

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
August 24, 2023**

A meeting of the Land Development and Transportation Committee was held on August 24, 2023 at 1:00 p.m. in the Old Jail Auditorium, located on 514 West Liberty Street, Louisville, Kentucky.

**Committee Members Present Were:**

Te'Andre Sistrunk, Chair  
Jim Mims, Vice Chair  
Jennifer Kern  
Rich Carlson

**Committee Members Absent Were:**

Suzanne Cheek

**Staff Members Present Were:**

Brian Davis, Assistant Director  
Julia Williams, Planning & Design Manager  
Sam Graber, Engineer II  
Laura Ferguson, Assistant County Attorney  
Jay Lockett, Planner II  
Dante St. Germain, Planner II  
John Michael Lawler, Planner I

The following matters were considered:

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**August 24, 2023**

**APPROVAL OF MINUTES**

August 10, 2023

On a motion by Commissioner Carlson, seconded by Commissioner Mims, the following resolution was adopted:

**RESOLVED**, that the Land Development & Transportation Committee does hereby **APPROVE** the Minutes of its meeting conducted on August 10, 2023.

The Vote Was as Follows:

**YES:** Commissioners Carlson, Kern, and Mims

**ABSENT:** Commissioner Cheek

**ABSTAIN:** Commissioner Sistrunk

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**August 24, 2023**

**NEW BUSINESS**

**22-ZONE-0105**

Request: Change in Zoning from R-4 Single Family and C-1 Commercial to R-6 Multi-Family with a District Development Plan with Binding Elements and a Waiver

Project Name: Friess Old Bardstown

Location: 9408 and 9500 Old Bardstown Road

Owner: Roger Dale Perkins Estate; Michael and Laura Schnell

Applicant: Friess Property Company

Representative: Bardenwarper, Talbott and Roberts

Jurisdiction: Louisville Metro

Council District: 22 – Robin Engel

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 Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

00:04:50 Jay Lockett presented the case and showed a slideshow presentation. Lockett responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

**The Following Spoke in Support of This Request:**

Nick Pregliasco, 1000 North Hurstbourne Parkway, Suite 200, Louisville, KY 40223

**Summary of Testimony of Those in Support:**

00:12:21 Nick Pregliasco advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

**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.**

00:46:39 The Land Development & Transportation Committee by general consensus scheduled case number 22-ZONE-0105 to be heard at the October 5, 2023 Planning Commission public hearing.

## LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

August 24, 2023

### NEW BUSINESS

#### 23-PARKWAIVER-0005

Request: Parking Waiver to Allow the Proposed Development to Exceed the Maximum Allowed Parking Spaces (21 Spaces) with 37 Spaces

Project Name: BofA

Location: 4621 Shelbyville Road

Owner/Applicant: The Homestead Company

Representative: Allegro Civil Engineers

Jurisdiction: St. Matthews

Council District: 7 – Paula McCraney

Case Manager: John Michael Lawler, Planner I

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 Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

00:47:28 John Michael Lawler presented the case and showed a slideshow presentation. Lawler responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

#### **The Following Spoke in Support of This Request:**

Brian Emrich, 4322 North Lincoln Avenue, Chicago, Illinois 60618

#### **Summary of Testimony of Those in Support:**

00:51:38 Brian Emrich advocated in favor of the request (see recording for a detailed presentation).

**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.**

**Parking Waiver to Allow the Proposed Development to Exceed the 21 Maximum Allowed Parking Spaces by 16 Spaces, for a Total of 37 Parking Spaces**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**August 24, 2023**

**NEW BUSINESS**

**23-PARKWAIVER-0005**

00:55:15 On a motion by Commissioner Carlson, seconded by Commissioner Kern, the following resolution, based on the Staff Analysis and Standard of Review and evidence and testimony heard today, was adopted:

**WHEREAS**, the Louisville Metro Land Development & Transportation Committee finds Guideline 7 Policy 10 states that parking requirements should take into account the density and relative proximity of residences to businesses in the market area, the availability and use of alternative modes of transportation, and the character and pattern of the form district. Additional considerations including hours of operation and opportunities for shared parking may be factored on a site-by-site basis. On-site parking standards should reflect the availability of on street and public parking. This site was previously a restaurant. Under the current St. Matthews parking code, the site would be required to have at least 64 parking spaces, with the ability to have as many as 161. The current proposal is in the same footprint of the original building, so many of the parking facilities would remain untouched. The applicant is proposing to remove 17 parking spots but will still exceed the maximum amount of spots allowed for a bank. Most of the parking being removed will be replaced with landscaped areas; and

**WHEREAS**, the Louisville Metro Land Development & Transportation Committee finds the applicant made a good faith effort to provide as few parking spaces as possible on the site, on other property under the same ownership, or through joint use provisions by removing 16 parking spots on the site that were existing. The applicant desires to keep some of the existing parking on the site that would cause the proposal to exceed the maximum. The applicant is not proposing any new parking facilities, and the parking to be removed will predominantly be converted into landscaped areas; and

**WHEREAS**, the Louisville Metro Land Development & Transportation Committee finds the requirements do seem to allow the provision of adequate parking spaces needed to accommodate the parking needs of the proposed use. The applicant's own parking demand numbers for nearby banks seem to also relay that the parking allowed by the maximum would be adequate for the proposed use; and

**WHEREAS**, the Louisville Metro Land Development & Transportation Committee finds the requested increase is not the minimum needed to accommodate the use. The applicant could remove more parking with the demonstrated demand for parking at other local banks that they provided in their application materials.

