

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

A meeting of the Land Development and Transportation Committee was held at 1:00 p.m. on Thursday, September 23, 2021 via Webex Teleconferencing.

**Committee Members present were:**

Rob Peterson, Chair  
Te'Andre Sistrunk, Vice Chair  
Richard Carlson  
Ruth Daniels  
Jeff Brown

**Staff Members present were:**

Emily Liu, Planning & Design Director  
Beth Stuber, Transportation Planning  
Dante St. Germain, Planner II  
Joel Dock, Planning Coordinator  
Heather Pollock, Planner I  
Laura Ferguson, Legal Counsel  
Madison Thomas, Management Assistant

**Others present:**

Tony Kelly, MSD

The following matters were considered:

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**APPROVAL OF MINUTES**

**APPROVAL OF THE SEPTEMBER 9, 2021 LAND DEVELOPMENT AND  
TRANSPORTATION COMMITTEE MEETING MINUTES**

On a motion by Commissioner Carlson, seconded by Commissioner Sistrunk, the following resolution was adopted.

**00:04:10      RESOLVED**, that the Land Development & Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on September 9, 2021.

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Daniels, Sistrunk and Peterson**

**NO: No one.**

**ABSTAIN: No one.**

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**18ZONE1047**

Request:	Change in zoning from R-4 to C-2, with Detailed District Development Plan and Binding Elements, and CUP for Mini-Storage (CONTINUED FROM THE SEPTEMBER 9, 2021 LD&T MEETING)
Project Name:	3 <sup>rd</sup> Street Road Storage
Location:	8713 3 <sup>rd</sup> Street Road & TB 1049 Lot
Owner(s):	Third Street Road Ventures LLC
Applicant:	Third Street Road Ventures LLC
Representative(s):	Bluestone Engineers
Jurisdiction:	Louisville Metro
Council District:	25 – Amy Holton Stewart
Case Manager:	<b>Julia Williams, AICP, Planning Supervisor</b>

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:05:12 On behalf of Julia Williams, Dante St. Germain explained that the case needed to be continued to the October 14, 2021 Land Development and Transportation Committee meeting.

**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.**

On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted.

**RESOLVED**, that the Land Development & Transportation Committee does hereby **APPROVE** case 18ZONE1047 be continued to the October 14, 2021 Land Development & Transportation Committee meeting.

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Daniels, Sistrunk and Peterson**  
**NO: No one.**

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**21-MPLAT-0128**

Request:	Record Plat Amendment
Project Name:	Nina's Field Minor Plat
Location:	7733 Upton Oxmoor Lane
Owner(s):	Upton Oxmoor Apartments, LLC
Applicant:	Matt Ricketts
Representative:	Ashley Bartley
Jurisdiction:	Louisville Metro
Council District:	18 – Marilyn Parker
Case Manager:	<b>Heather Pollock, Planner I</b>

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:07:20 Heather Pollock explained the applicant withdrew the application.

**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.**

No action was taken.

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**21-ZONE-0072**

Request:	Change in zoning from R-4 to C-M, parking waiver, and development plan
Project Name:	Thieneman 6212 Shepherdsville Road
Location:	6212 Shepherdsville Road
Owner(s):	CL CAT, LLC
Applicant:	CL CAT, LLC
Representative:	Wyatt, Tarrant, & Combs, LLP – Jon Baker
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin
Case Manager:	<b>Joel Dock, AICP, Planning Coordinator</b>

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:08:14 On behalf of Joel Dock, Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation.) Staff finds that the case is ready for a public hearing.

**The following spoke in favor of this request:**

Jon Baker, 400 W Market Street, Louisville, KY 40202

Derek Triplett, 503 Washburn Ave, Louisville, KY 40222

**Summary of testimony of those in favor:**

00:14:08 Jon Baker, the applicant's representative, went into more detail on the zoning request and subject site (see recording for detailed presentation.)

Derek Triplett discussed the proposed site plan and renderings in detail (see recording for detailed presentation.)

Jon Baker explained the justification for the parking waiver.

**00:32:15 Commissioners' deliberation.**

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**21-ZONE-0072**

**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 consensus, scheduled this case to be heard at the **October 21, 2021** Planning Commission public hearing.

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**21-ZONE-0049**

Request:	Change in zoning from R-4 to R-6 with development plan
Project Name:	Holgate Apartments Rezoning
Location:	11405 Holgate Drive
Owner(s):	GM Property Investments, LLC
Applicant:	GM Property Investments, LLC
Representative:	GM Property Investments, LLC: Monika Thapa
Jurisdiction:	Louisville Metro
Council District:	13 – Mark Fox
Case Manager:	<b>Joel Dock, AICP, Planning Coordinator</b>

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:33:32 On behalf of Joel Dock, Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation.) Staff finds that the case is ready for a public hearing.

**The following spoke in favor of this request:**

Chris Crumpton, 3703 Taylorsville Road, Louisville, KY 40220

Monika Thapa, 10706 Taylor Farm Court, Prospect, KY 40059

**Summary of testimony of those in favor:**

00:40:30 Chris Crumpton went into more detail on the zoning request and site plan (see recording for detailed presentation.) The original request was for an R-7 rezoning but has officially been changed to be an R-6 request.

Commissioner Daniels asked if the occupants would have any access to the rear yard. Chris Crumpton responded that they would, but it will be left as green space for now. He said there will be a walkway in the area.

**00:48:00 Commissioners' deliberation.**

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**21-ZONE-0049**

**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 consensus, scheduled this case to be heard at the **November 4, 2021** Planning Commission public hearing.



