

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**June 13, 2019**

**NEW BUSINESS**  
**CASE NO. 19ZONE1023**

Request: Change in form district from N to SW, change in zoning from C-2 and R-4 to C-M, with removal of existing Binding Elements, abandonment of an existing CUP, and a new Detailed District Development Plan with Binding Elements

Project Name: Shepherdsville Road Warehouse

Location: 6611 Shepherdsville Road

Owner: Country Club Recreation Inc.

Applicant: Core 5 Industrial Properties

Representative: Frost, Brown, Todd LLC

Jurisdiction: Louisville Metro

Council District: 24 – Madonna Flood

Case Manager: **Dante St. Germain, 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:**

02:36:01 Ms. St. Germain discussed the case summary, standard of review and staff analysis from the staff report.

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

Glenn Price, Frost, Brown, Todd, LLC, 400 West Market Street, Suite 3200, Louisville, Ky. 40202  
Derek Triplett, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222

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

02:40:21 Mr. Price gave a power point presentation. There will be fewer trips (traffic) with the proposed use than a shopping center.

02:44:55 Mr. Triplett continued the power point presentation and stated, regarding the 300 foot dimension on the slide, the main aspect dictating the orientation and the entrance location is being mandated by the Ky. Transportation Cabinet. They will not permit an entrance within 300 feet of the tangent line to Acapolca Way. The issue is a conflict with the center turn lane.

Mr. Triplett showed a cross-section viewing the property from Shepherdsville Rd. The loading docks and majority of the trucks will be screened from view from the public right-

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of-way. A berm with plantings or a fence will be provided in the 50 foot landscape buffer area.

Mr. Triplett also discussed lighting. The proposed lighting will be less than the existing lighting.

02:52:06 Mr. Price said there have been 2 neighborhood meetings. The main concern, backup beepers on trucks, comes from the adjoining property owner from the Whispering Hills Apartments. That type of noise in an industrial vicinity will be ambient noise. There is no proposed binding element for hours of operation because the tenants work all shifts.

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

Michelle Buisson, Buisson Investment Corporation, 6905 Connecticut Drive, Louisville, Ky 40219

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

02:56:56 Ms. Buisson stated she has concerns about the noise, semi-trucks and possibly impeding her residents getting in and out. Also, can there be restrictions against hazardous wastes being stored in some areas?

**Rebuttal:**

02:58:58 Mr. Price said the school buses have an arm to direct traffic to stop and there should be no issues with safety. Trucks travel at all hours of the day and don't have a peak time so there should be no traffic issues and the employees won't have much impact either. There won't be any hazardous materials in the M-1 zone.

03:01:16 Commissioner Carlson stated he has an issue with the orientation of the building. Commissioner Brown explained that it's call a negative off-set.

Commissioner Carlson stated he's concerned about the truck maneuvering area being adjacent to multi-family residential. Mr. Price said this is the appropriate area for the use. Also, headlights from the trucks are a concern. Mr. Price said the berm and solid wood fence will be in place.

**Deliberation**

03:09:48 Planning Commission deliberation.

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**An audio/visual recording of the Land Development & 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.**

**The Committee by general consensus placed this case on the July 18, 2019 public hearing at the Old Jail Building.**