

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO LAND DEVELOPMENT AND TRANSPORTATION
COMMITTEE
October 24, 2024**

A meeting of the Louisville Metro Land Development and Transportation Committee was held on October 24, 2024, at 1:00 p.m. at the Old Jail Auditorium, located on 514 West Liberty Street, Louisville, Kentucky.

Committee Members Present:

Te'Andre Sistrunk, Chair
Russ Lohan
Suzanne Cheek (left at 2:37pm)
Jennifer Kern

Committee Members Absent:

Jim Mims, Vice Chair

Staff Members Present:

Brian Davis, Planning Director
Julia Williams, Assistant Director
Jay Lockett, Planning and Design Supervisor
Laura Ferguson, Assistant County Attorney
Amy Brooks, Planner II
Mary Willis, Management Assistant

The following matters were considered:

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

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APPROVAL OF MINUTES

**OCTOBER 10, 2024, LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
MEETING MINUTES**

00:04:07 On a motion by Commissioner Cheek, seconded by Commissioner Lohan, the following resolution was adopted:

RESOLVED, that the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the Minutes of its meeting conducted on October 10, 2024

The vote was as follows:

YES: Commissioner Lohan and Sistrunk

ABSTAIN: Commissioner Cheek and Kern

ABSENT: Commissioner Mims

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

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NEW BUSINESS

CASE NO. 24-ZONE-0079

Request: Change in zoning from R-4 to PRD with Detailed District Development Plan and Binding Elements, and Major Preliminary Subdivision

Project Name: Morris – Manslick

Location: 7203 E Manslick Road

Applicant: RLM Properties Inc.

Representative: Wyatt Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 23 – Jeff Hudson

Case Manager: Dante St. Germain, AICP, Senior Planner

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 Committee Members received this report in advance of the meeting. (Staff report is part of the case file maintained in the Office of Planning, 444 S. 5th Street.)

Agency Testimony:

00:04:50 Jay Luckett presented the case. Luckett provided an overview of the request and presented a PowerPoint presentation (see recording for details).

The following spoke in favor of the request:

Jon Baker, Wyatt Tarrant & Combs, 400 W Market St, Louisville, KY 40202

Ted Bernstein, Land Design and Development, 503 Washburn Ave, Louisville, KY 40222

Summary of those in favor:

00:07:03 Jon Baker spoke in support of the proposal and presented a PowerPoint presentation. Baker stated that the applicant is wanting to rezone to allow groups of dwelling units and provide a new housing style for the area. Baker responded to questions from Committee Members (see recording for details).

The following spoke in opposition of the request:

Jason Elmore, 8510 Braeburn Ridge Dr., Louisville, KY 40228

Summary of those in opposition:

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NEW BUSINESS

CASE NO. 24-ZONE-0079

00:19:22 Jason Elmore spoke in opposition to the proposal. Elmore wanted clarification on the blind spot that will be created between Old Bates Rd and Braeburn Ridge due to an added entrance into the development (see recording for details)

Rebuttal:

00:21:28 Jon Baker spoke in rebuttal. Baker mentioned that it is a requirement to create a connection at Braeburn Ridge Dr and have access for future developed parcels. Baker stated that the connectivity is acceptable, and it would provide alternative ways to enter and exit the property (see recording for details).

00:22:59 Ted Bernstein spoke in rebuttal. Bernstein stated that the neighboring subdivisions did not want the proposed development to travel through their existing subdivisions and so they decided to have a connection at Old Bates Rd as another outlet for the extra traffic. Bernstein responded to questions from Committee Members (see recording for details)

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or obtain a copy.

