

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
MINUTES
March 27, 2025**

NEW BUSINESS

CASE NO. 24-ZONE-0138

Request:	Change in zoning from R-5 Single-Family to C-1 Commercial with associated waiver(s) conditional use permit, detailed district development plan, and binding elements.
Project Name:	Louisville Occupational and General Health Services Clinic.
Location:	4201 Taylor Blvd and 1056 Bluegrass Avenue
Applicant:	Louisville Occupational and General Health Services, LLC
Representative:	Wyatt, Tarrant, & Combs LLP
Jurisdiction:	Louisville Metro
Council District:	21 – Betsy Ruhe
Case Manager:	Amy Brooks, Planning Supervisor

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 at the Office of Planning, 444 South 5th Street.)

Agency Testimony:

01:44:23 Amy Brooks provided an overview of the request and presented a PowerPoint presentation. Brooks responded to questions from Committee Members. (see recording for details)

The following spoke in favor of the request:

Jon Baker, Wyatt, Tarrant, & Combs, 400 West Market Street Suite 2000 Louisville, KY 40202

Ann Ramser, 307 East Kenwood Drive Louisville, KY 40214

Summary of those in favor:

01:50:10 Jon Baker spoke in favor of the request. Baker presented a PowerPoint presentation. Baker answered questions from Committee Members. (see recording for details)

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02:02:10 Ann Ramser spoke in favor of the request. Ramser asked for clarification about proposed Binding Elements. Ramser requested that the residential piece of property within the rezoning remain residential. (see recording for details)

The following spoke in opposition of the request:
None

Rebuttal:

02:05:44 Jon Baker spoke in rebuttal. Baker addressed the buffer and Binding Element concerns. Baker answered questions from Committee Members. (see recording for details)

Deliberation:

02:08:40 Committee deliberation

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 & Transportation Committee by general consensus scheduled case number 24-ZONE-0138 to be heard at the May 15, 2025, Planning Commission public hearing.