

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
April 26, 2018

NEW BUSINESS

CASE NO. 17ZONE1060

Request: Change in zoning from R-4 to C-2, landscape waiver, variance, and detailed district development plan.
Project Name: Storage Project
Location: 7500 Bardstown Road
Owner: Madge H. Chalmers Revocable Trust and Edward Harding, Jr.
Applicant: arc – Jason Sams
Representative: arc – Jason Sams
Jurisdiction: Louisville Metro
Council District: 22 – Robin Engel
Case Manager: Joel Dock, 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:

01:05:55 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Jason Sams, ARC, 1517 Fabricon Boulevard, Jeffersonville, In. 47130

Summary of testimony of those in favor:

01:13:44 Mr. Sams gave a power point presentation. There are several other commercial development on Bardstown Rd. The site sits low, a creek runs through it and there will be trees planted and landscaping (even with the waiver being requested). Bartley Dr. will become a right-in right-out.

01:23:39 Commissioner Carlson requests that the applicant provide renderings of landscaping along and exiting the Gene Snyder for the public hearing.

The following spoke in opposition to this request:

Lois and William Harkness, 9517 Bartley Drive, Louisville, Ky. 40291
Mike Brown, Barrister Commercial Group, 3810 Springhurst Boulevard #120, Louisville, Ky. 40241
Nancy Richardson, 9513 Bartley Drive, Louisville, Ky. 40291

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Summary of testimony of those in opposition:

01:25:21 Mrs. Harkness stated she has the following concerns: proposal is sitting on rock and want to make sure if there's any blasting, developer will pay for any damage caused to home (in writing); want 8-10 foot privacy fence not trees that will die; drainage – yard puddles; and traffic.

01:31:55 Mr. Harkness stated there are elderly retired people living on the dead end street and if there is a traffic jam (which is quite often), getting out for emergency situations would be difficult.

01:33:11 Mr. Brown stated this project belongs in an industrial setting. If the project moves forward, a request for enhanced landscaping is warranted.

01:34:47 Ms. Richardson stated the applicant is cutting off Bartley Dr. Also, the traffic is horrible.

Rebuttal:

01:39:15 Mr. Sams stated they will follow the law regarding blasting. The applicant will provide a privacy fence. All drainage goes to the creek and the drainage plan has been accepted by MSD. "We have no control over what happens on Bardstown Rd., all the improvements and traffic on Bardstown Rd. is due to the business there. Traffic is very low for a storage facility and this one won't be open 24 hours. If enhanced landscaping needs to be provided, we will work with staff."

Deliberation

01:43:35 Planning Commission deliberation.

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 June 7, 2018 public hearing at the Old Jail Building.