RESOLVED, that the Louisville Metro Land Development and Transportation Committee by general consensus scheduled case number 24-ZONE-0079 to be heard at the November 21, 2024, Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

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NEW BUSINESS

CASE NO. 24-ZONE-0101

Request: Change in zoning from C-2 to M-3 with Detailed District
Development Plan and Binding Elements
Project Name: Fabricated Metals Expansion
Location: 6101 – 6107 Southside Drive, 101 – 111 Steedly Drive, 9612
R Kenjoy Drive
Applicant: Kenjoy Drive Venture LLC
Representative: Vice Cox & Townsend PLLC
Jurisdiction: Louisville Metro
Council District: 25 – Khalil Batshon
Case Manager: Dante St. Germain, AICP, Senior Planner

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 Committee Members received this report in advance of the meeting. (Staff report is part of the case file maintained in the Office of Planning, 444 S. 5th Street.)

Agency Testimony:

00:27:04 Jay Luckett presented the case. Luckett provided an overview of the request and presented a PowerPoint presentation (see recording for details).

The following spoke in favor of the request:

Matt Wolfe, Sabak, Wilson and Lingo, 608 S 3rd St., Louisville, KY 40202

Summary of those in favor:

00:29:43 Matt Wolfe spoke in support of the proposal and presented a PowerPoint presentation. Wolfe elaborated on the type of manufacturing that is produced at the site and why the site needs to be rezoned. Wolfe responded to questions from Committee Members (see recording for details).

The following spoke in opposition of the request:

Ann Ramser, 307 E Kenwood Dr, Louisville, KY 40214

Summary of those in opposition:

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NEW BUSINESS

CASE NO. 24-ZONE-0101

00:45:41 Ann Ramser spoke in opposition to the proposal. Ramser voiced her concerns pertaining to Binding Elements possibly being removed and wanted an explanation (see recording for details).

00:48:59 Brian Davis responded to Ann Ramser's statement pertaining to the removal of a binding element (see recording for details).

00:49:22 Jay Luckett responded to questions from Committee Members pertaining to the amendment of binding elements (see recording for details).

Rebuttal:

00:51:33 Matt Wolfe spoke in rebuttal. Wolfe indicated that they will look at the binding elements (see recording for details).

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or obtain a copy.

RESOLVED, that the Louisville Metro Land Development and Transportation Committee by general consensus scheduled case number 24-ZONE-0101 to be heard at the November 21, 2024, Planning Commission public hearing.

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NEW BUSINESS

CASE NO. 24-ZONE-0081

Request: Change in zoning from R-4 to C-1 with Detailed District Development Plan.
Project Name: Beulah Crossing
Location: 6703 and 6705 Rocky Lane; 6707 Beulah Church Rd
Applicant: Beulah Church Road LLC
Representative: Bardenwerper, Talbott & Roberts PLLC
Jurisdiction: Louisville Metro
Council District: 23 – Jeff Hudson
Case Manager: Amy Brooks, 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. The Committee Members received this report in advance of the meeting, and this report was available to any interested party prior to the public meeting. (Staff report is part of the case file maintained in the Office of Planning, 444 S. 5th Street.)

Agency Testimony:

00:53:29 Amy Brooks provided an overview of the request and presented a PowerPoint presentation (see recording for details).

The following spoke in favor of the request:

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

Summary of those in favor:

00:56:56 Nick Pregliasco spoke in support of the proposal and presented a PowerPoint presentation. Pregliasco stated that the proposal is an out lot that is associated with a larger development and elaborated on the development plan. Pregliasco responded to questions from Committee Members (see recording for details).

The following spoke in opposition of the request:

None

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

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NEW BUSINESS

CASE NO. 24-ZONE-0081

RESOLVED, that the Louisville Metro Land Development and Transportation Committee by general consensus scheduled case number 24-ZONE-0081 to be heard at the November 21, 2024, Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

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NEW BUSINESS

CASE NO. 24-ZONE-0109

Request: Change in zoning from R-5 to R-7 with Detailed District Development Plan and Binding Elements, and Waiver
Project Name: 120 N 42nd Street Rezoning
Location: 120 N 42nd Street
Applicant: Gateway City Homes LLC
Representative: Bardenwerper, Talbott & Roberts
Jurisdiction: Louisville Metro
Council District: 5 – Donna Purvis
Case Manager: Dante St. Germain, AICP, Senior Planner

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 Committee Members received this report in advance of the meeting, and this report was available to any interested party prior to the public meeting. (Staff report is part of the case file maintained in the Office of Planning, 444 S. 5th Street.)

