Yes: Gazaway, Carlson, Lewis and Peterson

Absent: Brown

Abstain: None

No: None

Waiver of section 10. 2 of the LDC

00:48:22 On a motion by Commissioner Carlson, seconded by Vice Chair Peterson, the following resolution was adopted:

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that the waiver will not adversely affect adjacent property owners, since the compound area will be next to a vacant field to the south and an office/warehouse to the west that have the same zoning classification of CM. A vacant parcel is located to the east with an R-4 zoning classification, although a residential use is doubtful. Slaughter Elementary School is located to the north and across Fern Valley Road, which is approximately 700 feet from the proposed facility, and

WHEREAS, the Committee further finds that although the width of the buffer will be 5 feet on the south, east and west sides the additional plantings and the wooden privacy fence will provide a more than adequate buffer for the compound area. On the north side, the monopole will be approximately 300 feet from Fern Valley Road with the existing automotive repair shop in between. The wooden privacy fence with gate will provide the screen of the compound area, and

WHEREAS, the Committee further finds that the extent of the waiver of the regulation is not the minimum necessary to afford relief to the applicant but allows the applicant enough room to more than adequately buffer the compound area on the south, east and

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16CELL1009

west sides and at the same time allows the applicant enough space inside the compound area for additional carriers, and

WHEREAS, the Committee further finds that the applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived, since seventeen, (17) arborvitae or its equivalent are proposed along the south, east and west sides of the compound area; now, therefore be it

RESOLVED, that the Louisville Metro Land Development and Transportation Committee, in Case Number 16CELL1009, does hereby **APPROVE** the Waiver of section 10. 2 of the LDC to allow the width of the landscape buffer area to be five (5) feet on the south, east and west sides and zero on the north side facing Fern Valley Road based on the Staff Report and testimony heard today.

The vote was as follows:

Yes: Gazaway, Carlson, Lewis and Peterson

Absent: Brown

Abstain: None

No: None

Revised Detailed District Development Plan

00:49:14 On a motion by Commissioner Carlson, seconded by Vice Chair Peterson, the following resolution was adopted:

WHEREAS, the Louisville Metro Land Development and Transportation Committee finds that the cell tower facility will be located behind an existing automotive shop, and

WHEREAS, the Committee further finds that the proposed facility will be located at the rear of the property of the existing automotive business, and

WHEREAS, the Committee further finds that the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community, and

WHEREAS, the Committee further finds that the cell tower will be located at the rear of the property and will be screened by an eight (8) foot high wooden privacy fence and plantings, and

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16CELL1009

WHEREAS, the Committee further finds that as mentioned earlier, the cell tower facility will be placed at the rear of the property behind the existing automotive repair business; now, therefore be it

RESOLVED, that the Louisville Metro Land Development and Transportation Committee, in Case Number 16CELL1009, does hereby **APPROVE** the Revised Detailed District Development Plan based on the Staff Report and testimony heard today.

The vote was as follows:

Yes: Gazaway, Carlson, Lewis and Peterson

Absent: Brown

Abstain: None

No: None

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16SUBDIV1014

Project Name:	The Estates of Lovers Lane
Location:	6012 Lovers Lane
Owners:	Clyde & Marian H. Caudill
Applicant:	Learnet Inc.
Representative(s):	BTM Engineering, Inc.
Project Area/Size:	18.48 acres
Existing Zoning District:	R-4, Single-Family Residential
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Joel P. Dock, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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.

Agency Testimony:

00:50:56 Joel Dock presented the case (see Staff Report and recording for detailed presentation).

The following spoke in favor of the request:

John Addington, 3001 Taylor Springs Drive, Louisville, KY 40220
Clyde Caudill, 6115 Lovers Lane, Fern Creek, KY 40291

Summary of testimony of those in favor:

00:54:33 John Addington with BTM Engineering spoke on behalf of the applicant. They will have a tree preservation plan that will save most of the trees along the property line. There will be three access points to this subdivision. They made a promise to neighbor Louisville Chinese Christian Church that they would extend a sewer and drain easement inside the property so that those trees could be preserved, and the drainage along the southern property line should be improved by the installation of storm drainage systems. They would like to have a signature entrance in the front of the property and will have a plan ready when necessary.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16SUBDIV1014

01:04:59 Clyde Caudill stated that he is the owner of the property and is in full support of the project.

The following spoke neither for nor against the request:

Michael Tseng, 5803 Beyroth Court, Louisville, KY 40207

Summary of testimony of neutral parties:

01:05:21 Michael Tseng spoke on behalf of neighbor Louisville Chinese Christian Church. He stated that their property has the largest border with the subject property. They do not object to the proposed housing development, but would like to work with the applicant to install a privacy fence for screening along the property line. He feels that coming to an agreement about screening during the planning stage is most desirable.

