

PLANNING COMMISSION MINUTES
May 21, 2020

PUBLIC HEARING

CASE NO. 19-ZONE-0062

Request: **This case will be continued to the June 18, 2020
Planning Commission meeting** - Change in zoning from C-2 to EZ-1 with detailed district development plan

Project Name: South Park Road Warehouse
Location: 3105R & 3308 South Park Road
Owner: Utica Properties, LLC
Applicant: Utica Properties, LLC
Representative: Dinsmore & Shohl, LLP
Jurisdiction: Louisville Metro
Council District: 13 – Mark Fox
Case Manager: **Joel P. Dock, AICP, Planner II**

Notice of this public hearing appeared in The Courier-Journal, a notice was posted on the property, and 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 public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

No one spoke.

The following spoke in support of this request:

No one spoke.

The following spoke in opposition to this request:

No one spoke.

Commissioner Deliberation:

Commissioners' deliberation (see recording for detailed presentation.)

An audio/visual recording of the Planning Commission hearing 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.

PLANNING COMMISSION MINUTES
May 21, 2020

PUBLIC HEARING

CASE NO. 19-ZONE-0062

01:32:51 On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution, based on the Standard of Review and Staff Analysis, and testimony heard today was adopted:

RESOLVED, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the Planning Commission Meeting on **June 18, 2020.**

The vote was as follows:

YES: Commissioners Lewis, Brown, Mims, Howard, Seitz, Carlson, Peterson, Daniels, and Jarboe.

No: None

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
February 27, 2020

NEW BUSINESS

CASE NO. 19-ZONE-0062

Request: Change in zoning from C-2 to EZ-1 with detailed district development plan
Project Name: South Park Road Warehouse
Location: 3105R and 3308 South Park Road
Owner: Utica Properties, LLC
Applicant: Utica Properties, LLC
Representative: Dinsmore & Shohl, LLP
Jurisdiction: Louisville Metro
Council District: 13 – Mark Fox
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:

00:54:06 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Daniel O’Gara, Dinsmore and Shohl, 101 South Fifth Street, Suite 2500, Louisville, Ky. 40202

Doug Thurman, 8916 Lippincott, Louisville, Ky. 40222

Kevin Young, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222

Summary of testimony of those in favor:

00:56:59 Mr. O’Gara gave a power point presentation.

Mr. O’Gara agrees with the proposed binding elements in the staff report. The proposal is a 300,000 square foot single story warehouse structure. There will be a 370,000 square foot (approximately) retention area. Connectivity is not required for industrial to industrial.

01:01:48 Commissioner Carlson asked if there is a Marathon Gas Pipeline nearby. Mr. Thurman said they moved the entrance because they didn’t want to be anywhere near the pipeline. Commissioner Carlson said you may be planting trees across the pipeline. Mr. Young stated there will be no trees planted on their easement. Commissioner Carlson said the sidewalk along the South Park frontage may be lower

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
February 27, 2020

NEW BUSINESS

CASE NO. 19-ZONE-0062

than South Park Rd. Mr. Young agreed and said it is required. It will be pushed up to the guard rail area. There should be plenty of separation verge area to get the sidewalk in safely. Commissioner Carlson stated, east towards I-65 shouldn't be encouraged for pedestrians going past your property line to South Park Rd. Maybe it would be better to have a turn-around to show that the sidewalk ends? Commissioner Brown said there should be some type of accommodation for the I-65 overpass (South Park Overpass). Mr. Young said he will bring more information to the public hearing. Commissioner Carlson asked if they have a tenant in mind – construction/truck traffic is a concern. Mr. O'Gara stated they have looked at the left turn issue off South Park Rd. and had a traffic study done. The traffic study indicated a left turn lane is not warranted. Commissioner Carlson suggests prohibiting trucks from turning left onto South Park Rd. until the Blue Lick Rd. widening is complete. Mr. Young said they will address that at the public hearing. Safety is important.

Deliberation

01:11:33 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 March 19, 2020 public hearing at the Old Jail Building.