

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

January 17, 2019

New Business

Case No. 18ZONE1052

Request: Change in zoning from OR-2 and M-2 to C-2 with building height and setback variances
Project Name: Gray and Clay
Location: 709/715 E. Gray Street, 710, 712, & 716 E. Chestnut Street, & 616-634 S. Shelby Street
Owner: TKW, LLC & Roman Catholic Bishop of Louisville
Applicant: LDG Multi-Family
Representative: Sabak Wilson and Lingo Inc.; Dinsmore and Shohl LLP
Jurisdiction: Louisville Metro
Council District: 4- Barbara Sexton Smith

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

Agency Testimony:

01:35:56 Julia Williams presented the case. (see staff report and recording for detailed presentation.)

01:38:34 Paul Whitty, legal counsel to the Planning Commission, asked if the current facility has a hazardous use CUP requirement. Ms. Williams replied that it does, and she can provide more information at the public meeting.

The following spoke in favor of the request:

Cliff Ashburner, 101 South 5th Street, Suite 2500, Louisville, KY, 40202

Kelli Jones, 608 S. 3rd Street, Louisville, KY, 40202

Michael Gross, 1469 South 4th Street, Louisville

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Summary of testimony of those in favor:

01:39:21 Cliff Ashburner, representing LDG Development, presented Power Point slide show of proposed development, the alley proposed to be closed, and current photos of site. Mr. Ashburner expressed that Springer Alley will remain open and he presented current photos of said alley. He noted they plan to provide street side trees, a courtyard, and a parking garage. Mr. Ashburner provided commissioners with information from the national register of historic places.

00:01:46 Commissioner Brown inquired if information can be provided at the next meeting to help explain the 0 foot set back for the alley and to show the site distance and variance requirements can be met. Mr. Ashburner replied it will be available.

01:47:02 Joe Reverman asked if there is enough distance on the sidewalk to have the tree well dimensions plus the passable footage needed. Kelli Jones described the sidewalks surrounding the development and if need be pedestrian grates can be placed over the tree wells.

01:48:20 In response to a question from Commissioner Daniels, Mr. Ashburner answered there will be no retail in this development. There will be dwelling units on the first floor as well as community rooms, a small business center and other common spaces on corner of site.

The following spoke neither for nor against the request:

Doug McGee, 1139 E. Broadway, Louisville, KY, 40204

Summary of testimony of those neither for nor against:

01:49:37 Doug McGee Stated he does not oppose the alley closer or development. However, he does have concern with the zero lot lines and the size of the building. Mr. McGee is ok with the use of the proposed building for affordable housing. He would like to see more green space and more angles of the elevations from Springer Alley.

Rebuttal

01:53:29 Mr. Ashburner said the original proposed building has been reduced in height, and he feels the size of the proposed development fits the area. He also stated he will have more elevations available by the next meeting.

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**The following spoke in opposition to the request:
No one spoke**

01:54:38 Commissioners' deliberation

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.

The Committee by general consensus scheduled 18STREETS1028 and 18ZONE1052 to be heard at the February 7, 2019 Planning Commission public hearing.

**MINUTES OF THE MEETING
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January 17, 2019

New Business

Case No. 18STREETS1028

Request: Alley Closure for an unnamed alley between E. Gray Street and Springer Alley
Project Name: Gray and Clay
Location: 709/715 E. Gray Street, 710, 712, & 716 E. Chestnut Street, & 616-634 S. Shelby Street
Owner: Louisville Metro Government
Applicant: LDG Multi-Family
Representative: Sabak Wilson and Lingo Inc.; Dinsmore and Shohl LLP
Jurisdiction: Louisville Metro
Council District: 4- Barbara Sexton Smith

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

Note: This case was heard with Case No. 18ZONE1052 (see staff report and recording for detailed presentation.)

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.

The Committee by general consensus scheduled 18STREETS1028 and 18ZONE1052 to be heard at the **February 7, 2019** Planning Commission public hearing.