

PLANNING COMMISSION MINUTES
July 1, 2021

PUBLIC HEARING

CASE NO. 21-CAT3-0002/21-WAIVER-0079/21-PARKWAIVER-0002

Request: Category 3 Development Plan with a pedestrian connection waiver and a parking waiver
Project Name: Realty Link
Location: 6001 Camp Ground Rd
Owner: Atkemix Ten Inc
Applicant: KY Campground Rd LLC
Representative: Arnold Consulting Engineers
Jurisdiction: Louisville Metro
Council District: 1 – Jessica Green
Case Manager: Jay Lockett, AICP, Planner I

NOTE: COMMISSIONER SISTRUNK RETURNED AT ~5:30 AND VOTED ON THIS CASE

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

Agency Testimony:

04:33:16 Jay Lockett discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Colby Price, 201 River Place, Suite 400, Greenville, SC 29601
Brandy Zackery, Arnold Consulting Engineering, 1136 South Park Drive, Bowling Green, Ky. 42103

Summary of testimony of those in favor:

Brandy Zackery is here to answer questions.

Colby Price is here to answer questions.

Deliberation

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Planning Commission deliberation.

An audio/visual recording of the Planning Commission hearing 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.

Waiver (21-WAIVER-0079) of Land Development Code section 5.9.2.A.1.b.i to not provide the pedestrian connection to the Camp Ground Rd right-of-way.

On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution based on the Standard of Review and Staff Analysis and testimony heard today was adopted.

WHEREAS, the waiver will not adversely affect adjacent property owners, as there are no sidewalks in the immediate vicinity and the applicant is paying a fee-in-lieu of construction; and

WHEREAS, the waiver will not violate specific guidelines of the Comprehensive Plan. There are no sidewalks or transit service along this portion of Camp Ground Rd. The development is not expected to generate significant pedestrian traffic. The waiver will allow for development with minimal disturbance of environmentally sensitive areas of the site; and

WHEREAS, the Louisville Metro Planning Commission finds, the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as all other site design standards of the Land Development Code will be met on the subject site except for the parking waiver request; and

WHEREAS, the Louisville Metro Planning Commission further finds the strict application would create an unnecessary hardship on the applicant, as installation of the pedestrian walk would require additional clearing and grading within environmentally sensitive areas.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Waiver (21-WAIVER-0079) of Land Development Code section 5.9.2.A.1.b.i to not provide the pedestrian connection to the Camp Ground Rd. right-of-way.

The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Daniels, Howard, Mims, Sistrunk and Lewis

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CASE NO. 21-CAT3-0002/21-WAIVER-0079/21-PARKWAIVER-0002

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Seitz

Parking Waiver (21-PARKWAIVER-0002) to reduce required parking from 127 spaces to 29 spaces.

On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution based on the Standard of Review and Staff Analysis and testimony heard today was adopted.

WHEREAS, the proposal would allow for the development of an industrial site with minimal disturbance of environmentally sensitive areas on the subject site. The reduction of parking minimums is consistent with Plan 2040, as is the reduction of impervious surface and preservation of wetlands on the subject site; and

WHEREAS, the applicant has provided as many spaces as they need on the subject site; and

WHEREAS, the requested waiver is the smallest possible reduction of parking spaces that would accommodate the proposed use, as they have provided as much as they need on site; and

WHEREAS, adjacent or nearby properties will not be adversely affected, as most of the adjacent properties are industrial in nature. Significant adjacent lands are owned by the same owner and vacant. If a future potential user required additional parking, appropriately zoned vacant land is available that could be developed into additional parking; and

WHEREAS, the Louisville Metro Planning Commission finds, the requirements found in table 9.1.2 do not accurately depict the parking needs of the proposed use. The Institute of Transportation Engineers considers employee level to be an acceptable method for determining parking need for industrial uses, and many other cities utilize that method for determining parking needs for industrial sites; and

WHEREAS, the Louisville Metro Planning Commission further finds there are no public or on-street parking spaces available in the area. The site is not expected to generate additional parking demand.

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council the Parking Waiver (21-PARKWAIVER-0002) to reduce required parking from 127 spaces to 29 spaces be **APPROVED**.

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The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Daniels, Howard, Mims, Sistrunk and Lewis

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Seitz

Category 3 Development Plan
Review of Outdoor Amenity Area Design standards

On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution based on the Standard of Review and Staff Analysis and testimony heard today was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Category 3 Development Plan and Review of Outdoor Amenity Area Design standards, **SUBJECT** to the following condition of approval:

1. Louisville Metro Council must approve the parking waiver in accordance with the Land Development Code. Planning and Design Services must receive a copy of the final signed ordinance from the Metro Council Clerk prior to final transmission of the approved plans.

The vote was as follows:

YES: Commissioners Brown, Carlson, Clare, Daniels, Howard, Mims, Sistrunk and Lewis

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Seitz