

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
April 13, 2023

NEW BUSINESS

22-ZONE-0115

Request: Change in Form District from NFD to SMCDFD, Change in Zoning from R-5 & C-1 to OTF with Detailed District Development Plan and Binding Elements

Project Name: Preston Suites

Location: 7504 Preston Highway

Owner/Applicant: Lakshmi, LLC

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 13 – Dan Seum, Jr.

Case Manager: Dante St. Germain, 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 Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

Agency Testimony:

00:47:09 Dante St. Germain presented the applicant's proposal for a motel with 50 rooms. St. Germain established that the access easement is shared with a neighboring business.

00:50:56 Commissioner Mims clarified if the access easement has a sufficient width. Dante St. Germain agreed.

00:52:05 Commissioner Sistrunk acknowledged the legal description. Dante St. Germain elaborated that the access easement is 30 feet wide with 20 feet of frontage on Clay Avenue and 10 feet on the neighboring business.

00:52:50 Commissioner Sistrunk questioned the Preston Highway side. Dante St. Germain confirmed that there is no defined easement, and the access is on Clay Avenue.

00:53:19 Commissioner Carlson clarified if the fire department has seen the plan. Dante St. Germain confirmed that the Okolona Fire Protection District has not responded. St. Germain acknowledged that Louisville Metro Emergency Services recommended an address and name change of the access easement.

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00:54:28 Commissioner Carlson questioned Clay Avenue as the access. Dante St. Germain acknowledged that the frontage is on Clay Avenue.

The Following Spoke in Support of This Request:

Nick Pregliasco, 1000 North Hurstbourne Parkway, Louisville, KY 40222

Summary of Testimony of Those in Support:

00:56:00 Nick Pregliasco acknowledged Commissioners Mims' concerns. Pregliasco assured him that the access easement has documentation.

01:04:04 Nick Pregliasco confirmed that a 7-foot wooden fence is for screening.

01:07:08 Commissioner Mims clarified if the access easement on Preston Highway can connect to Clay Avenue. Nick Pregliasco agreed to change the development plan from L shaped to straight.

01:08:34 Commissioner Carlson offered a different material for the fence. Nick Pregliasco agreed.

01:09:36 Commissioner Carlson clarified if the fence is 7 or 8 feet. Dante St. Germain confirmed that C-1 is 8 feet and OTF is 7 feet. Nick Pregliasco acknowledged the change from C-1 to OTF and agreed to 8 feet.

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.

01:12:51 The Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0001 to be heard at the May 25, 2023 Planning Commission public hearing.