Rebuttal:

01:16:38 Mr. Addington provided the Commissioners with a landscape plan that was created when Fern Creek Christian Church owned the property. There was an expansion of the building and the parking lot. Had the landscaping been completed according to this plan, there would be no need to provide screening along the church property line at this time. He feels the church property is out of compliance.

01:23:18 Commissioner Gazaway stated that the Church seems to be requesting a barrier for the safety of children who may cross the property line.

01:25:09 Chair Lewis does not feel that the landscape plan Mr. Addington provided in rebuttal was meant to be a barrier, but was more for beautification purposes.

01:25:45 Mr. Addington stated that the code that was enforced at the time said that there should have been a 3 to 6 ft. barrier constructed along the property line by the owner of the church property. The applicant would prefer not to require homebuyers to construct fences.

01:28:01 Mr. Tseng stated that Louisville Chinese Christian Church did not own the property at the time the referenced landscape plan was created, and did not know that it existed until this development began. The property was owned by Fern Creek Christian Church at that time. The parking lot and building were expanded prior to Louisville Chinese Christian Church's purchase of the property.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16SUBDIV1014

01:30:15 In response to Commissioners Carlson and Gazaway, County Attorney Paul Whitty stated that the Committee does not have the power to require the applicant to provide something that is not required by the regulations. This would have to be worked out between the church and the applicant. This type of development is a permitted use for the zoning, and fences are not required in those regulations. If the vote is not unanimous, the case must be heard by the full Planning Commission.

01:33:35 Deliberation

01:36:25 On a motion by Commissioner Carlson, seconded by Vice Chair Peterson, the following resolution was adopted:

RESOLVED, that the Louisville Metro Land Development and Transportation Committee, due to a split vote, does hereby **SCHEDULE** Case Number 16SUBDIV1014 to be heard at the February 2, 2017 Planning Commission public hearing.

The vote was as follows:

Yes: Carlson, Brown, Lewis and Peterson
Absent: None
Abstain: None
No: Gazaway

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16STREETS1010

Project Name:	Woodbine and Jackson
Location:	North/South alley from Woodbine to Jackson Streets
Owner:	Louisville Metro
Applicant:	Midwest Sprinkler Corp.
Representative:	Frost Brown Todd
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
Case Manager:	Joel P. Dock, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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.

Agency Testimony:

01:39:55 Joel Dock presented the case (see Staff Report and recording for detailed presentation).

The following spoke in favor of the request:

Tim Martin, 400 W Market Street, Suite 3200, Louisville, KY 40202
Jack Canady, 1420 S Jackson Street, Louisville, KY 40208

Summary of testimony of those in favor:

01:44:17 Tim Martin spoke on behalf of the applicant. The applicant owns all but one adjacent property to the west. They have reached out to that property owner, but have not heard back from him. They are willing to exclude this portion of the alley from their request if it is necessary, but would like to close the entire alley. The alley has not been maintained well and is in poor condition. The applicant intends to consolidate the properties on either side of the alley into one parcel.

01:51:10 In response to Commissioner Gazaway, Jack Canady stated that there is currently fencing on the property along Preston Street and he would like to continue the fencing around the rest of the property.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16STREETS1010

01:52:27 Mr. Dock stated that LG&E and AT&T both have facilities in the alley and an easement will be required to maintain those services.

01:54:40 By general consensus, the Committee scheduled the case for the March 2, 2017 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16STREETS1021

Request: Closure of 50' Right of Way
Project Name: Warwick Avenue Street Closure
Location: Warwick Avenue from Harris Place to the Watterson Expressway
Owner: Rick Baker, Lollie Paw Properties, LLC
Applicant: Rick Baker, Lollie Paw Properties, LLC
Representative: Charles R. Podgursky, CRP & Associates, Inc
Jurisdiction: St. Matthews
Council District: 7 – Angela Leet
Case Manager: Laura Mattingly, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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.

Agency Testimony:

01:55:15 Laura Mattingly requested that the case be continued, but does not yet have a date.

01:55:45 On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution was adopted:

RESOLVED, that the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** Case Number 16STREETS1021; the date is unknown at this time.

The vote was as follows:

Yes: Gazaway, Carlson, Lewis and Peterson
Absent: Brown
Abstain: None
No: None

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16ZONE1051

Request: C-1 to C-2
Project Name: Hertz Corporation
Location: 4163 Bardstown Road
Owner: Larry Schwartz, S & A Investments LLC
Applicant: John Grotto, Hertz Corporation
Representative: Randy Strobo, Downey Strobo Barkley PLLC
Jurisdiction: Louisville Metro
Council District: 10-Pat Mulvihill
Case Manager: Laura Mattingly, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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.

Agency Testimony:

01:56:34 Laura Mattingly presented the case (see Staff Report and recording for detailed presentation).

