

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**March 14, 2019**

**New Business**

**Case No. 18ZONE1055**

**Request:** Change in zoning from OR-3 to C-2, revised detailed plan, sign variance, and landscape waiver  
**Project Name:** Bluestone Diversified Investments, LLC  
**Location:** 13811 Wickham Green Way, 13820 Old Henry Road, 2600 James Thornton Way, & 2401 Terra Crossing Blvd  
**Owner:** Multiple Owners  
**Applicant:** Bluestone Diversified Investments, LLC  
**Representative:** Dinsmore & Shohl, LLP  
**Jurisdiction:** Louisville Metro  
**Council District:** 19 – Anthony Piagentini

**Case Manager:** **Joel Dock, AICP, Planner II**

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:07:55 Joel Dock presented the case. Mr. Dock noted the requests for a revised detailed plan, sign variance, and landscape waiver (see staff report and recording for detailed presentation).

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

Cliff Ashburner, Dinsmore & Shohl, LLP, 101 S. 5th St, Suite 2500, Louisville, Kentucky, 40202  
Kevin Young, Land Design & Development, 503 Washburn Ave, Louisville, Kentucky, 40222

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

00:11:51 Cliff Ashburner, representing Bluestone Diversified Investment, LLC, presented a Power Point slideshow (see recording for detailed presentation). Mr. Ashburner detailed the use of the proposed development and

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the areas adjacent the site. He stated Kevin Young is present to answer technical questions.

00:15:38 Commissioner Brown and Mr. Ashburner discussed the general plan overview and if the site had plans to contribute towards potential future signals at the entrance of Old Henry Road.

00:17:34 Commissioner Brown noted, via proposed development plan, the proposed 12 foot right turning lane "to be constructed by KyDot standard specifications" should be "to be constructed to KyDot standard specifications". Kevin Young replied they will check on this before the next meeting.

00:17:56 Commissioner Carlson, Commissioner Brown, and Mr. Ashburner discussed the traffic study conducted for High Wickham Place Northbound approach (see recording for detailed presentation.)

00:21:00 **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 **April 18, 2019** Planning Commission public hearing