

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
January 13, 2022

NEW BUSINESS

Case No. 21-ZONE-0085

Request:	Change in zoning from R-4, OR, C-1, & C-2 to R-5A with a waiver
Project Name:	LDG on Cane Run Road
Location:	4516, 4524, & 4518 Cane Run Road
Owner:	Cane Run Properties LLC, Nutstreams LLC, & LDG Land Holdings LLC
Applicant:	LDG
Representative:	Cliff Ashburner - Dinsmore and Shohl LLP
Jurisdiction:	Louisville Metro
Council District:	1- Jessica Green
Case Manager:	Joel Dock, AICP, Planning Coordinator

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:

01:30:41 Joel Dock presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) He noted that the existing binding elements from the rezoning in 2015 will be abandoned and new binding elements, specific to this project, would be adopted.

01:36:35 In response to a question from Commissioner Carlson, Mr. Dock discussed the existing binding elements, which were specific to uses that were being proposed at that time. The proposed binding elements have been written specifically for what is being proposed for this site. See recording for detailed discussion.

01:38:05 In response to a question from Commissioner Brown, Mr. Dock discussed entrances and possible restrictions on when certain buildings could be built, but said the applicant could provide more information on that (see recording.)

01:39:34 In response to a question from Commissioner Mims, Mr. Dock said the property only abuts Cane Run Road.

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The following spoke in favor of the request:

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

Derek Triplett, Land Design & Development, 503 Washburn Ave # 101, Louisville, KY 40222

Summary of testimony of those in favor:

01:40:47 Cliff Ashburner, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:47:26 Derek Triplett, an applicant's representative, discussed details about the entrance to the project (see recording.)

01:49:48 In response to questions from Commissioner Mims, Mr. Ashburner and Mr. Triplett discussed the roadway near Riverport Landings (the roadway is similarly constructed, and is the same width.)

01:52:39 In response to a question from Commissioner Carlson, Mr. Triplett said that tree preservation fencing will be erected along the 15-foot Landscape Buffer Area to protect the trees between the single-family housing and the proposed development. In response to another question from Commissioner Carlson, Mr. Triplett said there is no additional screening proposed between this site and the single-family properties adjacent to it except for the 15-foot Landscape Buffer Area and tree canopy. Both Mr. Triplett and Mr. Ashburner said there was very little neighborhood comment about landscaping or buffering.

The following spoke in opposition to the request:

No one spoke.

Deliberation:

01:55:05 Commissioners' deliberation.

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

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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 **February 3, 2022** Planning Commission public hearing.