

**Planning Commission Minutes
April 7, 2016**

Public Hearing

Case No. 15ZONE1048

***NOTE: This item was taken out of order and heard first.**

Request: Change in zoning from R-6 to C-2 with Land Development Code Variance and Waivers; and a Revised Detailed District Development Plan

Project Name: Zanzabar
Location: 2100 & 2104 South Preston Street

Owner/Applicant: Anthony Wettig
Zanzabar LLC
Anthony Wettig
2100 South Preston Street
Louisville, KY 40217

Representative: Schroll Land Surveying
Bill Schroll, Representative
5450 Southview Drive
Louisville, KY 40214

Jurisdiction: Louisville Metro

Council District: 15 – Marianne Butler

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

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.

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Agency Testimony:

00:22:30 Julia Williams said the legal ad was not posted, so the applicant is requesting that this case be continued to the April 21, 2016 Planning Commission public hearing.

One person signed in to speak in opposition:

Gail Linville, 526 Atwood Street, Louisville, KY 40217 (signed in but did not speak)

00:25:05 On a motion by Commissioner Howard, seconded by Commissioner Jarboe, the following resolution was adopted:

RESOLVED, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the April 21, 2016 Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Lewis, Brown, Blake, Jarboe, and Howard.

NO: No one.

NOT PRESENT: Commissioners White, Tomes, Turner, Kirchdorfer and Peterson.

ABSTAINING: No one.

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

February 25, 2016

New Cases

Case No. 15ZONE1048

Request:	Change in zoning from R-6 to C-2 with Land Development Code Variance and Waivers; Revised Detailed District Development Plan
Project Name:	Zanzabar
Location:	2100 & 2104 South Preston Street
Owner:	Zanzabar LLC
Applicant:	Anthony Wettig
Representative:	Schroll Land Surveying LLC
Jurisdiction:	Louisville
Council District:	15 – Marianne Butler
Case Manager:	Christopher Brown, 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.)

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Agency Testimony:

00:03:42 Christopher Brown presented the case and showed a Powerpoint presentation (see staff report and recording for detailed presentation).

The following spoke in favor of the request:

Antz Wettig, 213 Brown Avenue, Louisville, KY 40207
Jon Wettig, 1141 Logan Street, Louisville, KY 40204
Ted Bressoud, 230 South Hite Avenue, Louisville, KY 40206

Summary of testimony of those in favor:

00:10:10 Antz Wettig, the applicant, spoke in favor of the request (see recording for detailed presentation).

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Case No. 15ZONE1048

00:11:20 Jon Wettig spoke in favor of the request (see recording for detailed presentation).

00:11:42 Ted Bressoud was called, but declined to speak at this time.

The following spoke neither for nor against the request:

Bill Schroll, 5450 Southview Drive, Louisville, KY 40214

Dan Lockett, Jr., 601 W. Jefferson Street, Louisville, KY 40202

Summary of testimony of those neither for nor against:

00:12:09 Bill Schroll stated he drew up the site plan and was available for any questions (see recording for detailed presentation).

00:14:04 Dan Lockett stated he was representing the District 15 Council Office. Mr. Lockett stated they just wanted clarification on the Binding Elements, particularly #4, #6, #7, #11 and #12. Mr. Lockett stated along with these Binding Elements there's a couple of other things they would like to see, and it had to do with the parking across the street as well as the additional building and the sound-proof staging (see recording for detailed presentation).

00:17:28 Commissioner Brown directed Mr. Lockett to look at Page 7 and 8 of the Staff Report at the proposed Binding Elements, which propose striking through most of the Binding Elements he has mentioned (see recording for detailed presentation).

00:17:45 Chair Jarboe stated some of the Binding Elements Mr. Lockett is talking about are proposed to be stricken (see recording for detailed presentation).

00:18:02 Chris Brown stated those Binding Elements were proposed to be stricken by staff because they were in place with the previous development. Mr. Brown stated the Code then versus the Code now is completely different, so a lot of these are taken care of by the actual Land Development Code rather than putting them in a Binding Element (see recording for detailed presentation).

00:21:48 Chair Jarboe suggested Mr. Lockett get with the applicants and make sure they are on the same page as far as anything that is not already in our

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Code that might want to be added as a Binding Element (see recording for detailed presentation).

00:22:18 Ted Bressoud spoke in response to the comments about the parking lot across the street (see recording for detailed presentation).

00:26:50 The Louisville Metro Land Development and Transportation Committee by general consensus **SCHEDULED** Case Number 15ZONE1048 to be heard at the **April 7, 2016** Planning Commission Public Hearing.