

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
September 24, 2020

NEW BUSINESS

CASE NO. 20-ZONE-0067

Request: Change in zoning from R-1 & R-4 to PEC, with Detailed District Development Plan and Binding Elements, and associated Waiver

Project Name: Republic National Distribution Center

Location: 11899 – 12009 Rehl Road

Owner: Larry & Sharon Sorrell, William Andrew & Tina Coombs, Sherrill Ray & Joetta Smith, Sherrill Smith & Brent Smith & Teri Medley

Applicant: Republic National Distributing Company LLC

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 20 – Stuart Benson

Case Manager: Dante St. Germain, 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.)

Discussion

01:13:12 Dante St. Germain presented the case via Power Point slide show (see staff report and recording for detailed presentation.) Ms. St. Germain detailed the change in zoning, the waiver to omit connections to adjacent properties, and the applicant's development plan. Dante noted phase 1 and phase 2 of development for this site.

01:15:52 Commissioner Brown asked if there was a traffic impact study for this site. Dante St. Germain replied there was a turning lane study. Beth Stuber stated the turning study was for Rehl Road turning into the site. The trip counts were not high enough to trigger a traffic impact study.

01:17:10 Commissioner Brown and Beth Stuber discussed the right in right out intersection onto Blankenbaker Parkway (see recording for detailed presentation.)

01:17:30 Commissioner Brown asked regarding the waiver the applicant will not be providing a stub for future development. Dante St. Germain stated the applicant is not proposing to offer connectivity off the main roads between the abutting properties (see recording for detailed presentation.)

The following spoke in favor of this request:

Nick Pregliasco, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne

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Parkway 2nd Floor, Louisville, KY 40223

Diane Zimmerman, 12803 High Meadows Pike, Prospect, Kentucky, 40059

Summary of testimony of those in favor:

01:27:45 Nick Pregliasco, representing the applicant, presented a Power Point slide show (see recording for detailed presentation.) Mr. Pregliasco detailed history of the site, proposed entrances, and phase 1 and 2 of the development. He noted the waiver for the truck entrances for this development with the left turn lane warrant analysis (see recording for detailed presentation.)

01:30:48 Commissioner Brown asked Dianne Zimmerman asked for the total trip generation for this site. Dianne Zimmerman replied the study includes both phases of development with a peak hour of 88 a.m. and 90 p.m., this includes both phases. Commissioner Brown asked with the amount of available parking spaces how many trips are into the site from Rehl Road. Dianne replied 65 left turns onto the site in the a.m. hours.

Commissioner Deliberation:

01:33:35 Commissioners Deliberation (see recording for 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.

The Committee by general consensus placed this case on the October 15, 2020 Planning Commission public hearing agenda.