

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**August 23, 2018**

**New Business**

**Case No. 18ZONE1022**

<b>Request:</b>	Continued from 7/26/18 LD&T - Change in zoning from R-4 to C-1 with Revised Detailed District Development Plan and street closure
<b>Project Name:</b>	Ghasem – Factory Lane
<b>Location:</b>	12910 Factory Lane
<b>Owner:</b>	Ghasem Properties, Inc.
<b>Applicant:</b>	Ghasem Properties, Inc.
<b>Representative:</b>	Bardenwerper, Talbott & Roberts PLLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	19 – Julie Denton

**Case Manager:** Joel Dock, 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. 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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:04:43 Joel Dock requested that this case be continued to the September 13, 2018 LD&T meeting. He said staff received revised plans on Monday which had "significant changes". Staff, Public Works, and MSD will all need more time to review the revised plans.

**The following spoke in favor of the request:**

No one spoke.

**The following spoke in opposition to the request:**

No one spoke.

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00:05:24 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to the September 13, 2018 LD&T Committee meeting.

**YES: Commissioners Brown, Carlson, and Peterson.  
NOT PRESENT: Commissioner Lewis.**

**MINUTES OF THE MEETING  
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**July 26, 2018**

**New Business**

**Case No. 18ZONE1022**

<b>Request:</b>	Change in zoning from R-4 to C-1 with a Revised Detailed District Development Plan and street closure
<b>Project Name:</b>	Ghasem – Factory Lane
<b>Locations:</b>	12910 Factory Lane
<b>Owner:</b>	Ghasem Properties, LLC
<b>Applicant:</b>	Ghasem Properties, Inc.
<b>Representative:</b>	Bardenwerper, Talbott & Roberts PLLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	19 – Julie Denton

**Case Manager:** **Joel Dock, 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. 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. 5<sup>th</sup> Street.)

**Agency Testimony:**

01:54:04 Joel Dock presented the case (see staff report and recording for detailed presentation.)

01:57:04 Mr. Dock noted that there was an omission from the staff report regarding the street closure. There was no discussion in this staff report regarding the street closure. He said he has been coordinating with utility agencies and forwarding their comments to Mark Madison (an applicant's representative). Any easements that any of the utility companies require will be provided prior to recording the street closure plat.

**The following spoke in favor of the request:**

William Bardenwerper, Bardenwerper, Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, KY 40222

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Mark Madison, Milestone Design Group, 108 Daventry Lane Suite 300,  
Louisville, KY 40223

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

01:58:00 William Bardenwerper, the applicant's representative, presented the applicant's case and showed a Power Point presentation (See recording for detailed presentation.)

02:03:35 Mark Madison, engineer for the project, continued the presentation and discussed the site plan in more detail.

02:07:48 In response to a question from Joseph Reverman, Assistant Director of Planning & Design Services, Mr. Madison said he did not know if a waiver had been approved for an existing building (see recording for location of building.) Mr. Bardenwerper said this information will be researched and presented at the Planning Commission meeting.

02:08:29 Mr. Bardenwerper finished the presentation.

02:09:26 In response to a question from Commissioner Carlson, Mr. Bardenwerper and Mr. Madison discussed sidewalks around the rear of the property. Mr. Madison said sidewalks would go to the far end of the building, but no sidewalks behind the building. Commissioner Carlson pointed out the location of an outside stairway behind the building and said that fire codes may require a sidewalk back there.

02:12:01 Commissioner Brown discussed the limits of the road closure. He was concerned about no sidewalks, public ROW, and no connectivity.

**The following spoke in opposition to the request:**

Cliff Ashburner, Dinsmore & Shohl, 101 South 5<sup>th</sup> Street Suite 2500, Louisville, KY 40202

**Summary of testimony of those in opposition:**

02:14:04 Cliff Ashburner, representing the owner of the adjacent property, spoke in opposition (see recording for detailed presentation.) He discussed the number of waivers, and how ROW dedication would change the plan.

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**Rebuttal:**

02:19:22 Commissioner Brown and Mr. Bardenwerper discussed the road closure, ROW, and making or not making connection/s. See recording for detailed discussion.

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00:24:39 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to the **August 23, 2018** Land Development and Transportation Committee meeting.

**The vote was as follows:**

**YES: Commissioner Brown, Carlson, and Lewis.**

**ABSENT: Commissioner Peterson.**