

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

February 22, 2018

New Business

Case No. 16ZONE1072

Request: R-4 Single Family Residential to EZ-1
Enterprise Zone
Project Name: Greenbelt Warehouse
Location: 7001 Greenbelt Highway
Owner: Louisville and Jefferson County Riverport
Authority
Applicant: Eagle Point CD LLC
Representative: Clifford Ashburner – Dinsmore & Shohl, LLP
Jurisdiction: Louisville Metro
Council District: 1 – Jessica Green

Case Manager: **Laura Mattingly, 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:

00:35:24 Laura Mattingly presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th Street Suite #2500, Louisville, KY 40202

Kelly Jones, Sabak Wilson & Lingo, 608 South Third Street, Louisville, KY 40202

Summary of testimony of those in favor:

00:38:23 Cliff Ashburner, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

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Rebuttal:

01:03:04 Mr. Ashburner addressed the floodplain area around Mill Creek in relation to the site; tree preservation on the site; and how this use will affect the residential areas along the north property line. He discussed the berm waiver that is being requested (will actually go all the way around the site.)

01:05:14 Commissioner Carlson referenced Mr. Chambers' concerns about trucks using the north access. He suggested that the applicant could do some more work on the internal design to discourage trucks from using that access; also, that a possible binding element could restrict trucks. Mr. Ashburner said that could be worked on before the public hearing.

01:05:58 Commissioner Brown discussed the location of the basin to preserve trees on the site. Kelly Jones said the reason for the proposed location of the basin is due to some wetlands in a location (see recording for detailed explanation.) The applicant was trying to avoid affecting the intermittent streams and wetland areas.

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 **March 15, 2018** Planning Commission public hearing.