

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
June 8, 2023**

A meeting of the Land Development and Transportation Committee was held on June 8, 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
Jennifer Kern
Suzanne Cheek
Rich Carlson

Committee Members Absent Were:

Jim Mims, Vice Chair

Staff Members Present Were:

Brian Davis, Assistant Director
Julia Williams, Planning and Design Manager
Beth Stuber, Engineer Supervisor
Laura Ferguson, Assistant County Attorney
Jay Lockett, Planner II
Sean McDowell, Management Assistant (Minutes)

The following matters were considered:

Swearing in of Commissioner Jennifer Kern by Laura Ferguson

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

June 8, 2023

APPROVAL OF MINUTES

May 18, 2023

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

RESOLVED, that the Land Development & Transportation Committee does hereby **APPROVE** the Minutes of its meeting conducted on May 18, 2023.

The Vote Was as Follows:

YES: Commissioners Carlson, Cheek, and Sistrunk

ABSENT: Commissioner Mims

ABSTAIN: Commissioner Kern

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

June 8, 2023

NEW BUSINESS

23-STRCLOSURE-0007

Request:	Closure of Public Right-of-Way
Project Name:	Roosevelt Avenue Closure
Location:	Roosevelt Avenue NW of Durrett Lane
Owner:	Louisville Metro Public Works
Applicant:	CSN Lancaster Properties
Jurisdiction:	Louisville Metro
Council District:	21 – Betsy Ruhe
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).

Agency Testimony:

00:05:33 Jay Lockett presented the applicant's proposal to close a section of Roosevelt Avenue. Lockett acknowledged that the location is between Durrett Lane and the Watterson Expressway.

The Following Spoke in Support of This Request:

Kelli Jones, 608 South 3rd Street, Louisville, KY 40202

Summary of Testimony of Those in Support:

00:07:30 Kelli Jones advocated that the proposal received approval from the adjacent properties.

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.

00:08:42 On a motion by Commissioner Carlson, seconded by Commissioner Cheek, the following resolution, based on the Staff Analysis and Standard of Review and evidence and testimony heard today, was adopted:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

June 8, 2023

NEW BUSINESS

23-STRCLOSURE-0007

RESOLVED, the Louisville Metro Land Development & Transportation Committee does hereby schedule case number 23-STRCLOSURE-0007 to be heard on the Consent Agenda for the June 15th 2023 Planning Commission public hearing.

The Vote Was as Follows:

YES: Commissioners Carlson, Cheek, Kern, and Sistrunk

ABSENT: Commissioner Mims

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

June 8, 2023

NEW BUSINESS

22-ZONE-0157

Request: Change in Zoning from OR-3 Office/Residential to C-1 Commercial with Revised Detailed District Development Plan and Binding Elements and Waivers

Project Name: Prospect Retail

Location: 8907 ½ US Highway 42

Owner: Gustavo Reyes Torres

Applicant: Encompass, DDC

Jurisdiction: Prospect

Council District: 16 – Scott Reed

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).

Agency Testimony:

00:09:53 Jay Lockett presented the applicant's proposal to construct 5,000 square feet of retail.

The Following Spoke in Support of This Request:

Jason Hall, 2309 Watterson Trail, Jeffersontown, KY 40299

Summary of Testimony of Those in Support:

00:12:02 Jason Hall explained that the existing access point will remain open.

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.

00:15:09 The Land Development & Transportation Committee by general consensus scheduled case number 22-ZONE-0157 to be heard at the June 29th, 2023 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

June 8, 2023

NEW BUSINESS

23-ZONE-0041

Request: Change in Zoning from R-4 Single Family to R-6 Multi-Family with District Development Plan and Binding Elements
Project Name/Location: 5323 New Cut Road
Owner/Applicant: Andre Management, LLC
Jurisdiction: Louisville Metro
Council District: 21 – Betsy Ruhe
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).

Agency Testimony:

00:15:55 Jay Lockett presented the applicant's proposal to convert a structure into 4 units.

00:18:04 Commissioner Sistrunk questioned the current use. Jay Lockett acknowledged that he grew up in the area and at one point, the residence was called the Phoenix House.

00:19:45 Brian Davis interrupted that John Talbott is running late.

00:19:45 Laura Ferguson recommended a motion.

00:19:45 On a motion by Commissioner Carlson, seconded by Commissioner Cheek, the following resolution, was adopted:

RESOLVED, the Louisville Metro Land Development & Transportation Committee does hereby **TABLE** case number 23-ZONE-0041.

The Vote Was as Follows:

YES: Commissioners Carlson, Cheek, Kern, and Sistrunk

ABSENT: Commissioner Mims

00:59:53 On a motion by Commissioner Carlson, seconded by Commissioner Cheek, the following resolution, was adopted:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

June 8, 2023

NEW BUSINESS

23-ZONE-0041

RESOLVED, the Louisville Metro Land Development & Transportation Committee does hereby **UNTABLE** case number 23-ZONE-0041.