**RESOLVED**, the Louisville Metro Land Development & Transportation Committee does hereby **RECOMMEND** to the city of St. Matthews that the requested parking waiver to allow the proposed development to exceed the 21 maximum allowed parking spaces by 16 spaces, for a total of 37 parking spaces be **APPROVED**.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**August 24, 2023**

**NEW BUSINESS**

**23-PARKWAIVER-0005**

**The Vote Was as Follows:**

**YES: Commissioners Carlson, Kern, Mims, and Sistrunk**

**ABSENT: Commissioner Cheek**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**August 24, 2023**

**NEW BUSINESS**

**23-ZONE-0104**

Request: Change in Zoning from R-5 Single Family to OR-1 Office-Residential with a District Development Plan with Binding Elements, Variance(s), and Waiver(s)

Project Name: Lyndon Professional Office

Location: 106 Lyndon Lane

Owner/Applicant: Neal Campbell

Representative: C.R.P. & Associates

Jurisdiction: Lyndon

Council District: 18 – Marilyn Parker

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 Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

00:56:44 Jay Lockett presented the case and showed a slideshow presentation. Lockett responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

**The Following Spoke in Support of This Request:**

Charles Podgursky, 7321 New La Grange Road, Louisville, KY 40222

Neal Campbell, 2602 Fallen Leaf Court, Louisville, KY 40241

**Summary of Testimony of Those in Support:**

01:02:07 Charles Podgursky advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

01:06:54 Neal Campbell advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

**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.**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**August 24, 2023**

**NEW BUSINESS**

**23-ZONE-0104**

01:18:28 On a motion by Commissioner Carlson, seconded by Commissioner Mims, the following resolution, based on the Staff Analysis and Standard of Review and evidence and testimony heard today, was adopted:

**RESOLVED**, the Louisville Metro Land Development & Transportation Committee does hereby **CONTINUE** case number 23-ZONE-0104 to the September 14, 2023 Land Development & Transportation Committee meeting.

**The Vote Was as Follows:**

**YES:** Commissioners Carlson, Kern, Mims, and Sistrunk

**ABSENT:** Commissioner Cheek



**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**August 24, 2023**

**NEW BUSINESS**

**23-ZONE-0070**

Request: Change in Zoning from R-4 & C-1 to PEC & C-1 with  
General District Development Plan and Binding Elements  
Project Name: Louisville Water Company Rezoning  
Location: 207 & 209 North English Station Road  
Owner: Louisville Metro, Louisville Water Company  
Applicant: Louisville Water Company  
Representative: Milestone Design Group  
Jurisdiction: Middletown  
Council District: 19 – Anthony Piagentini  
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. This report was available to any interested party prior to the Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

01:19:32 Dante St. Germain presented the case and showed a slideshow presentation. St. Germain responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

**The Following Spoke in Support of This Request:**

Jim Calvery, 550 South 3<sup>rd</sup> Street, Louisville, KY 40202

**Summary of Testimony of Those in Support:**

01:22:42 Jim Calvery advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

**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.**

01:27:05 The Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0070 to be heard at the September 21, 2023 Planning Commission public hearing.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**August 24, 2023**

**NEW BUSINESS**

**23-ZONE-0075**

Request: Change in Zoning from R-4 to C-1 with Detailed District Development Plan, Binding Elements, and Waivers  
Project Name: Dance Designs  
Location: 7603 River Road  
Owner: Charles & Carol Hebel  
Applicant: Dance Designs  
Representative: Blomquist Design Group  
Jurisdiction: Louisville Metro  
Council District: 16 – Scott Reed  
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. This report was available to any interested party prior to the Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

01:27:41 Dante St. Germain presented the case and showed a slideshow presentation. St. Germain responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

**The Following Spoke in Support of This Request:**

Marv Blomquist, 10529 Timberwood Circle, Suite D, Louisville, KY 40223

**Summary of Testimony of Those in Support:**

01:33:57 Marv Blomquist advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

**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.**

01:38:38 The Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0075 to be heard at the September 21, 2023 Planning Commission public hearing.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**August 24, 2023**

**NEW BUSINESS**

**23-ZONE-0047**

Request: Change in Zoning from R-4 to C-M with Detailed District  
Development Plan and Binding Elements  
Project Name: Bunch – Old Fern Valley Road  
Location: 1285, 1295 & 1305 Old Fern Valley Road  
Owner/Applicant: Kimberly Bunch  
Representative: Wyatt, Tarrant & Combs  
Jurisdiction: Louisville Metro  
Council District: 21 – Betsy Ruhe  
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. This report was available to any interested party prior to the Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

01:39:07 Dante St. Germain presented the case and showed a slideshow presentation. St. Germain responded to questions from the Commissioners (see recording and Staff Report for a detailed presentation).

**The Following Spoke in Support of This Request:**

Jon Baker, 400 West Market Street, Suite 2000, Louisville, KY 40202

Derek Triplett, 503 Washburn Avenue, Suite 101, Louisville, KY 40222

**Summary of Testimony of Those in Support:**

01:44:47 Jon Baker advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

01:53:00 Derek Triplett advocated in favor of the request and responded to questions from the Commissioners (see recording for a detailed presentation).

**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.**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**August 24, 2023**

**NEW BUSINESS**

**23-ZONE-0047**

01:59:58 The Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0047 to be heard at the September 21, 2023 Planning Commission public hearing.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**August 24, 2023**

**ADJOURNMENT**

The meeting adjourned at approximately 3:02 p.m.

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Chair

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Planning Director