

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
October 25, 2017

NEW BUSINESS
CASE NO. 18ZONE1045

Request:	Change in zoning from R-4 to OR-3 with detailed district development plan, setback variances, height variance, and sidewalk waiver
Project Name:	L&N Federal Credit Union
Location:	9101 & 9104R Lantana Drive
Owner:	L&N Federal Credit Union
Applicant:	L&N Federal Credit Union
Representative:	Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	23 – James Peden
Case Manager:	Joel 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:

00:13:38 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

John Talbott, 100 North Hurstborne Parkway, 2nd Floor, Louisville, Kentucky, 40223
Chris Brown, 3001 Taylor Springs Drive, Louisville, Kentucky, 40220
Jeff Klump, K4 Architecture & Design, 555 Gest St. Cincinnati, Ohio, 45203

Summary of testimony of those in favor:

00:19:41 Mr. Talbott was invited to speak on behalf of L&N for the expansion of the campus which would allow for more office space. Mr. Talbot spoke about the surrounding area and the need for multiple variances and waivers due to the unusual shape of the lot. The proposed area would be best used for business rather than residential. The applicant plans on providing a 50 foot buffer of tree/brush between the building and current residential areas. Also there will be changes to a generator on the current developed lot to reduce the noise.

The following spoke in neither for nor against to this request:

Leslie Weller, 9110 Satinwood Court, Louisville, Kentucky, 40229

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Summary of testimony of those neither for nor against:

00:32:44 Leslie Weller spoke with L&N about buffer between properties, and agreed with previously stated 50ft buffer of natural tree/brush but has concerns over height of fence. Additionally she stated a generator runs weekly for over an hour a day at current L&N location. Ms. Weller had concerns regarding the development affecting surrounding wildlife.

The following spoke in opposition to this request:

David Miller, Lantana 9104 Drive, Louisville, Kentucky, 40229

Summary of testimony of those in opposition:

00:38:36 Mr. Miller had the following concerns: rezoning of area, water drainage by his residence, maintenance of buffer area, and the exit/entrance of new facility.

Rebuttal:

00:46:32 John Talbott stated that the buffer is 50 feet and the generator will be replaced with a newer quieter model. In regards to the water drainage, MSD has given approval of the plan and has referred to Chris Brown for any details that may be needed.

00:48:10 Commissioner Brown asked who would be clearing and maintaining the buffer area. Mr. Talbott is willing to work with the neighborhood and to have a fence at the property line. The fence will be 8 feet. L&N had indicated if brush is cleared they will maintain the area.

00:49:14 Commissioner Brown asked for clarification on when the generator is ran, once a month or once a week. Mr. Talbott replied he will have verification before the Planning Commission hearing; including the decibel levels of the generator as well.

00:50:00 Commissioner Carlson requested a binding element for generator testing duration; maybe include the minimum time and frequency necessary to comply with manufacture recommendation or applicable codes. Mr. Talbott agreed.

00:50:51 Commissioner Robert Peterson asked about water retention plans for site.

00:51:08 Chris Brown stated there is an area for water retention on the plans, refers to power point slide. There is a proposed underground retention with a water quality

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unit, it will be caught and treated per MSD requirements, and existing condition of drainage ditch will be improved.

00:53:54 Commissioner Carlson asked about tree coverage for buffer area. Chris Brown states they will be pine, fully grown and possibly taller than intended.

00:55:18 Mrs. Weller was concerned about the height of the trees when they are planted and when the fence line will be closed between the two properties.

00:56:31 Mr. Talbott will find out about height of the trees before next meeting and shows on the plan where fence line will be connected and closed.

Deliberation

00:56:50 Commissioners' 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 November 15, 2018 public hearing at the Old Jail Building.