

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

March 24, 2022

NEW BUSINESS

Case No. 21-ZONE-0135

Request:	Change in zoning from R-4 to CM with detailed plan and parking waiver
Project Name:	3106 Chenoweth Run Storage
Location:	3106 Chenoweth Run Road
Owner:	James R. Conti
Applicant:	One Fourteen, LLC Representative Land Design and Development
Jurisdiction:	Louisville Metro
Council District:	11 - Kevin Kramer
Case Manager:	Joel Dock, AICP, Planning Coordinator

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:

01:46:55 Joel Dock presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.) He noted that the subject site is located in the Workplace form district; the adjacent single-family residential is located in the Neighborhood form district.

01:50:34 He explained the revisions the applicant had made to the plan for access; however, KYTC has denied that access to Blankenbaker Access Drive (see recording.)

01:52:26 In response to questions from Commissioner Brown, Mr. Dock said the applicant should be able to answer detailed questions about the placement of a sidewalk.

The following spoke in favor of the request:

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202

Ted Bernstein, Land Design & Development, 503 Washburn Ave # 101,
Louisville, KY 40222

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Summary of testimony of those in favor:

01:53:11 Cliff Ashburner, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

02:00:40 In response to questions from Commissioner Mims, Mr. Ashburner explained details about some of the changes that will be made to the elevations between now and the public hearing.

02:02:38 In response to a question from Commissioner Mims, Mr. Ashburner said he does not have exact hours of operation but that it will **not** be 24-hour access. The building will be secured with keypad access.

02:03:25 In response to questions from Commissioner Daniels, Ted Bernstein, an applicant's representative, discussed the proposed landscaping along the west side of the buildings (see recording for detailed discussion.) Mr. Dock confirmed that there is no property perimeter buffer required between C-M and M-2 zoned properties. Commissioner Daniels also requested that the applicant have the hours of operation to present to the Planning Commission.

02:05:46 Commissioner Brown asked if there was enough right-of-way to accommodate the proposed sidewalk design. Mr. Ashburner said there is a guardrail around the edge of the pavement, and there is a limited amount of space around the guardrail. Mr. Bernstein discussed the sidewalk in more detail. Joe Reverman, Assistant Director of Planning & Design Services, said it was not agreed that there was enough space between the edge of pavement and the guardrail for a sidewalk (see recording for detailed discussion.)

02:07:20 In response to a question from Commissioner Mims, Mr. Reverman discussed the fee-in-lieu process for the sidewalk. He noted that Planning & Design Services and Public Works were still exploring options of putting sidewalks on this property or on off-site properties in the vicinity, if possible. See recording for detailed discussion.

The following spoke in opposition to the request:

No one spoke.

Deliberation:

02:10:51 Commissioners' deliberation.

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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.

The Committee by general consensus scheduled this case to be heard at the **April 21, 2022** Planning Commission public hearing.