

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

September 13, 2018

New Business

Case No. 18ZONE1037

| | |
|--------------------------|---|
| Request: | Set a Night Hearing Date |
| Project Name: | New Cut Road Warehouse |
| Location: | 6008, 6108, & 6110 New Cut Road |
| Owner: | George's Mobile Home Park; Mark & Terri Hass |
| Applicant: | Exeter Property Group, LLC |
| Representative: | Land Design & Development Duncan Galloway Egan Greenwald, PLLC |
| Jurisdiction: | Louisville Metro |
| Council District: | 13 – Vicki Aubrey Welch |

Case Manager: **Julia Williams, AICP, Planning Supervisor**

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:

00:05:52 Julia Williams presented the case (see recording for detailed presentation.)

The following spoke in favor of the request:

No one spoke.

The following spoke in opposition to the request:

No one spoke.

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

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Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:07:47 The Committee by general consensus scheduled this case to be heard at the Planning Commission public hearing at **6:30 p.m. on Wednesday, November 7, 2018** at the Southwest Government Center, located at 7219 Dixie Hwy, Louisville, KY 40258.

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

August 23, 2018

New Business

Case No. 18ZONE1037

Request: Change in form district from Regional Center to Suburban Workplace; change in zoning from R-4 and C-1 to CM with Waivers and a Detailed District Development Plan with binding elements

Project Name: New Cut Road Warehouse

Locations: 6008, 6108, & 6110 New Cut Road

Owner: George's Mobile Home Park; Mark & Terri Hass

Applicant: Exeter Property Group, LLC

Representative: Land Design & Development
Galloway Egan Greenwald, PLLC

Jurisdiction: Louisville Metro

Council District: 13 – Vicki Aubrey Welch

Case Manager: **Julia Williams, AICP, Planning Supervisor**

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:

00:48:01 Julia Williams presented the case (see staff report and recording for detailed presentation.) She noted that she has been working with the applicant on screening a loading area that faces Outer Loop. She said the applicant will submit a landscape exhibit by the time of the public hearing.

00:52:07 In response to a question from Commissioner Carlson, Ms. Williams confirmed that this is an enlargement of an existing form district to the south (see recording for detailed discussion.)

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00:53:37 Ms. Williams said she received letters from adjacent property owners in opposition to the proposal, and she handed out copies of those comments to the Commissioners.

00:53:53 Commissioner Brown asked why the building is not oriented the other way, so that the loading docks do not face Outer Loop. Ms. Williams said the applicant should provide details about this.

The following spoke in favor of the request:

Kyle Galloway, 9750 Ormsby Station Road, Suite 210, Louisville, KY 40223

Ann Richard, Land Design & Development, 503 Washburn Avenue, Louisville, KY 40222

Tom Theobald, 5455 West 74th, Indianapolis, IN 46268

Summary of testimony of those in favor:

00:54:50 Kyle Galloway, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

00:56:52 Mr. Galloway showed the Development Plan, which shows the proposed screening for the loading area facing Outer Loop (previously mentioned by Ms. Williams during her presentation.)

00:57:07 He addressed Commissioner Brown's question about the orientation of the proposed structure.

00:58:28 He discussed cross-access agreements.

00:59:11 In response to a question from Commissioner Brown about a proposed signalized intersection, Mr. Galloway said the applicant is in discussions with KYDOT regarding traffic, a traffic study, and the intersection. Commissioner Brown also asked about a newly-started planning study for Outer Loop; Mr. Galloway said he was not familiar with this, but both agreed that it would not affect this development.

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01:00:24 In response to a question from Commissioner Carlson, Ann Richard, an applicant's representative, discussed trip generation and need for a traffic report. She said the trip generation level for this proposal is too low to trigger a traffic study requirement.

The following spoke in opposition to the request:

Jeff Donohue, 2101 Top Hill Road, Louisville, KY 40118

Summary of testimony of those in opposition:

01:01:31 Representative Jeff Donohue spoke in opposition. He said there are enough warehouses in this area and the residents would like to see development more in keeping with the "Village Plan" to improve quality of life here. He noted some empty existing commercial development along New Cut Road, and also some empty existing warehouses.

The following spoke neither for nor against the proposal:

Elizabeth Alexander, Louisville, KY 40206

Summary of testimony of those neither for nor against:

01:05:19 Elizabeth Alexander, speaking on behalf of Councilman Vickie Aubrey Welch, said there has been a lot of citizen input regarding this development and requested a night hearing out in the district.

01:06:25 Commissioners' deliberation

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 **September 20, 2018** Planning Commission public hearing.