

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1012

Project Name	Kenwood Business Center Lot 2
Location	7001 Southside Drive
Owner	Kenwood Business Center LLC
Applicant	Kenwood Business Center LLC
Representative	Mindel, Scott, and Associates; Bardenwerper Talbott & Roberts, PLLC
Jurisdiction	Louisville Metro
Council District	13 – Vicki Aubrey Welch
Case Manager	Julia Williams, 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.)

Request:

Change in Form District from Traditional Neighborhood to Suburban Workplace, a change in Zoning from R-4 (Single Family Residential) and C-1 (Commercial) to M-2 (Manufacturing) to permit a warehouse on property located at 7001 Southside Drive (Tax Block 1036, Lots 68, 69, & 70) containing 11.17 acres and being in the City of Louisville. A revised Category 3 plan, a Variance to exceed the maximum setback from Southside Drive, and a Land Development Code waiver to omit a required 6 foot berm along the north property line is also being requested and is associated with 451 Kenwood Business Drive & 5539 National Turnpike.

The following spoke on behalf of Case No. 13ZONE1012:

Bill Bardenwerper, Bardenwerper Talbott & Roberts, 1000 N. Hurstbourne Pkwy, Louisville, KY

Todd Lanning, Mindel Scott & Associates, 5151 Jefferson Blvd, Louisville, KY 40219

Steve Scott, Mindel Scott & Associates, 5151 Jefferson Blvd, Louisville, KY 40219

DISCUSSION:

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1012

02:00:33 Julia Williams reviewed the requests, case summary/background/site context, interested party comments, applicable plans and policies, technical review, and staff conclusions from the staff report.

02:04:54 Bill Bardenwerper, attorney representing the applicant, showed some aerial photos of the site and reviewed the points of access to the site. He explained the historic preservation designation of the sign on the site and the applicant's efforts to save the sign. Mr. Bardenwerper discussed the neighborhood meeting and reviewed the comments made at that meeting.

02:09:17 Todd Lanning, Mindel Scott & Associates, reviewed plans for the proposed entrance.

02:09:59 Steve Scott, Mindel Scott & Associates, pointed out where the sign is proposed to be moved. He then addressed detention and explained that there is ample detention volume for the development.

02:12:07 Commissioner Turner asked about traffic impacts. Mr. Scott said a trip generation report was done for the Category 3 plan. Ms. Williams said a report was not required for the rezoned property. Mr. Bardenwerper stated he would be prepared to address traffic at the public hearing. Mr. Scott said the proposed development would not be a large peak hour generator.

A decision was made by general consensus that Case 13ZONE1012 be scheduled to be heard before the Louisville Metro Planning Commission on January 2, 2014.