

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**January 26, 2023**

**NEW BUSINESS**

**22-ZONE-0105**

Request: Change in zoning from R-4 single family and C-1 commercial to R-6 multifamily with a District Development Plan with Binding Elements and a Waiver

Project Name: Friess Old Bardstown

Location: 9408 and 9500 Old Bardstown Rd

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 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:**

00:36:55 Jay Lockett discussed the case summary from the staff report and indicated that the application was ready for public hearing (see video for presentation). The applicant is proposing to construct 110 multi-family dwelling units on approximately 9.28 acres.

00:39:33 Commissioner Brown asked what would the code require for pedestrian connectivity between each of these units. Lockett stated there isn't a requirement for pedestrian connectivity.

00:41:05 Commissioner Carlson asked if there were any sidewalks along Bardstown Road and what the M-2 zone consisted of. Lockett stated that he doesn't believe there are sidewalks on Bardstown Road at this time. The property in the M-2 zone was a boat repair shop.

00:42:33 Commissioner Mims asked if the applicant was proposing sidewalks for this current plan. Lockett stated that the applicant was proposing to install sidewalks.

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00:43:36 Commissioner Brown asked if the driveway associated with the property across the street would line up with the driveway that will be part of the development. Luckett mentioned that he didn't do the research on the property across the street, so he isn't for sure what is approved.

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

Nick Pregliasco, Bardenwerper Talbott & Roberts, 1000 N. Hurstbourne Pkwy,  
Louisville, KY 40223

Theodore Bernstein, Land Design & Development, 503 Washburn Ave, Louisville, KY  
40222

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

00:44:31 Nick Pregliasco spoke in support of the application and presented a PowerPoint presentation (see video). Pregliasco stated that it is a very nice upscale community. He mentioned that half of the townhomes will have garages. Pregliasco said that the development across the street has expired and believes that the entrances of both developments would match up and he would be able to get that information before the Planning Commission meeting.

00:56:03 Commissioner Brown asked what improvements are being made towards the roadways and does the applicant have schematics showing those tapers and transitions. Pregliasco said there was a request for a turn lane in front of the entire frontage but that the applicant is proposing a three lane in front of the entire frontage. Ted Bernstein mentioned to Commissioner Brown that he did not have an exhibit showing that turn lane.

01:01:09 Commissioner Mims asked if there were funds established for the right turn lane for Bardstown Road. Pregliasco stated that the applicant would propose a binding element stating he would create the right-hand turn lane.

01:04:41 Commissioner Carlson asked if the connectivity to the west was a technical problem or was it something he could take up at the Planning Commission meeting. Commissioner Sistrunk responded that he didn't see it as a technical issue because they are asking for a waiver.

01:05:11 Commissioner Mims asked if the property to the west has access off of Thixton Lane and does it also have access off of Bardstown Road. Luckett stated that connectivity is slowly becoming available.

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

None.

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

None.

**Rebuttal**

None.

**Deliberation**

01:10:32 Land Development and Transportation Committee 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.**

01:15:42 On a motion by Commissioner Carlson, seconded by Commissioner Mims, the following resolution was adopted.

**RESOLVED**, that the Land Development & Transportation Committee does hereby **CONTINUE** this case to the February 9<sup>th</sup>, 2023 Land Development & Transportation Committee meeting.

**The vote was as follows:**

**YES: Commissioners Cheek, Brown, Mims, Carlson, Sistrunk**