

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

February 8, 2018

New Business

Case No. 17ZONE1049

Request:	R-4 & C-1 to C-2 with Conditional Use Permit
Project Name:	Williams Self Storage
Location:	4627 Bardstown Road
Owners:	John & Shirley Maquire, Raymond & Florence Bischoff
Applicant:	John Fox – Williams Properties
Representative:	Clifford Ashburner – Dinsmore & Shohl, LLP
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel

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:

00:44:14 Laura Mattingly presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Clifford Ashburner, Dinsmore & Shohl, 1015 5th Street Suite 2500, Louisville, KY 40202

Summary of testimony of those in favor:

00:49:01 Cliff Ashburner, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) He said it was his understanding that MSD's technical comments had been addressed. He also discussed Public Works' request for additional ROW on Watterson Trail – he said that, because there will be no access onto Watterson Trail, the applicant does not believe this request is

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

February 8, 2018

New Business

Case No. 17ZONE1049

justified and he will be discussing this issue with Public Works. He said he will also meet with KYTC to resolve the entrance issue.

00:56:36 In response to a question from Commissioner Lindsey, Mr. Ashburner pointed out three lots that are owned by the same owner but are not part of the development plan (see recording for details.)

00:58:08 In response to a question from Commissioner Carlson, Mr. Ashburner discussed the estimated number of trips generated. He said there will be about 460 storage units. Regarding buffering, Commissioner Carlson said that, while the applicant is proposing buildings that look residential, the actual zoning being applied for is C-2 Commercial, which could allow something other than residential-looking buildings in the future. Mr. Ashburner said the Planning Commission reviews development plans.

The following spoke in opposition to the request:

Doug Flaherty, 4508 Starlite Lane, Louisville, KY 40291

Summary of testimony of those in opposition:

01:02:48 Doug Flaherty, an adjoining property owner, said he is concerned that the heavily-wooded lot (mature trees) will be removed. He also has drainage concerns. He asked what landscaping and buffering will be provided. He wants to prevent pedestrian cut-throughs.

01:06:34 Tony Kelly, representing MSD, discussed sanitary sewers and drainage issues using an aerial photo (see recording for detailed presentation.)

01:08:40 Mr. Ashburner pointed out Mr. Flaherty's property in relation to the site plan, and also the location of trees proposed for preservation and the location of through-drainage. He said some trees will have to be removed to accommodate the drainage.

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.

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

February 8, 2018

New Business

Case No. 17ZONE1049

01:14:35 On a motion by Commissioner Lindsey, seconded by Commissioner Ferguson, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to the **February 22, 2018** Land Development and Transportation Committee meeting.

The vote was as follows:

YES: Commissioners Lindsey, Ferguson, and Carlson.

NOT PRESENT: Commissioners Peterson, Brown, and Lewis.