

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES

January 12, 2023

NEW BUSINESS

22-ZONE-0096

Request: Change in zoning from R-4 to C-M, with associated Revised Detailed District Development Plan and Binding Elements, and Waivers

Project Name: APB Mini Warehouse

Location: 6212 Shepherdsville Road

Owner: AL CAT LLC

Applicant: AL CAT LLC

Representative: Wyatt, Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 2 – Barbara Shanklin

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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

03:19:27 Dante St. Germain discussed the case summary and presented a PowerPoint presentation (see video for presentation). The applicant is requesting a change in zoning from a single family residential to commercial manufacturing with a number of waivers. St. Germain stated the first waiver is not to provide a vehicular or pedestrian connections to an adjoining non-residential property. The other waivers are related to interior landscape areas and proposed landscaping on the site.

The following spoke in favor of this request:

Jonathan Baker, Wyatt, Tarrant, Combs, 400 W Market Street, Suite 2000 Louisville, KY 40202

Mike Hill, 503 Washburn Ave, Louisville, KY 40222

Summary of testimony of those in favor:

03:27:20 Jonathan Baker spoke in support of the application and gave a PowerPoint presentation (see recording). The proposal will help tie in with the detention

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basin that is associated with Taco Bell and for the secondary access point that will help move traffic between Shepherdsville and Fern Valley.

03:35:52 Commissioner Sistrunk asked if there would be any outdoor storage on the site. Baker said no.

03:36:48 Commissioner Mims asked for clarification about the landscape buffer waiver. Mike Hill stated the waiver is in the vicinity of an existing detention basin and easement. The applicant can look again to see if we can reduce or eliminate the wavier.

Deliberation

03:42:42 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.

03:42:50 On a motion by Commissioner Carlson, seconded by Commissioner Mims, the following resolution was adopted:

RESOLVED, that the Land Development & Transportation Committee does hereby **CONTINUE** this case to the February 9, 2023, Land Development & Transportation Committee Agenda.

The vote was as follows:

YES: Commissioners Brown, Carlson, Cheek, Mims and Sistrunk