

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

January 17, 2019

New Business

Case No. 18ZONE1049

Request: Change in zoning from R-4, R-7 & C-2 to PEC, Planned Employment Center, Change in form from Suburban Marketplace Corridor & Neighborhood to Suburban Workplace, and district development plan with landscape waiver and waterway buffer variance

Project Name: Logistics Airpark

Location: 5530-5540 Minor Lane

Owner: Land Holdings, LLC

Applicant: Nicklies Development

Representative: Nicklies Development

Jurisdiction: Louisville Metro

Council District: 13 – Mark Fox

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. 5th Street.)

Agency Testimony:

02:12:14 Joel Dock presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Jim Calvery, 6060 Dutchmans Lane, Louisville, KY, 40205

Summary of testimony of those in favor:

02:17:43 Jim Calvery explained the history and layout of this development. He proposed this development to be a logistics site for various businesses. Mr. Calvery noted there is an archeological site located on this development. It will remain as is and it will not be affected by the proposed development.

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

January 17, 2019

New Business

Case No. 18ZONE1049

02:20:24 Commissioner Brown inquired if the traffic impact study makes a recommendation for road improvements will it be incorporated into the binding elements or will there be an exhibit that can be referenced as a binding element. Mr. Calvery replied the exhibit in the study can be referenced.

02:20:43 Commissioner Carlson asked if the previously proposed traffic plans for the previous development plan still apply to this development. Mr. Calvery replied what is shown as of today is what is going to be used for the new development.

The following spoke in opposition to the request:

Charles Bullard, 5501 and 5503 Minor Lane, Louisville, KY, 40219

Paul Elble, 1014 Clay Ave, Louisville, KY, 40219

Summary of testimony of those in opposition of the request

02:27:49 Charles Bullard expressed concern over the congestion of traffic from semi-trucks and the traffic speed. He also stated concerns with the current landscaping of the development, buffers for the increased traffic noise, and the traffic created from development business hours.

02:34:10 Paul Elble is opposed due to the concerns of pollution from increased traffic volume, and noise created from increased traffic from the new development.

Rebuttal

02:36:15 Jim Calvery stated that access to the site is from the south and noted that semi trucks should not be driving down smaller residential roads. Signs will be posted to prevent that. Mr. Calvery stated there will be additional traffic that will be mitigated but peak times should not be affected due to business hours of the development.

02:37:43 Commissioners' deliberation

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

January 17, 2019

New Business

Case No. 18ZONE1049

An audio/visual recording of the Land Development and 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 scheduled this case to be heard at the **February 7, 2019** Planning Commission public hearing.