

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

**NEW BUSINESS**

**CASE NUMBER 17ZONE1022**

Request:	R-4 and C-2 to C-M Neighborhood to Suburban Marketplace Corridor
Project Name:	Orell Mini-Warehouse
Location:	11905 Dixie Hwy
Owner:	11905 Dixie LLC
Applicant:	11905 Dixie LLC
Representative:	Clifford Ashburner, Dinsmore & Shohl, LLP
Jurisdiction:	Louisville Metro
Council District:	14 – Cindi Fowler
Case Manager:	Laura 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.**

**02:36:00** 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 5<sup>th</sup> Street, Suite 2500, Louisville, KY 40202  
Derek Triplett, 503 Washburn Ave., Suite 101, Louisville, KY 40202

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

**02:40:15** Clifford Ashburner spoke on behalf of the applicant and showed a presentation. He stated that this is a rare property with many constraints which is cause for the significant number of requests (see recording for detailed presentation).

**02:48:15** In response to Commissioner Brown, Derek Triplett of Land Design & Development stated that Kentucky Transportation Cabinet (KTC) initially requested a reduction to one entrance along Dixie Highway, but this was resolved after a number of conversations and resubmittals. Commissioner Brown stated that he would like to revisit this before the public hearing.

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

**NEW BUSINESS**

**CASE NUMBER 17ZONE1022**

**02:49:04** Tammy Markert read a comment from KTC which stated, "Entrance locations will be determined at the construction review phase."

**02:49:18** In response to Commissioner Brown regarding the gate, Mr. Triplett stated that the gate be offset 30 ft. from the edge of pavement per KTC. Commissioner Brown is concerned that the sidewalk will be blocked by vehicles waiting at this gate. He will bring this up at public hearing.

**The following spoke neither for nor against the request:**

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

**Summary of testimony of neutral parties:**

**02:50:43** 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 to appear before Metro Council. Her concerns with landscaping have been resolved.

**02:51:44** By general consensus, the Committee scheduled Case Number 17ZONE1022 for the November 2, 2017 Planning Commission public hearing.