The following spoke in favor of the request:

Randy Strobo, 239 S 5th Street, Suite 917, Louisville, KY 40202

Summary of testimony of those in favor:

01:59:21 Randy Strobo spoke on behalf of the applicant. All of the adjoining property owners are C-2 with the exception of an OR-1 property to the east. They feel they have gone beyond what the LDC requires and plan to install a privacy fence and additional screening. Sidewalks and accessibility will be improved. The property is in the suburban marketplace form district, which encourages new commercial uses within the district. The zoning is only slightly more intense, and the one neighbor they heard from was supportive.

02:02:00 By general consensus, the Committee scheduled the case for the February 16, 2017 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16ZONE1067

Request:	Zone change from R-5 to C-1
Project Name:	Chiropractic Office
Location:	1100 & 1102 Milton Street
Owner(s):	Joseph T. Murrow, Jr.
Applicant:	Joseph T. Murrow, Jr.
Representative:	Bardenwerper Talbott & Roberts PLLC
Project Area:	0.16 acres/7,206.5 square feet
Jurisdiction:	Louisville Metro
Council District:	10 – Pat Mulvihill
Case Manager:	Beth Jones, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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.

Agency Testimony:

02:04:30 Beth Jones presented the case (see Staff Report and recording for detailed presentation).

The following spoke in favor of the request:

Nick Pregliasco, 1000 N Hurstbourne Pkwy., Louisville, KY 40223

Summary of testimony of those in favor:

02:10:43 Nick Pregliasco spoke on behalf of the applicant. This is a change in zoning for a chiropractor office. The two existing buildings will be demolished in order to construct one building over the consolidated parcel. The proposal includes six parking spaces in a small lot behind the proposed structure. Initially, a bar was proposed for a portion of the first floor, but the application has been revised to remove this request due to opposition from the neighbors. The first floor will feature a chiropractic office and small retail, while the second floor will be apartments.

02:18:30 In response to Commissioner Brown, Mr. Pregliasco said they can look into moving the dumpster to the other property line.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16ZONE1067

02:19:45 Commissioner Carlson raised concern over the exterior of the proposed building being inconsistent with the architecture of the neighborhood and would like the applicant to look into other potential options. Mr. Pregliasco agreed, but stated that other commercial buildings in the area do look different from the standard shotgun homes.

The following spoke in neither for nor against the request:
Michele Maloney, 1118 Milton Street, Louisville, KY 40217

Summary of testimony of neutral parties:

02:20:56 Michele Maloney stated she listed herself as a neutral party because she is unsure if she is opposed to the entire project. She was adamantly opposed to the bar. She would like to see the property zoned OR-1 out of concern for what future tenants could potentially use the property for if C-1 zoning is permitted. She is also concerned about parking. She is concerned with how visibility will be affected if the dumpster remains in its proposed location, and feels that speedbumps should be installed in the alley to make it safer.

Rebuttal:

02:26:56 Mr. Pregliasco stated there will be six on-street parking spaces available to occupants of this property in addition to the spaces in the proposed lot. They have more than the required number of spaces. The applicant agrees to move the dumpster if nothing prohibits this. It has not been determined how the 12 spaces will be divided between the apartments and the business.

02:31:30 Deliberation

02:31:57 By general consensus, the Committee scheduled the case for the February 16, 2017 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

NEW BUSINESS

CASE NUMBER 16ZONE1068

Request:	C-1 to C-2 with a CUP and waivers
Project Name:	River City Mini-Warehouse
Location:	3383 Freys Hill Road
Owner(s):	River City Realty Group, LLC
Applicant:	River City Realty group, LLC
Representative(s):	Kevin Young, LD&D
Project Area/Size:	1.2 acres / 52,272 sq ft
Jurisdiction:	Louisville Metro
Council District:	17 – Glen Stuckel
Case Manager:	Beth Jones, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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.

Agency Testimony:

02:34:02 Beth Jones presented the case (see Staff Report and recording for detailed presentation).

02:38:20 Tammy Markert with Transportation Planning stated that the existing parking is acceptable as long as no spaces are added.

The following spoke in favor of the request:

Kevin Young, 503 Washburn Avenue, Louisville, KY 40222

Summary of testimony of those in favor:

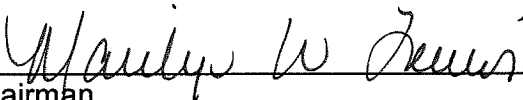
02:41:50 Kevin Young spoke on behalf of the applicant. They are seeking the zoning change to use the site for an indoor storage facility. They would like to have shared parking with the adjacent property owner to the west.

02:48:33 By general consensus, the Committee scheduled the case for the February 16, 2017 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 26, 2017

ADJOURNMENT

The meeting adjourned at approximately 4:00 p.m.


Chairman


Division Director