**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**21-ZONE-0034**

Request:	Change in zoning from OTF to C1, with Detailed District Development Plan and Binding Elements, and Variance
Project Name:	Jagers @ Indian Springs
Location:	10700 Westport Road
Owner:	M&T LLC
Applicant:	M&T LLC
Representative:	Bardenwerper, Talbott & Roberts
Jurisdiction:	Louisville Metro
Council District:	17 – Marcus Winkler
Case Manager:	<b>Dante St. Germain, AICP, Planner II</b>

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:49:15 Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation.) Staff finds that the case is ready for a public hearing.

**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:**

00:52:30 Nick Pregliasco, the applicant's representative, went into more detail on the proposal and site area (see recording for detailed presentation.)

Commissioner Brown asked if any changes were being made to the traffic pattern on Indian Lakes Drive. Nick Pregliasco responded that they are not. There was discussion on possible striping and the traffic impact study.

**The following spoke in opposition to this request:**

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**21-ZONE-0034**

**Summary of testimony of those in opposition:**

01:08:09 Steve Porter explained that he represents the Indian Springs Community Association. They have issues with a drive thru, fast food restaurant. He believes there are deed restrictions prohibiting this restaurant. They are in negotiations with the developer; however, the association was okay with a sit-down restaurant but not a fast food, drive thru restaurant. They are concerned with the C-1 zoning allowing any type of restaurant in the area. They have proposed lighting and signage elements they would like to see added to the Binding Elements if the proposal gets approved.

**Rebuttal:**

01:11:00 Nick Pregliasco explained that they already planned to include the proposed lighting and signage Binding Elements. They will continue to work with the community on a compromise.

**01:12:00 Commissioners' deliberation.**

**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 consensus, scheduled this case to be heard at the **November 4, 2021** Planning Commission public hearing.

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**21-ZONE-0106**

Request:	Change in zoning from R-4 to R-7, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Sidewalk Waiver
Project Name:	Springdale Apartments
Location:	5217 Springdale Road
Owner(s):	Roy F McMahan III
Applicant:	LIV Development
Representative(s):	Bardenwerper, Talbott & Roberts
Jurisdiction:	Louisville Metro
Metro Council District:	16 – Scott Reed
Case Manager:	<b>Dante St. Germain, AICP, Planner II</b>

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

01:14:10 Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation.) Staff finds that the case is ready for a public hearing if the sidewalk waiver issue can be resolved.

Commissioner Peterson asked about the sidewalk waiver. Dante St. Germain explained where the proposed sidewalk would be. There was discussion about the sidewalk concerns.

**The following spoke in favor of this request:**

Nick Pregliasco, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223  
Doug Schultz, 608 S 3<sup>rd</sup> Street, Louisville, KY 40202

**Summary of testimony of those in favor:**

01:22:40 Nick Pregliasco, the applicant's representative, went into more detail on the zoning request and the site area (see recording for detailed presentation.) He discussed the Right-of-Way dedication in detail.

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**21-ZONE-0106**

Doug Schultz discussed the sidewalk in more detail and the reasoning for the waiver. He also explained proposed changes to the development plan to address tree removal concerns.

**The following spoke in opposition to this request:**

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

Harold Freedly, 7908 Albrecht Circle, Louisville, KY 40241

**Summary of testimony of those in opposition:**

01:46:45 Steve Porter explained that they are still in negotiations with the developer. The neighborhood has concerns about traffic and the building heights. There is support for the sidewalk waiver because it protects the trees on “Lovers Lane” (Springdale Road’s nickname). There is also concern about the entrance. They have a proposed Binding Element for lighting they would like to see added.

Harold Freedly said he had concerns about the size of the development and an increase in traffic. He also had concerns about standing water by Springdale Road and drainage issues. He doesn’t think the project fits the area.

**Rebuttal:**

02:04:45 Nick Pregliasco addressed the traffic concerns and said the roadway does have the capacity. He also explained that they would be fixing the drainage issues. They will also be preserving all existing trees and expanding the tree canopies. Mr. Pregliasco also said this was a chance to provide a different type of housing option in this area. He also addressed concerns about the entrance and the period of adding it.

**02:14:35 Commissioners’ deliberation.**

**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 consensus, scheduled this case to be heard at the **October 21, 2021** Planning Commission public hearing.

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**21-ZONE-0018**

Request:	Change in zoning from R-4 to PRD, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements
Project Name:	Creek's Edge Townhomes
Location:	6806 Applegate Lane
Owner(s):	Pleasant Apple LLC
Applicant:	Pleasant Apple LLC
Representative(s):	Bluestone Engineers
Jurisdiction:	Louisville Metro
Metro Council District:	23 – James Pedan
Case Manager:	<b>Dante St. Germain, AICP, Planner II</b>

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

02:16:20 Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation.) Staff finds that the proposal is ready for a public hearing if the issues with Alley C can be resolved. There is a ditch and right-of-way overlap and if Alley C is wide enough.

**The following spoke in favor of this request:**

Kyle Galloway, 9625 Ormsby Station Road, Louisville, KY 40223

Chris Crumpton, 3703 Taylorsville Road, Louisville, KY 40220

**Summary of testimony of those in favor:**

02:21:45 Kyle Galloway went into more detail on the site location and the project (see video for detailed recording.)

Chris Crumpton addressed the issue with the drainage ditch. They proposed to make the alley right-of-way bigger to accommodate that.

**02:35:50 Commissioners' deliberation.**

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE  
September 23, 2021**

**NEW BUSINESS**

**21-ZONE-0018**

**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 consensus, scheduled this case to be heard at the **October 21, 2021** Planning Commission public hearing.

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES  
September 23, 2021**

**ADJOURNMENT**

The meeting adjourned at approximately 3:47 p.m.

---

**Chairman**

---

**Division Director**