

PLANNING COMMISSION MINUTES
October 1, 2020

PUBLIC HEARING

19ZONE1016

Request: Change in zoning from R-4 to R-5B, with Detailed District Development Plan and Binding Elements
Project Name: Langdon Place Rezoning
Location: 2813 Langdon Drive, 2816 Weissinger Road
Owner: Leigh Ann Properties LLC
Applicant: Leigh Ann Properties LLC
Representative: Bardenwerper Talbott & Roberts
Jurisdiction: Louisville Metro
Council District: 17 – Markus Winkler
Case Manager: Dante St. Germain, AICP, Planner II

Notice of this public hearing appeared in **The Courier Journal**, a notice was posted on the property, and 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. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:29:00 Ms. St. Germain stated this case was to be heard today, however in the interim staff has received a petition for a night hearing. More than 200 signatures have been verified. This case and 19ZONE1017 need to be heard together. A night hearing needs to be set today.

The following spoke in favor of this request:

Nick Pregliasco, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223

Summary of testimony of those in favor:

00:30:07 Mr. Pregliasco stated the petition did not have 300 signatures, which is necessary to change the location. The 200 signatures warrant a night hearing at the downtown location. The case could have been heard today at the end of this hearing. Mr. Davis explained that, due to the situation downtown (barriers, protesters and safety issues) it would not be appropriate to have the night hearing downtown. The city of St. Matthews has agreed to allow the night hearing to be held at the St. Matthews Community Center at 310 Ten Pen Ln. (behind Chic-Filet and the bowling alley on Shelbyville Rd.). The new by-laws will be followed at this night hearing. Mr. Pregliasco

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objects to changing the venue. The developer is on a tight timeline and needs to move forward. Mr. Davis said it's only an 11 day delay and the venue will not be an added cost.

00:36:01 Commissioner Mims asked if there's a projection of how many people will attend the night hearing at the community center and is there enough space to accommodate everyone. Mr. Davis said the COVID limit is 75 persons.

Deliberation

00:37:38 Planning Commission deliberation.

Commissioner Carlson asked if the night hearing could be started at 6:00 p.m. instead of 6:30 p.m.

00:38:48 Commissioner Peterson said he would not be able to make it at 6:00 or 6:30 (7:00 p.m. would be better).

00:40:26 Commissioner Lewis said she would not be available for that date at all.

00:41:13 Commissioner Daniels said the date is fine at 6:00 p.m.

An audio/visual recording of the Planning Commission hearing 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 Daniels, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to a night hearing to be held October 12, 2020, 6:00 p.m. at an in-person meeting located at the St. Matthews Community Center, 310 Ten Pen Lane.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
September 10, 2020

NEW BUSINESS

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Owner: Leigh Ann Properties LLC
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Jurisdiction: Louisville Metro
Council District: 17 – Markus Winkler
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

00:48:24 Dante St. Germain presented the case via Power Point slide show (see staff report and recording for detailed presentation.) Ms. St. Germain noted the parcels that will be rezoned but not combined, two lots with a total of four dwelling units. Staff has received opposition requests from and adjacent property.

The following spoke in favor of this request:

Nick Pregliasco, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway 2nd Floor, Louisville, KY 40223

Brent Likins, 1522 Goshen Lane, Goshen, Kentucky, 40026

Summary of testimony of those in favor:

00:55:21 Nick Pregliasco, representing the applicant, presented a Power Point slide show (see recording for detailed presentation.) Mr. Pregliasco noted submitted letters regarding the flood plain on the southern portion of the property. There will be no construction on the flood plain portion of the property. He detailed the requests, the subject site, the detailed district development plan, and elevations (see recording for detailed presentation.)

01:07:08 Commissioner Peterson noted the development plan rendering shows covered porches for each dwelling, but it is not shown on the elevations. Nick Pregliasco stated the applicant can address this.

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01:07:36 Brent Likins, applicant, stated there will be covered porch for the front door of each dwelling with other building details that will be presented in the elevations at the Planning Commission public hearing (see recording for detailed presentation.)

01:09:15 Commissioner Lewis asked if the tree canopy presented on the development plan is from the preservation of existing trees or is it a projected canopy with new trees. Brent Likins replied the canopy is from trees they are preserving with additional landscaping.

The following spoke in opposition to this request:

Jon Baker Wyatt Tarrant & Combs, 400 West Market Street, Louisville, KY 40202

Kathleen Snyder, 2810 Cosmort Court, Louisville, Kentucky,

Aaron Hardy 2806 Cosmort Court, Louisville, Kentucky, 40242

Summary of testimony of those in opposition:

01:10:42 Jon Baker, representing on behalf of Todd and Katherine Culver, expressed concern with adjacent properties going through multi-family zoning at the same time. Mr. Baker noted the duplex request area is in a single-family residential neighborhood and the lack of design details on the elevations (see recording for detailed presentation.)

01:14:44 Kathleen Snyder expressed concerns with this site being rezoned as multi-family and the lack of representation of the neighborhood at this time (see recording for detailed presentation.)

01:15:54 Aaron Hardy expressed concerns with the current state of the property and the lack of maintenance. Mr. Hardy stated he would like more details regarding the design and materials of the proposed homes (see recording for detailed presentation.)

Rebuttal:

01:18:08 Nick Pregliasco stated there will be additional architectural details on the elevations presented at the public hearing. Mr. Pregliasco detailed the single family and multi family use properties in the area, square footage of the homes, and landscaping (see recording for detailed presentation.)

01:20:11 Commissioner Peterson asked for more details regarding the lack of maintenance of the property. Nick Pregliasco replied the applicant can give more details

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regarding maintenance. Brent Likins stated the properties are maintained by a landscaping business and himself on a regular basis.

01:21:12 Commissioner Lewis asked if these lots have subdivision requirements. Nick Pregliasco replied these properties, while they are located in the City of Langdon, it is not in a subdivision subject to connivance requirements, and private deed restrictions (see recording for detailed presentation.)

Commissioner Deliberation:

01:22:13 Commissioner Deliberation (see recording for detailed presentation.)
Commissioners concluded there should be more details in the elevations and renderings.

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 1, 2020 Planning Commission public hearing agenda.