

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

MINUTES

February 8, 2024

NEW BUSINESS

CASE NO. 23-ZONE-0162

Request: Change in Zoning from R-4 to C-2 with Detailed District Development Plan and Binding Elements
Project Name: Korfhage Floor Coverage
Location: 12400 Taylorsville Road
Owner: Douglas & Dana Hart
Applicant: Korfhage Floor Coverage
Representative: Bardenwerper, Talbott & Roberts
Jurisdiction: Louisville Metro
Council District: 20 – Stuart Benson
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:

01:14:50 Dante St. Germain provided an overview of the request and presented a PowerPoint presentation. St. Germain responded to questions from Committee Members (see recording for details).

The following spoke in favor of this request:

Nick Pregliasco, 1000 N Hurstbourne Parkway, Suite 200, Louisville, KY 40223

Ann Richard, 503 Washburn Ave, Suite 101, Louisville, KY 40222

Summary of testimony of those in favor:

01:21:30 Nick Pregliasco spoke in favor of the request and presented a PowerPoint presentation. Pregliasco responded to questions from Committee Members (see recording for details).

The Following Spoke in Neutral of This Request:

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

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Summary of testimony of those in Neutral of this request:

01:38:00 Steve Porter is concerned about the extension of commercial space towards the end of road which is causing a lot of traffic merger problems with multiple driveways from proposed neighboring commercial projects. Porter also raised concern about the future phases of development and rezoning where there are prospective chances of misusing the rezoning. (See recording for details).

The Following Spoke in Opposition of This Request:

Don Wenzel, 12109,12111 Taylorsville Road, Louisville, KY 40299

Summary of testimony of those in Opposition:

01:41:30 Dan Venzel said that he purchased two properties in that neighborhood which are in national historic preservation and dated from late 1700 contributing to rich history. Venzel opposed the rezoning of a residential zone to a commercial zone. Venzel suggested that Commercial business should be established in appropriate zoned areas rather than rezoning the residential to commercial. Venzel also expressed the possible abuse of rezoning in future. (See recording for details).

Rebuttal

01:47:10 Nick Pregliasco said they would consider a binding element to restrict land uses. Pregliasco also said that they are working on access between the adjoining properties. (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.

01:55:00 **RESOLVED**, that the Louisville Metro Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0162 to be heard at the March 21, 2024, Planning Commission public hearing.