Agency Testimony:

01:14:34 Jay Luckett presented the case. Luckett provided an overview of the request and presented a PowerPoint presentation. Luckett responded to questions from Board Members (see recording for details).

The following spoke in favor of the request:

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

Summary of those in favor:

01:17:09 Nick Pregliasco spoke in support of the proposal and presented a PowerPoint presentation. Pregliasco responded to questions from Committee Members (see recording for details).

The following spoke in opposition:

Doreen McMahon, 116 N. 42nd St., Louisville, KY 40212

Camile Woods, 120 N 42nd St., Louisville, KY 40212

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NEW BUSINESS

CASE NO. 24-ZONE-0109

Summary of those in opposition:

01:20:51 Doreen McMahon spoke in opposition to the proposal. McMahon voiced her concerns pertaining to the community and the owner of the property (see recording for details).

01:24:29 Camile Woods spoke in opposition to the proposal. Woods voiced her concerns pertaining to the issues that the property has developed and the owner of the property (see recording for details).

01:32:42 Jay Luckett responded to questions pertaining to the rental registry (see recording for details).

Rebuttal:

01:33:43 Nick Pregliasco spoke in rebuttal. Pregliasco stated that he would be able to address majority of the issues at the public hearing and stated he would reach out to management to see if the issues occurred before or after the applicant purchased the property (see recording for details).

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RESOLVED, that the Louisville Metro Land Development and Transportation Committee by general consensus scheduled case number 24-ZONE-0109 to be heard at the November 21, 2024, Planning Commission public hearing.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

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October 24, 2024

NEW BUSINESS

CASE NO. 24-ZONE-0100

Request: Change in zoning from R-4 to C-1 with Detailed District Development Plan and Binding Elements, and Waivers and Variance

Project Name: McDonald's

Location: 11800 & 11806 E Orell Road

Applicant: Stern Development

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 14 – Cindi Fowler

Case Manager: Dante St. Germain, AICP, Senior Planner

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 Committee Members received this report in advance of the meeting, and this report was available to any interested party prior to the public meeting. (Staff report is part of the case file maintained in the Office of Planning, 444 S. 5th Street.)

Suzanne Cheek recused herself from the case.

Agency Testimony:

01:35:22 Jay Lockett provided an overview of the request and presented a PowerPoint Presentation (see recording for details).

The following spoke in favor of the request:

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

Brad Smith, 1471 Hawthorne Ave NW, Atlanta, GA 30309

Summary of those in favor:

01:38:31 Nick Pregliasco spoke in support of the proposal and presented a PowerPoint presentation. Pregliasco provided an overview of the plan and the location of the project site. Pregliasco responded to questions from Committee Members (see recording for details).

The following spoke in opposition:

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NEW BUSINESS

CASE NO. 24-ZONE-0100

James Jones, 6327 Winding Strings Dr., Louisville, KY

Cindi Fowler, 601 W Jefferson St, Louisville, KY 40202

Summary of those in opposition:

01:49:12 James Jones spoke in opposition to the proposal. Jones stated that he would like the developer to provide non access for vehicles along E. Orell Rd and to provide a 10ft fence. Jones requested information pertaining to landscaping along the fence and to provide recessed lighting (see recording for details).

01:55:05 Council person Cindi Fowler stated that she appreciated the developer for not putting an entrance on E. Orell Rd and would like to see a ten-foot fence placed along E. Orell Rd (see recording for details).

Rebuttal:

01:51:17 Nick Pregliasco spoke in rebuttal. Pregliasco mentioned that he would provide more details on the landscaping as well as the lighting at the public hearing (see recording for details).

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

RESOLVED, that the Louisville Metro Land Development and Transportation Committee by general consensus scheduled case number 24-ZONE-0100 to be heard at the November 21, 2024, Planning Commission public hearing.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
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ADJOURNMENT

The meeting adjourned at approximately 2:47 p.m.

Chair

Planning Director