

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

March 24, 2022

NEW BUSINESS

Case No. 21-ZONE-0078

Request: Change in Form from Neighborhood to Suburban
Workplace, Change in Zoning from R-4 to EZ-1 and a
landscape waiver
Project Name: Ladd Avenue Warehouse
Location: 6451 Ladd Avenue
Owner: LJCC Trust Inc.
Applicant: Concord Equity Group LLC
Representative: Dinsmore and Shohl PLLC & Mindel Scott
Jurisdiction: Louisville Metro
Council District: 1 - Angela Bowens
Case Manager: Julia Williams, AICP, 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 Commissioners received this report in advance of the hearing, and 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:

01:11:53 Julia Williams presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation). The applicant is seeking approval for a change in form and change in zoning from R-4 to EZ-1 along with a landscape waiver. A majority of the site is already zoned EZ-1, as only the rear of the site is currently zoned R-4.

The following spoke in favor of the request:

Cliff Ashburner, Dinsmore and Shohl PLLC, 101 South Fifth Street, Louisville, KY 40202

Kent Gootee, Mindel Scott, 5151 Jefferson Boulevard, Louisville, KY 40219

Summary of testimony of those in favor:

01:19:26 Cliff Ashburner provided testimony in support of the application and presented a PowerPoint presentation (see video). The rezoning gives the EZ-1 portion of the site access to the public portion of Ladd Avenue, which becomes private in this vicinity.

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01:23:00 Kent Gootee provided testimony in support of the application and presented a PowerPoint presentation (see video). The site was designed in order to allow semi-trucks to have access to the internal circulation system and to provide as much landscape buffer area as possible along the abutting residential.

01:24:00 Cliff Ashburner resumed testimony. The only uses in the proposed rezoning area is the ingress/egress and detention basin.

The following spoke in opposition:

Erica Phillips, DHL Logistics, 6400 Ladd Avenue, Louisville, KY 40216

Summary of testimony of those in opposition:

01:30:21 Erica Phillips asked questions about Ladd Avenue's ability to handle additional traffic, specifically large semi trucks.

Applicant's Rebuttal:

01:34:17 Cliff Ashburner stated Ladd Avenue already has truck traffic. Their applicant is more likely to have box trucks and smaller vehicles instead of semi-trucks. Ashburner believes the case is ready for public hearing.

Commissioner Deliberation:

01:37:40 Commissioner deliberation.

An audio/visual recording of the Land Development and 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.

The Committee by general consensus scheduled this case to be heard at the **April 21, 2022** Planning Commission public hearing.