

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
April 14, 2022

NEW BUSINESS

Case No. 21-ZONE-0150

Request:	Change in Zoning from R-4 to C-1 with a Variance
Project Name:	Axis Stonestreet
Location:	10310 & 10312 Stonestreet Road
Owner:	Axis Investments LLC
Applicant:	Axis Investments LLC
Representative:	Land Design & Development; Dinsmore and Shohl
Jurisdiction:	Louisville Metro
Council District:	25 – Amy Holton Stewart
Case Manager:	Julia Williams, AICP, Planning Supervisor

Note – this case was heard out of agenda order and was heard first.

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:

00:07:25 Jay Lockett, on behalf of Julia Williams, presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation.) Staff feels the case is ready for a public hearing date to be set, but there were some concerns from Transportation Planning in regard to drive-thru queuing that might need to be discussed.

Commissioner Carlson asked if the area in the back would be landlocked. Beth Stuber said there is an access easement between the first and second lots that would provide access to that lot, but it is technically non-buildable. Commissioner Carlson further asked if there was nothing that could block that access. Beth Stuber said that was correct.

Commissioner Mims asked if the area to the west of the tracts being developed are floodplain and would remain floodplain compensation area forever. Jay Lockett said that was his understanding that it was meant to be floodplain compensation and retention, and they would keep it as an R-4 site so it wouldn't be commercially developed.

The following spoke in favor of the request:

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202

Mike Hill, Land Design & Development, 503 Washburn Ave, Louisville, KY 40222

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was a petition filed to have a wet-dry vote. Mr. Ashburner said they have not filed to get on the ballot for spring, he said they will probably file and have a special election. Ms. Stewart said people in the neighborhood are weary of this development becoming a drive-thru liquor store. Ms. Stewart explained there were also concerns about contamination with the tanks being underground in a flood zone.

00:47:46 JoAnn Ford explained that she lives immediately west of the proposal. Ms. Ford's main concern is drainage and matching into the existing grade. She asked where the runoff water is going to drain and how the drainage is presented on the plan. Mike Hill explained the drainage plan in detail.

Rebuttal:

00:45:27 Mr. Ashburner addressed the concerns from Ms. Stewart's testimony. He feels the plan is ready for a public hearing.

00:52:05 **Commissioners' 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 **May 26, 2022** Planning Commission public hearing.