

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1019

Project Name	Jefferson Post Apartments
Location	4600 Fern Valley Rd.
Owner	Noltemeyer Capital LTD
Applicant	Michael Keal – Keal & Associates, Inc.
Representative	Bill Bardenwerper – Bardenwerper, Talbot & Roberts, PLLC
Jurisdiction	Louisville Metro
Council District	Louisville Metro
Case Manager	David B. Wagner, Planner II

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.)

Request:

Change in Zoning from EZ-1, Enterprise Zone, to R-6, Multi-Family Residential, Revised General District Development Plan, Detailed District Development Plan, and Amendment to Binding Elements

The following spoke on behalf of Case No. 13ZONE1019:

Bill Bardenwerper, Bardenwerper Talbott & Roberts, 1000 N. Hurstbourne Pkwy, Louisville, KY

Mike Keal, Keal & Associates, 410 W Chestnut Street # 524, Louisville, KY 40202

DISCUSSION:

02:34:52 David Wagner reviewed the requests, case summary/background/site context, previous cases on the site, technical review, and staff conclusions from the staff report.

02:37:43 Bill Bardenwerper, attorney representing the applicant, showed some photographs of the subject site and surrounding areas. He then reviewed the requests.

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02:39:32 Mike Keal, Keal & Associates, explained that the Hurstbourne Corridor Study requirements were followed.

02:40:27 Mr. Bardenwerper said the proposal is appropriate given the area.

02:41:11 Mr. Wagner clarified that the binding elements for the original general development plan will stay with that plan and the newly proposed binding elements will be with the proposed development plan.

02:42:15 Commissioner Brown asked about whether the site will be gated. Mr. Keal said it will not be gated and access will come off Jefferson Post Drive.

02:42:50 In response to Commissioner Brown's question, Mr. Keal pointed out proposed sidewalks.

There was further discussion about possibilities for sidewalks on the site.

A decision was made by general consensus that Case 13ZONE1019 be scheduled to be heard before the Louisville Metro Planning Commission on January 16, 2014.