

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

September 27, 2018

New Business

Case No. 18ZONE1057

Request:	Change in zoning and form district from R-4 to PEC and form district from Neighborhood to Workplace with a Detailed District Development Plan and setback variance
Project Name:	1701 North English Station Road
Locations:	1701 North English Station Road
Owner:	LINAK US, Inc.
Applicant:	LINAK US, Inc.
Representative:	John Talbott - Bardenwerper Talbott & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	19 – Julie Denton
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. 5th Street.)

Agency Testimony:

00:57:35 Joel Dock presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

John Talbott, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, KY 40223

Andy Watson, 13307 Magisterial Drive, Louisville, KY 40223

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

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Summary of testimony of those in favor:

01:00:27 John Talbott, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:06:42 Kent Gootee, an applicant's representative, discussed pavement width along North English Station Road.

The following spoke in opposition to the request:

Margaret Rausch, 1700 North English Station Road, Louisville, KY 40223

Miles Stephenson (sp), KEPA LLC, 989 Locust Grove Road, Shelbyville, KY 40065

Diana Washington, 1710 North English Station Road,

Summary of testimony in opposition:

01:08:20 Miles Stephenson (sp) said he owns the property to the north of the subject site (four residential lots.) Had questions about landscape buffer/s. He said he would like to work with LINAK when it is time for sewer installation/connection. Mr. Gootee discussed sewer connections and access.

01:10:45 Margaret Rausch submitted a letter of opposition to the Commissioners. She said this property is designated as R-4 and the form district indicates that the subject property should remain residential. She said English Station Road traffic has greatly increased with all the development at Old Henry Road.

01:12:46 She expressed concern about speeders on the curve of North English Station Road. This is a blind spot. She suggested an access from Stanley Gault Parkway, instead of English Station Road.

01:15:31 Diana Washington spoke in opposition. She said that she and other neighbors are "adamantly opposed" to the plans. She asked for a night hearing, or at least a delay. She said this is a historical neighborhood, and the proposed location of the entrance will change the character of the neighborhood.

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Rebuttal:

Mr. Talbott said this is going to be an office building, which is an appropriate use next to residential. Using the site plan, he said the entrance on North English Station will make the road much safer than it currently is because the applicant will open visibility and widen it. He noted that the distribution building is already at capacity and there are already plans to expand it. He said LINAK wants their operations to be compact and together.

01:21:34 Commissioner Carlson asked if the proposed building would serve only the existing LINAK facility. Mr. Talbott said yes. Commissioner Carlson asked about re-designing the North English Station access and encouraging the use of the other facility access (Stanley Gault Parkway?) Mr. Talbott said he would speak to the applicant.

01:24:19 Ms. Rausch said the applicant already has an access at the distribution center that could connect to the office building.

01:25:50 Mr. Talbott said the distribution center entrance is a truck entrance/exit and is also farther away from the proposed office building. The distribution center's truck traffic could cause a hazard to smaller vehicles.

01:26:25 In response to a request from Commissioner Lewis, Mr. Dock explained the parameters/procedures for requesting a night hearing.

The following spoke neither for nor against the proposal:

No one spoke.

01:27:50 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.

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The Committee by general consensus scheduled this case to be heard at the **November 1, 2018** Planning Commission public hearing.