

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**January 16, 2020**

**NEW BUSINESS**

**CASE NO. 19-ZONE-0080**

Request: Change in zoning from C-1 and C-2 to PEC with a waiver and RDDP  
Project Name: Durrett Lane  
Location: 1231 and 1241 Durrett Lane  
Owner: Durrett LLC  
Applicant: Poe Durrett LLC  
Representative: Land Design and Development; Frost Brown Todd  
Jurisdiction: Louisville Metro  
Council District: 21-Nicole George  
**Case Manager: Julia Williams, AICP, Planning Supervisor**

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:**

01:00:56 Ms. Williams 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, 400 West Market Street, Suite 3200, Louisville, Ky. 40202

Steve Poe, 1700 Marina's Edge Way, Suite 715, Louisville, Ky. 40206

Kevin Young, Land Design and Development, 503 Washburn Avenue, Louisville, Ky. 40222

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

01:04:00 Mr. Price gave a power point presentation. There are 2 access points on Preston Hwy. but only one is open. If there are questions regarding truck traffic or location, they can be answered today rather than waiting for the public hearing.

01:07:46 Acting Chair Carlson asked if this would be a truck terminal for semi-trucks - off-loading, sorting and loading onto other trucks. Mr. Poe said he's not sure but it could be as there's no tenant yet. The building is functionally obsolete from previous uses.

01:10:33 Acting Chair Carlson asked, what type of perimeter landscaping will there be if you have a lot of semi-trucks? Mr. Poe said that hasn't been designed yet. Mr. Young stated the current configuration of the site doesn't lend itself to a lot of semi-truck

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**January 16, 2020**

**NEW BUSINESS**

**CASE NO. 19-ZONE-0080**

traffic. Any re-development would require a 15 foot landscape buffer. Trucks may be an added component in the future.

01:12:35 Commissioner Daniels asked if the building will be renovated contingent upon the tenants. Mr. Young said it's an option to have tenants use the existing building and a re-development of the site would be a new building or add on to the existing building. Mr. Poe added, once a tenant makes a decision, she/he will want to move quickly so that's why the rezoning is being done early in the process.

**Deliberation**

01:15:44 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 February 6, 2020 public hearing at the Old Jail Building.**