

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
October 25, 2017

NEW BUSINESS
CASE NO. 18ZONE1062

Request: Change in Zoning from R-6 to UN with a Variance and a District Development Plan/Preliminary Subdivision Plan
Project Name: Urban Government Center Phase I
Location: 814 Vine Street
Owner: Louisville Metro Government
Applicant: The Marian Group
Representative: Carman; Dinsmore and Shohl PLLC
Jurisdiction: Louisville Metro
Council District: 4- Barbara Sexton Smith
Case Manager: **Julia Williams, AICP, Planning Supervisor**

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.)

Agency Testimony:

00:58:30 Julia Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Cliff Ashburner, Marian, 101 S 5th St, Suite 2500, Louisville, Kentucky, 40202

Summary of testimony of those in favor:

01:01:39 Mr Ashburner gave a power point presentation. He detailed the layout of new structures, surrounding area, and described features of houses as 21st Century Shot Gun.

The following spoke in neither for nor against to this request:

John Mahorney, 810 Vine Street, Louisville, Kentucky, 40204
Amanda Fuller, 800 Goullon Court, Louisville, Kentucky, 40204
Joann Robinson, 854 Vine Street, Louisville, Kentucky, 40204
Nicholas Mellen, 1125 East Breckinridge Street, Louisville, Kentucky, 40204
Martina Kunnecke, Neighborhood Planning Preservation. NPP, 31 Northwestern Parkway, Louisville, Kentucky, 40212
Braden Robbins, 856 Vine Street, Louisville, Kentucky, 40204

Summary of testimony of those neither for nor against:

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01:09:23 John Mahorney is excited for the idea of the project, having new neighbors and more people in the neighborhood association. However, his main concern is the density of 22 houses instead of 12 for the development. The 22 homes would cause the loss of greenspace and the increase of traffic. In addition, Mr. Mahorney inquired about a variance to reduce private yard areas, and for the loss of yard space due to an expansion of the alley way.

01:15:00 Amanda Fuller requested to see the language in the agreement state that Louisville Metro will retain the community garden property. Also in the development agreements she is concerned about labor requirements. She would like to see the language that the 45% Urban Canopy Cover goal to be met for the greenspace in the area.

01:19:26 Joann Robinson presented photos showing trees that may be affected by development of property. She requested that a portion of the property be used to expand the community garden.

01:26:40 Nicholas Mellen was concerned about the process of development that was laid out, the change of layout, and traffic of current and future residents surrounding the area.

01:32:29 Martina Kunnecke was invited to look at the plans and asked to appear at today's meeting. She expressed her initial concern that people were not notified in a timely manner for this meeting. She requested the next meeting to be in the neighborhood. She was asked to mention a concern of a neighbor regarding the binding elements listed in the staff report not being specific to the agreement that outlines the community benefits for the Vine Street site. In addition, would like to see the preservation of the ambiance of the area as well.

01:35:44 Braden Robbins stated that greenspace is not large enough for the amount of homes.

Rebuttal:

01:36:57 Commissioner Jeff Brown asked Case Manager Julia Williams about the community garden. Does the signature meet the intent that original design for this development. Ms. Williams replied the question is best suited for the person who signed the application. Commissioner Brown asked if information can be acquired before the next Planning Commission meeting. Julia agreed try to get the information before the next meeting.

01:39:08 Cliff Ashburner stated the private yard variances is to shrink the area between the principle structure and the accessory structure. They have received

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approval from Louisville fire department regarding the current plan to access properties on main streets not through the alley ways. Regarding to the green space concerns, this proposal would add to the green space with grass and trees. Mr. Ashburner clarified the process of the Marian Group development plan of this location that Louisville Metro created.

01:45:10 Vice Chair Peterson asked if the alley could be widened. Mr. Ashburner replied that if need be it would be within existing right of way. Commissioner Carlson asked how wide the alley pavement will be; Mr. Ashburner replied 10-14 ft.

01:52:53 Amanda Fuller asked why it would be necessary to remove already established trees; trees on Vine Street and unnamed alley way. Furthermore, who would maintain green space in new development and what species of plants would be on site? John Mahorney stated the difficulty of people accessing the homes and how the alley way will facilitate the access, and suggested the idea of adding a different entrance into the new development. Cliff Ashburner said binding elements state that HOA will be created and be part of larger development association for the maintenance of the common areas on this property and property across the street. As far as the trees, it will be type A hardwood, not sure on the species yet. The trees on Vine Street are on right of way not on current property and no plans on affecting them, if need be they will be replaced if affected.

Deliberation

01:59:45 Commissioners' deliberation.

An audio/visual recording of the Land Development & 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 placed this case on the November 15, 2018 public hearing at the Old Jail Building.