

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
OCTOBER 12, 2017**

NEW BUSINESS

CASE NUMBER 17ZONE1019

Request:	R-4 to C-M
Project Name:	Orell Warehouse
Location:	6605 West Orell Rd
Owner:	CAT PB, LLC
Applicant:	CAT PB, LLC
Representative:	Cliff Ashburner, Dinsmore & Shohl, LLP
Jurisdiction:	Louisville Metro
Council District:	14 – Cindi Fowler
Case Manager:	Laura L. Mattingly, AICP, Planner II

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. This report was available to any interested party prior to the Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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.

02:15:00 Laura Mattingly presented the case (see Staff Report and recording for detailed presentation).

The following spoke in favor of the request:

Clifford Ashburner, 101 S 5th Street, Suite 2500, Louisville, KY 40202

Summary of testimony of those in favor:

02:20:47 Clifford Ashburner spoke on behalf of the applicant and gave a brief overview of the site design and surrounding area. He stated that screening details will be worked out before the public hearing.

The following spoke neither for nor against the request:

Alexis Vines, 4307 Edgin Ave., Louisville, KY 40216

Rob Sanders, 6607 West Orell Road, Louisville, KY 40291

Summary of testimony of neutral parties:

02:27:16 Alexis Vines spoke on behalf of Councilwoman Cindi Fowler.

Councilwoman Fowler requested that a binding element be created that states that if the property is used for anything other than what is being proposed, the applicant will have

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to appear before Metro Council. She would also like to see landscaping along the entrance at Dixie Highway. Lastly, she is concerned that the entrance along West Orell Road is not wide enough for large trucks to turn into.

02:30:38 Rob Sanders owns the property west of the entrance to West Orell Road. He was concerned with how this project will impact his property value, but stated that the developer is willing to work with him regarding his concerns.

Rebuttal:

02:31:22 Mr. Ashburner stated that he has never seen a binding element require an applicant to appear before Metro Council for a change in use. He would be willing to work to come up with language for this, but this is under the Planning Commission's authority. His client would be willing to provide landscaping along the Dixie Highway entrance if it is allowed by the access easement—he will look into this before the public hearing. He stated that entrances will be sized with a turning radius that is sufficient for truck traffic. His client would prefer not to have a limit on the hours of operation, but this can be worked out by the public hearing.

02:33:46 By general consensus, the Committee scheduled Case Number 17ZONE1019 for the November 2, 2017 Planning Commission public hearing.