

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
February 9, 2023

OLD 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: Bardenwerper, 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. 5th Street.)

Agency Testimony:

00:49:13 Jay Lockett discussed the case summary from the staff report and indicated that the application was ready for a public hearing (see video for presentation). The applicant is proposing a change from R-4 single family residential and C-1 commercial to a R-6 multi family residential. The applicant is also wanting to construct 110 multi family dwelling units on approximately 9.28 acres.

00:52:45 Commissioner Brown asked if the Louisville Loop team had any recommendations for additional right-of-way along the frontage. Beth Stuber stated that she reached out to the team, but she hasn't received any information back at this time.

The following spoke in favor of this request:

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

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

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Summary of testimony of those in favor:

00:54:58 Nick Pregliasco spoke in favor of the application and presented a PowerPoint presentation (see video). Pregliasco stated that the applicant is planning to construct an additional right turn lane off Thixton Lane onto Bardstown Road. The applicant will also construct a three-lane section along the frontage.

01:00:27 Commissioner Brown asked how much right-of-way is being dedicated for this site. Ted Bernstein stated there would be 40ft of roadway to the center line that would be dedicated.

01:02:02 Commissioner Mims asked if the taper was fitting within the three lanes. Bernstein stated that it fits within the right-of-way and does not affect any utilities.

The following spoke in opposition to the request:

None

Summary of testimony of those in opposition:

None

REBUTTAL

None

Deliberation

01:06:48 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.

01:07:56 The Committee by general consensus scheduled this case to be heard at the **March 2, 2023**, Planning Commission public hearing