

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 30, 2020

NEW BUSINESS

19-ZONE-0078

Request:	Change in zoning from R-4 to R-6 with detailed plan
Project Name:	Beulah Church Road Apartments
Location:	9108 Beulah Church Road
Owner:	EMM3, LLC
Applicant:	EMM3, LLC
Representative:	Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel
Case Manager:	Joel P. Dock, AICP, Planner II

The staff report prepared for this case was incorporated into the record. 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:

01:25:12 Mr. Dock discussed the case summary from the staff report.

The following spoke in favor of this request:

Paul B. Whitty, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Suite 200, Louisville, Ky. 40223

Summary of testimony of those in favor:

01:26:50 Mr. Whitty gave a power point presentation. There is multi-family on 3 sides and residential across the street from the proposed site. The residual tract is for a distribution depot for the purpose of trucks getting sorted mail into trucks and sent out for delivery. It will not be accessible to the public and a fence will encompass the entire property (no access). Sidewalks will be provided as well as a walking trail that connects to the open space of the site.

01:31:31 Commissioner Daniels asked for the location of the rear entrance access. Mr. Whitty said there's only one entrance at Beulah Church Rd. It's designed in a way that if other residential uses are developed, a connection can be made (in the future).

01:32:14 Mr. Reverman requested that the applicant put something on the residual tract that indicates it's not part of this rezoning. Mr. Whitty said ok.

Deliberation

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01:32:44 Planning Commission deliberation.

An audio/visual recording of the Land Development & 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 placed this case on the February 20, 2020 public hearing at the Old Jail Building.