The Vote Was as Follows:

YES: Commissioners Carlson, Cheek, Kern, and Sistrunk

ABSENT: Commissioner Mims

The Following Spoke in Support of This Request:

John Talbott, 1000 North Hurstbourne Parkway, Louisville, KY 40222

Sophia Mazzocco, 108 Daventry Lane, Suite 300, Louisville, KY 40223

Summary of Testimony of Those in Support:

01:00:41 John Talbott elaborated on the curb cuts. Talbott advocated for the preservation of landscaping.

01:04:33 Commissioner Sistrunk clarified if a fence can be installed. Sophia Mazzocco confirmed that there can be screening.

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.

01:05:38 The Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0041 to be heard at the June 29th, 2023 Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

June 8, 2023

NEW BUSINESS

22-ZONE-0169

Request: Change in Zoning from R-5 Single Family to R-6 Multi-Family with District Development Plan and Binding Elements
Project Name: Bradford Multi-Family
Location: 2221 Bradford Drive
Owner/Applicant: Camileo, LLC
Jurisdiction: Louisville Metro
Council District: 10 – Pat Mulvihill
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).

Agency Testimony:

00:20:24 Jay Lockett presented the applicant's proposal to construct 94 units.

The Following Spoke in Support of This Request:

Cliff Ashburner, 101 South 5th Street, Suite 2500, Louisville, KY 40202

Derek Triplett, 503 Washburn Avenue, Louisville, KY 40222

Summary of Testimony of Those in Support:

00:22:00 Cliff Ashburner acknowledged and advocated for the provision of 176 parking spaces. Ashburner explained that the open and recreational space is exceeding the requirements.

00:28:53 Commissioner Carlson acknowledged the lack of a left lane. Cliff Ashburner answered that a TIS was not warranted. Beth Stuber agreed that there are not enough cars during rush hour.

00:29:31 Commissioner Carlson questioned the need for fencing. Cliff Ashburner confirmed that the applicant is fine with a fence or planting screen.

The Following Spoke as Neutral of This Request:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

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NEW BUSINESS

22-ZONE-0169

Debbie Robben, 2225 Sieger Villa Court, Louisville, KY 40218

Tony Robben, 2225 Sieger Villa Court, Louisville, KY 40218

Summary of Testimony of Those as Neutral:

00:30:53 Debbie Robben established that she shares 300 to 400 feet of the fence line. Robben suggested that her house was built on a spring, causing drainage issues. She confirmed the need for a fence.

00:33:38 Tony Robben elaborated on the amount of plantings.

The Following Spoke in Opposition of This Request:

Joseph Sizemore, 3821 Chevy Chase Road, Louisville, KY 40218

Kirk Chambers, 3816 Chevy Chase Road, Louisville, KY 40218

Carolyn Michener, 2214 Sieger Villa Court, Louisville, KY 40218

Summary of Testimony of Those in Opposition:

00:35:39 Joseph Sizemore suggested that the amount of green space is misleading. Sizemore established that the retention basin should not be included in the number of recreational space.

00:37:29 Kirk Chambers elaborated on the increased number of cars in the area. Chambers remarked that Chevy Chase Road has 3 speed bumps and no sidewalk.

00:43:24 Carolyn Michener established that the neighborhood is interested in a TIS, but for an accurate one, schools are to be in session. Michener implored the Commissioners to pause proceedings until a TIS is conducted.

Rebuttal:

00:45:39 Cliff Ashburner opposed the postponement of the proposal. Ashburner acknowledged and advocated that the sidewalks will improve internal connections.

00:48:27 Derek Triplett advocated that the provision of a detention basin can have a positive affect on the surrounding properties.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

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NEW BUSINESS

22-ZONE-0169

00:51:53 Commissioner Cheek clarified if there has been an environmental investigation for an underground spring. Derek Triplett answered that there is no need.

00:52:34 Commissioner Cheek questioned when the neighborhood meetings were. Cliff Ashburner confirmed that the first one was on July 21st, 2022.

00:54:21 Commissioner Carlson recognized the size of the detention basin. Derek Triplett advocated that the detention basin is 15% to 20% oversized.

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.

00:59:41 The Land Development & Transportation Committee by general consensus scheduled case number 22-ZONE-0169 to be heard at the June 29th, 2023 Planning Commissioner public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

June 8, 2023

ADJOURNMENT

The meeting adjourned at approximately 2:05 p.m.

DocuSigned by:

Jim Mims

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Chair

DocuSigned by:

Brian Davis

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Planning Director