

PLANNING COMMISSION MINUTES
August 15, 2019

PUBLIC HEARING

CASE NO. 18ZONE1086

Request: Change in zoning from R-4 to R-7, and Detailed District
Development Plan with Binding Elements
Project Name: Clover Senior Housing
Location: 8700 Old Bardstown Road
Owner: George E Koppel Jr Rev Trust
Applicant: Clover Communities Bardstown LLC
Representative: McBride Dale Clarion
Jurisdiction: Louisville Metro
Council District: 22 – Robin Engel

Case Manager: Dante St. Germain, AICP, Planner II

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:

00:26:34 Dante St. Germain presented the case via Power Point slide show (see staff report and recording for detailed presentation).

00:32:10 Commissioner Carlson asked if this development is an age restricted community. Dante St. Germain replied the applicant will be able to answer that question.

The following spoke in favor of this request:

Robert Sweet, 5721 Dragon Way, Suite 300, Cincinnati Ohio 45227

Summary of testimony of those in favor:

00:34:08 Robert Sweet, present on behalf of Clover Senior Housing, noted concerns stated at the Land Development and Transportation meeting. Mr. Sweet detailed binding element for age restrictions and parking restrictions (see recording for detailed presentation).

00:35:56 Commissioner Jarboe spoke of laws affecting the proposed binding element. Mr. Sweet detailed the Clover Senior Housing guest policy and the binding element implemented to previous housing developments by Metro Council.

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The following spoke in opposition of this request:

No one spoke.

Deliberation

00:37:33 Commissioners discussed (see recording for detailed presentation).

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.

0:37:50 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution, based on the Staff Report and testimony heard today, was adopted:

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the August 29, 2019 Planning Commission Meeting.

The vote was as follows:

YES: Commissioners Tomes, Daniels, Brown, Lewis, Howard, Carlson, and Jarboe

NOT PRESENT AND NOT VOTING: Commissioners Peterson and Smith

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

July 25, 2019

New Business

Case No. 18ZONE1086

Request:	Change in zoning from R-4 Single Family Residential to R-7 Multi-Family Residential with Detailed District Development Plan and Binding Elements
Project Name:	Clover Senior Housing
Locations:	8700 Old Bardstown Road
Owner:	George E. Koppel Jr. Rev. Trust
Applicant:	Clover Communities Bardstown LLC
Representative:	Robert Sweet - McBride Dale Clarion
Jurisdiction:	Louisville Metro
Council District:	22 – Robin Engel

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

Agency Testimony:

01:46:54 Dante St. Germain presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Robert Sweet, McBride Dale Clarion, 5721 Dragon Way Suite 300, Cincinnati, OH 45227

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

Robert Jack, 348 Harris Hill Road, Williamsville, NY 14221

Summary of testimony of those in favor:

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

July 25, 2019

New Business

Case No. 18ZONE1086

01:50:23 Rob Sweet, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for his detailed presentation.)

01:54:11 In response to a question from Commissioner Lewis, Mr. Sweet confirmed that this rezoning is only for the property the applicant has purchased (see his Power Point presentation, which points out the specific location of the rezoning request.) It is for 8.1 acres. He also discussed the potential to provide access to a back parcel from Fairmont via a form of easement.

01:54:52 In response to a question from John Carroll, legal counsel for the Planning Commission, Mr. Sweet said "senior housing" means tenants 55 years of age and older. Children can visit but they are not permitted to live there.

01:55:25 In response to a question from Commissioner Daniels, Rob Jack, the developer, discussed "senior housing". He said the applicants should be mostly independent; they can have in-home health care but no on-site healthcare services are provided.

01:56:09 In response to a question from Commissioner Brown, Mr. Sweet discussed cross-connectivity and access (see recording.) Commissioner Brown asked to prohibit access onto Old Bardstown Road. Marv Blomquist, an applicant's representative, said the applicant is not in favor of cross-connectivity due to a potential hazard to older/elderly residents. He discussed connectivity and access to this site and the surrounding properties.

The following spoke in opposition to the request:

No one spoke.

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 this case to be heard at the **August 15, 2019** Planning Commission public hearing.