

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**March 23, 2023**

**NEW BUSINESS**

**22-ZONE-0170**

<b>Request:</b>	Change in Zoning from R-4 Single Family to C-2 Commercial with a Conditional Use Permit for Mini-Warehouse, Floyds Fork Development Review Overlay Review, a Variance and District Development Plan with Binding Elements
<b>Project Name:</b>	Shelbyville Road Self Storage
<b>Location:</b>	15900 and 15910 Shelbyville Road
<b>Owner:</b>	Chi Fien Wang, Monica Wang
<b>Applicant:</b>	Adams Property Group
<b>Representative:</b>	Nick Pregliasco – Bardenwerper, Talbott and Roberts
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	11 – Kevin Kramer
<b>Case Manager:</b>	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:**

02:07:21 Jay Lockett discussed the case summary from the staff report and indicated the application was ready for a public hearing (see video for presentation).

02:12:13 Commissioner Brown asked if the height restriction was due to the zone or the conditional use permit. Lockett clarified that it was both.

02:12:51 Commissioner Mims asked if the plan was in the Eastwood area and if the storage building were mini or cubed. Lockett stated the plan was just outside the area plus the applicant would be able to give a definitive answer on the type of storage that will be provided.

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

Nick Pregliasco, Bardenwerper, Talbott and Roberts, 1000 N Hurstbourne Parkway, Louisville, KY 40223

Chris Brown, Bowman Engineering, 3001 Taylor Springs Drive, Louisville, KY 40220

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

02:14:00 Nick Pregliasco spoke in favor of the application and presented a PowerPoint presentation. Pregliasco mentioned a zone change from an R-4 to C-2 with a Conditional Use Permit and a Floyds Fork Development Review Overlay to allow a self-storage facility to be built.

02:26:34 Commissioner Cheek questioned the L shape section of the plan. Pregliasco mentioned that the L shape section was a non-climate-controlled area.

02:28:00 Commissioner Brown questioned the outdoor storage Binding Element and the hours of operation. Pregliasco stated the Binding Elements were requested by Eastwood Village Council and the hours of operation would be discussed at the public hearing.

02:28:58 Commissioner Mims asked if the sewer would be coming up Water Stone or would there be onsite septic. Pregliasco stated the sewer would be coming from Water Stone.

02:30:53 Chris Brown continued answering Commissioner Browns question.

**The following spoke as a neutral party to the request:**

Steve Rungworth, 15805 Waterstone Ct, Louisville, KY 40245

**Summary of testimony of those as neutral:**

02:33:58 Steve Rungworth spoke in neutral to the application. Rungworth wanted clarification on Binding Element #7.

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

**None**

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

**None**

**REBUTTAL**

**None**

**Deliberation**



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02:34:40 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.**

02:34:51 The Committee by general consensus scheduled this case to be heard at the May 11, 2023, Planning Commission public hearing