

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES**  
**July 27, 2023**

**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 Road, 5700 Janies Way, Parcel ID 06302420000

**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

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:**

01:27:50 Dante St. Germain discussed the case summary from the staff report and had a PowerPoint presentation (see video). This plan was previously before the committee. St. Germain stated the plan is now ready for a public hearing.

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

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

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

01:34:34 Jon Baker spoke on behalf of the applicant. Baker stated the applicant is willing to work with the local fire department to address any fire concerns for the site. The applicant is looking to address the easement and the potential curb cut to the property, as well as making sure the easement is not blocked and provides adequate access per the language of the easement.

Commissioner Carlson thinks the language in the proposed binding element could be changed to be more enforceable for the fire department.

**Deliberation**

**An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services**

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES  
July 27, 2023**

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

**website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**The Committee by general consensus placed this case on the Agenda for the August 31, 2023 Planning Commission public hearing at the Old Jail Building.**