

**Planning Commission Minutes  
February 5, 2015**

**Public Hearing**

**Case No. 14STREETS1024 AND 14ZONE1044**

**Request:** **14STREETS1024** - Alley Closure for the existing alley between 7<sup>th</sup> and 8<sup>th</sup> Streets and the alley between Garland Avenue and Breckinridge Street.

**14ZONE1044** – Change in zoning from OR-2 to CM

**Project Name:** Life Safety Warehouse

**Location:** 701-713 Garland Avenue

**Owner:** Dover Energy, Inc.  
Gregory Cardelli, Representative  
4606 East 76<sup>th</sup> Street Suite 100  
Tulsa, OK 74136

**Applicant:** Lichtefeld Development Trust  
Stanley Lichtefeld, Representative  
908 South 8<sup>th</sup> St Suite 102  
Louisville, KY 40203

**Representative:** Alex Rosenberg and Norman Graham  
Alex Rosenberg P.E.  
2518 Hermitage Way  
Louisville, KY 40242

**Jurisdiction:** Louisville Metro  
**Council District:** 6 – David James

**Case Manager:** **Julia Williams, AICP, Planner II**

**Agency Testimony:**  
00:06:45 Julia Williams stated that the legal ad had the date of February 19, 2015 on it, but the postcard notices had the date of February 5, 2015 on them. Due to this conflict, Ms. Williams suggested that this case be CONTINUED to February 19, 2015.

**An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you**

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**may contact the Customer Service staff to view the recording or to obtain a copy.**

00:09:38 On a motion by Commissioner Proffitt, seconded by Commissioner Peterson, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the February 19, 2015 Planning Commission public hearing.

**The vote was as follows:**

**YES: Commissioners Blake, Proffitt, Brown, Jarboe, Kirchdorfer, Turner, Tomes, and Peterson.**

**NO: No one.**

**NOT PRESENT: Commissioners Butler and White.**

**ABSTAINING: No one.**

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES**  
**January 8, 2015**

**NEW BUSINESS**

**CASE NO. 14ZONE1044 and 14STREETS1024**

Case No: 14zone1044 and 14streets1024  
Request: Change in Zoning from OR-2 to CM and Alley Closure for the alleys between 7<sup>th</sup> and 8<sup>th</sup> Streets and Garland Avenue and Breckinridge Street  
Project Name: Life Safety Warehouse  
Location: 701-713 Garland Avenue  
Owner: Dover Resources Inc.  
Applicant: Lichtefeld Development Trust  
Representative: Alex Rosenberg; Norman Graham  
Jurisdiction: Louisville Metro  
Council District: 6-David James  
Case Manager: **Julia Williams, 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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:25:29 Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

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

Norm Graham, 1300 Clear Springs Trace, Suite 4, Louisville, Ky. 40223  
Paul Lichtefeld Jr., Lichtefeld Inc., 908 South 8<sup>th</sup> Street, Louisville, Ky. 40203  
Alex Rosenberg, 2518 Hermitage Way, Louisville, Ky. 40242

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

00:29:33 Mr. Graham said his business is leasing the 5<sup>th</sup> floor of a building and the new tenants need warehouses near the offices. Also, the property to the west is owned by Lichtefeld and it will have parking for the Breckinridge Tech. Center building. The developer is agreeable to a crossover access easement that would provide access between the properties on the east and west.

00:31:57 Mr. Rosenberg said they will remove the existing curb cut and put in a new 24 foot wide entrance with a swing gate. The gate will be closed when the facility is closed.

**The following spoke in opposition to this request:**

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES**  
**January 8, 2015**

**NEW BUSINESS**

**CASE NO. 14ZONE1044 and 14STREETS1024**

Neville Barrett, EuroTech, Inc., 4012 Dupont Circle No. 406, Louisville, Ky. 40207  
Fran Neal, 36 College Court, Louisville, Ky. 40203

**Summary of testimony of those in opposition:**

00:36:01 Mr. Barrett said the 2 blocks between Garland and Kentucky, The College Court Condominium Association, is a nice (100 condos) historical property. He doesn't think rezoning from OR to CM is the best use for the proposed property.

00:43:23 Ms. Neal is concerned about how the proposal will affect College Ct. Chairman Jarboe said the proposed zoning change will not affect other zoning in the area.

**Deliberation**

00:51:05 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 Case Numbers 14STREETS1024 and 14ZONE1044 on the February 5, 2015 Planning Commission meeting to be held at the Old Jail Building at 1:00 p.m. The cases will be heard together as Public Hearing items.**