

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 16ZONE1083

Request: Change in zoning from PEC to OR-1 on approximately 6.72 acres
Project Name: Tucker Station Senior Housing
Location: 1408 – 1412 Tucker Station Road
Owner: Arnold Family Living Trust
Applicant: Clover Construction Management West
Representative: Rob Sweet - McBride Dale Clarion
Marv Blomquist – Blomquist Design Group
Jurisdiction: Louisville Metro
Council District: 20 – Stuart Benson

Staff Case Manager: Julia Williams, RLA, 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 public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

02:01:26 Julia Williams presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Rob Sweet, McBride Dale Clarion, 5721 Dragon Way #300, Cincinnati, OH 45227

Marv Blomquist, 10529 Timberwood Circle Suite D, Louisville, KY 40223

Gary Arnold, 1412 Tucker Station Road, Louisville, KY 40299

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

Summary of testimony of those in favor:

02:05:36 Rob Sweet, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 16ZONE1083

02:21:52 In response to a question from Commissioner Carlson, Mr. Sweet said he estimated that “a low percentage” of occupants would be members of the workforce.

02:13:34 Steve Porter, representing the Tucker Station Neighborhood Association, said the Neighborhood Association supports the rezoning.

The following spoke neither for nor against the request:

Ray Taylor, 214 Gibson Road, Louisville, KY 40207

Summary of testimony of those neither for nor against:

02:14:28 Ray Taylor, representing a property owner across from this planned development, expressed concerns about water runoff / drainage from this property; sewerage; and traffic (Tucker Station Road is a two-lane road at this time.)

The following spoke in opposition to the request:

John Brennenstuhl, 1416 Tucker Station Road, Louisville, KY 40299

Summary of testimony of those in opposition:

02:16:09 John Brennenstuhl, a Tucker Station Road resident, spoke in opposition. He first discussed how he and other neighbors got this property rezoned as PEC in order to get better development there. However, he said that he and his neighbors “constantly “ fail to get notices about new developments in this area, including rezonings and including this rezoning request. He said the apartment use is not needed, and that a commercial use would be better since it would employ people as well as raising higher tax revenue. He objected that his and others’ properties have been cut off from receiving sewer connections. He expressed concern about putting this much traffic onto Tucker Station (a two-lane road); turning into and out of the site; dangerous driving conditions and intersections, blowing trash, and lowering property values. He requested an eight-foot privacy fence, sewers, and meaningful road improvements.

Applicant’s Rebuttal:

02:33:56 Marv Blomquist, an applicant’s representative, discussed a previously-approved development on this site (from 2008) that affected sewer connections. He said he did not think it was the applicant’s responsibility to provide sewers for a neighbor, but it is the applicant’s responsibility to provide the ability for a neighbor to get sewers. He also discussed storm sewers, curbs, and the detention basin planned to

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 11, 2018

CASE NO. 16ZONE1083

prevent water runoff. He discussed proposed roadway improvements. (See recording for detailed presentation.)

02:38:47 Commissioners' Discussion

The Commissioners asked that the applicant provide more information why a senior housing project is a better use for this land than a typical multi-family residential project; also, what type of travel distances there are between the site and grocery stores, etc.

An audio/visual recording of the Planning Commission hearing 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.

02:40:34 The Committee by general consensus scheduled this case to be heard at the February 1, 2018 Planning Commission public hearing.