

PLANNING COMMISSION MINUTES
May 25, 2023

PUBLIC HEARING

CASE NO. 22-ZONE-0115

Request:	Change in Form District from NFD to SMCFD, 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:	Lakshmi LLC
Applicant:	Lakshmi LLC
Representative:	Bardenwerper, Talbott & Roberts
Jurisdiction:	Louisville Metro
Council District:	13 – Dan Seum, Jr.
Case Manager:	Dante St. Germain, AICP, Planner II

Notice of this public hearing appeared in **The Courier Journal**, a notice was posted on the property, and 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 Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:46:26 Dante St. Germain discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Nick Pregliasco, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223
John Miller, 1387 South 4th Street, Louisville, Ky. 40208

Summary of testimony of those in favor:

00:52:38 Nick Pregliasco gave a power point presentation. It's an infill site with no waivers and variances (see recording for detailed presentation).

01:03:53 John Miller said there will be directional signs at the entrance with the main sign being at the top of the principle building (see recording for detailed presentation).

The following spoke in opposition to this request:

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Stuart Johnson, 1142 Clay Avenue, Louisville, Ky. 40219
Carolyn Riddle, 1136 Clay Avenue, Louisville, Ky. 40219
Connie Heim, 1135 Clay Avenue, Louisville, Ky. 40219
Jeanette Glasnovic, 1050 South Acres Drive, Louisville, Ky. 40219
Vincent Glasnovic, 1050 South Acres Drive, Louisville, Ky. 40219
Julia Schultz, 8408 Archwood Court, Louisville, Ky. 40219
Sarah Myldy, 1109 Clay Avenue, Louisville, Ky. 40219
Steve Porter, 2406 Tucker Station Road, Louisville, Ky. 40299
Terry Burnett, 7508 Preston Highway, Louisville, Ky. 40219

Summary of testimony of those in opposition:

01:11:40 Stuart Johnson said the exit from Clay Ave. is too narrow (see recording for detailed presentation).

01:13:06 Carolyn Riddle said Clay Ave. traffic is horrible and it's not a good location for a hotel (see recording for detailed presentation).

01:14:39 Connie Heim said the traffic will be more congested. The proposal will cause safety issues for the children attending Okolona Elementary (see recording for detailed presentation).

01:17:09 Jeanette Glasnovic said she agrees with the previous speakers. Also, crime has gotten worse in the area (see recording for detailed presentation).

01:20:09 Vincent Glasnovic said his main concern is the concrete jungle that's being created (see recording for detailed presentation).

01:22:07 Julia Schultz said there are already 2 sets of Intown Suites. There's a lot of homelessness and crime in the area (see recording for detailed presentation).

01:24:12 Sarah Myldy said she agrees with the previous speakers. Clay Avenue is too narrow for additional traffic (see recording for detailed presentation).

01:26:45 Steve Porter discussed traffic and signage. This is a 24-hour operation in the middle of a residential neighborhood off a collector street. It's not in compliance with the Comprehensive Plan or Land Development Code (see recording for detailed presentation).

01:31:23 Terry Burnett said he owns 2 businesses on Preston. He agreed to an easement with the applicant and to move his parking to the rear where it would never be

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bothered. The applicant is now proposing to do the opposite (see recording for detailed presentation).

Rebuttal

01:34:48 Nick Pregliasco said he's surprised about the opposition today because no one showed up at the LDT meeting. The owner of this proposal also owns Subway and has an invested interest in the area. Putting a hotel there should improve the situation of vagrancy in the area (see recording for detailed presentation).

Deliberation

01:51:22 Planning Commission deliberation.

An audio/visual recording of the Planning Commission hearing 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.

Change in form district from Neighborhood to Suburban Marketplace Corridor

On a motion by Commissioner Sistrunk, seconded by Commissioner Pennix, the following resolution based on the testimony heard today was adopted.

WHEREAS, the Louisville Metro Planning Commission finds that this would be a non-residential expansion into an existing residential area where there will be an adverse impact on the adjacent residential uses with respect to noise and lighting.

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to Metro Council that the change in form district from Neighborhood to Suburban Marketplace Corridor be **DENIED**.

The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Fischer, Mims, Pennix and Sistrunk

NO: Commissioners Howard and Lewis

NOT PRESENT AND NOT VOTING: Commissioner Brown

Zoning Change from R-5 Single Family Residential & C-1 Commercial to OTF Office/Tourist Facility

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WHEREAS, the Louisville Metro Planning Commission finds that this would be a non-residential expansion into an existing residential area where there will be adverse impact on the adjacent residential uses with respect to noise and lighting.

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to Metro Council that the change in zoning from R-5, Single Family Residential and C-1, Commercial to OTF, Office/Tourist Facility be **DENIED**.

The vote was as follows:

YES: Commissioners Carlson, Cheek, Clare, Fischer, Mims, Pennix and Sistrunk

NOT PRESENT AND NOT VOTING: Commissioner Brown

ABSTAINING: Commissioners Howard and Lewis

Detailed District Development Plan and Binding Elements

NO VOTE