

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**July 13, 2023**

**NEW BUSINESS**

**CASE NO. 22-ZONE-0096**

Request: Change in Zoning from R-4, C-1 & C-M to C-M with Revised Detailed District Development Plan and Binding Elements, and Waivers

Project Name: Mini Warehouses

Location: 6212 & 6220 Shepherdsville Rd, 5700 Janies Way, Parcel ID 063402420000

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:57:01 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing.

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

Jon Baker, Wyatt, Tarrant and Combs, 400 West Market Street, Suite 2000, Louisville, Ky. 40202

Mike Hill, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222

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

01:05:36 Jon Baker gave a power point presentation explaining the request for a climate controlled self-storage facility. The screening and car turn around issues have been resolved (see recording for detailed presentation).

01:13:01 Mike Hill stated the current site plan includes two 3-story buildings with climate-controlled storage with a center drive isle in between.

Mike Hill discussed the following: access; access easements; existing building on lot; turn around; dumpster; detention basin; drainage; parking; MSD easement; additional

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screening; connectivity; and fire department correspondence (see recording for detailed presentation).

01:18:34 Commissioner Carlson requests a binding element regarding accommodating the fire department's request. Jon Baker agreed (see recording for detailed presentation).

Commissioner Kern mentioned the access easement not matching up with the curb-cut and Janies Way being mostly gravel (needs improvement). Jon Baker said they will look into it and request extra time to work on a solution (see recording for detailed presentation).

**Deliberation**

01:28:21 Planning Commission 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.**

On a motion by Commissioner Mims, seconded by Commissioner Carlson, the following resolution was adopted.

**RESOLVED**, that the Land Development & Transportation Committee does hereby **CONTINUE** this case to the July 27, 2023 LD&T meeting.

**The vote was as follows:**

**YES: Commissioners Carlson, Cheek, Kern, Mims and Sistrunk**