

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
October 22, 2020

NEW BUSINESS

CASE NO. 20-ZONE-0069

Request: Change in zoning from R-4 and M-2 to EZ-1 and Change in Form from Neighborhood to Suburban Workplace
Project Name: Bohannon Property
Location: 13915, 14201 and 15012 Bohannon Avenue
Owner: LDG Land Holdings, LLC
Applicant: LDG Land Holdings, LLC
Representative: Dinsmore & Shohl, LLP
Jurisdiction: Louisville Metro
Council District: 14 – Cindi Fowler
Case Manager: Joel P. Dock, AICP, 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.)

Agency Testimony:

02:48:40 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

02:53:59 Commissioner Brown asked if the applicant is going to apply for a street closure. Mr. Dock said yes.

02:54:30 Commissioner Carlson asked Mr. Dock if he could notify the police dept. regarding a gate. Mr. Dock said yes, but he will need a contact person.

The following spoke in favor of this request:

Cliff Ashburner, Dinsmore and Shohl, LLP, 101 South 5th Street, Suite 2500, Louisville, Ky. 40202

Kelli Jones, Sabak, Wilson and Lingo, 608 South 3rd Street, Louisville, Ky. 40202

Summary of testimony of those in favor:

02:55:41 Mr. Ashburner gave a power point presentation. The existing site is industrial but not active. It was a distillery and a tire recycling facility. The roads were never put in from Riverport Phase 5, but the road system is adequate enough to handle it and the proposed development. The landscape waiver was required because the site is adjacent to one single family home. Bohannon will need to be closed except for emergency access. The waiver to leave the drive isle is justified based on the existence of Bohannon as it exists today and would improve circulation for the entire site and

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allow the northernmost building access around the middle building without going through the parking lot or truck maneuvering area.

03:00:24 Ms. Jones explained the drainage plan – how storm water will be handled and compensation on site.

03:04:25 Mr. Ashburner stated the gate will be utilized by all emergency services to be triggered in a way as to not damage the vehicles. Commissioner Carlson said it would be best to meet with the police and fire depts. and a binding element can be put in place. Mr. Ashburner agrees. This case is ready to move forward and be scheduled for a public hearing.

03:06:49 Commissioner Brown asked if sidewalks will be provided along Bohannon at the parking lot frontage. Ms. Jones said yes. What are the hours of operation and will some uses be removed from the EZ-1 list? Mr. Ashburner said there are no hours of operation because there's no specific user at this time and a list will be made to bind specific uses on each building.

The following spoke neither for nor against the request:

Tony Kelly, 13706 South Blakely, Louisville, Ky. 40272

Summary of testimony of those neither for nor against:

03:09:40 Mr. Kelly stated the proposal is appropriate with Riverport Phase 5 being across the creek; however, the concern with COVID-19 and being home more often, there is a lot of construction noise.

03:11:37 Mr. Reverman stated, there is a Land Development Code requirement for exterior construction activity to be limited to 7:00 a.m. to 9:00 p.m.

Mr. Ashburner said he will address some of Mr. Kelly's concerns at the public hearing.

Deliberation

03:14:12 The commissioners are in agreement that this case is ready to move forward and be scheduled for a public hearing.

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services

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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 for the November 19, 2020 Planning Commission meeting.