

**MINUTES OF THE MEETING
OF THE
DEVELOPMENT REVIEW COMMITTEE
February 15, 2017**

A meeting of the Development Review Committee was held on February 15, 2017 at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present were:

David Tomes, Chairman
Rich Carlson, Vice Chair
Emma Smith

Committee Members absent were:

Jeff Brown
Laura Ferguson

Staff Members present were:

Emily Liu, Director, Planning and Design Services
Brian Davis, Planning & Design Manager
Burcum Keeton, Architectural Project Coordinator
Joe Reverman, Assistant Director, Planning & Design Services
Tammy Markert, Transportation
John Carroll, Legal Counsel
Chris Cestaro, Management Assistant (minutes)

The following matters were considered:

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APPROVAL OF MINUTES

Approval of the minutes of the February 1, 2017 Development Review Committee meeting

00:05:36 On a motion by Commissioner Carlson, seconded by Commissioner Smith, the following resolution was adopted.

RESOLVED, that the Development Review Committee does hereby **APPROVE** the minutes of its meeting conducted on February 1, 2017.

The vote was as follows:

YES: Commissioners Tomes, Carlson, and Smith.

NO: No one.

NOT PRESENT: Commissioners Brown and Ferguson.

ABSTAINING: No one.

DEVELOPMENT REVIEW COMMITTEE

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NEW BUSINESS

CASE 16DEVPLAN1165

Request: Category 3 Development Plan for Mixed-Use Building
Project Name: 700 East Main Street
Location: 700 East Main Street
Owner(s): Flournoy Development Company
Applicant: Flournoy Development Company
Representative: Matt Wolff – Sabak Wilson & Lingo
Jurisdiction: Louisville Metro
Council District: 4 – Barbara Sexton Smith

Case Manager: **Burcum Keeton, Architectural Projects Coordinator**
Brian Davis, Planning & Design Manager

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the DRC meeting. (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 Development Review 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.

Agency Testimony:

00:05:54 Brian Davis introduced the case and showed the site plan (see staff report and recording for detailed presentation.)

00:08:13 Mr. Davis discussed a correction to the staff report. He said the mention of a variance, referred to on page 2 of the staff report, is incorrect. There are no variances or waivers associated with this plan.

00:08:41 Burcum Keeton, with Louisville Metro Overlay staff, gave a brief overview of the history of the case. She discussed the architectural designs of the proposed buildings and read the Overlay Committee's conclusions regarding the proposal (see recording for detailed presentation.)

00:10:20 In response to a question from Commissioner Carlson, Mr. Davis confirmed that the Nulu Overlay Committee had reviewed the character and design of the building. The DRC Committee examines the proposal for how it relates to the Land Development Code.

The following spoke in favor of the request:

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Jeff McKenzie (sp), Bingham Greenbaum & Doll, 3500 National City Tower, Louisville, KY 40202

Matt Wolff, Sabak Wilson & Lingo, 608 South Third Street, Louisville, KY 40202

Carl Malysz, LDD, 556 South 4th Street, Louisville, KY 40202

Michael Tyler Smith, 1913 Alfresco Place, Louisville, KY 40205

Summary of testimony of those in favor:

00:11:39 Jeff McKenzie (sp), the applicant's representative, gave a brief history of the project and its timeline (see recording for detailed presentation.)

00:14:31 Matt Wolff presented the project, addressed technical issues, and showed a Power Point presentation (see recording for detailed presentation.)

00:32:33 In response to a question from Commissioner Smith, Mr. McKenzie said the apartments will be market-rate and will be studio, 1 and 2 bedroom. The apartments will be between 550 to about 1250 square feet.

Michael Brohm, a nearby resident, asked the applicant if the wall on the south side of the project will be definitely preserved. Mr. Wolff said that structural integrity of the wall will determine that; the current plan is to keep it.

00:36:09 In response to a question from Mr. Brohm, Mr. Wolff said the project will now have "Juliet" [false] balconies.

00:37:02 Mr. Brohm asked about demolition times, the Market Street streetscape, and if the sidewalks will be jackhammered/broken up. He said there has been "extensive" damage from LG&E recently due to jackhammering. He asked about trash pickup/service/dumpster enclosures, and expressed his disagreement with tearing down the building at Clay and Main.

00:39:39 Michael Tyler Smith asked about occupancy and how many people will be living on-site. Mr. McKenzie estimated about 500 people at full occupancy. He said the timeline of the project is to have it completed by the middle of the year (12-18 month construction.)

The following spoke in opposition to the request:

No one spoke.

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The following spoke neither for nor against the request (“Other”):

Garwood Linton, 701, 703 and 705 East Market Street, Louisville, KY 40202

Michael Brohm, 711 East Market Street, Louisville, KY 40202

Summary of testimony of those neither for nor against (“Other”):

00:42:04 Garwood Linton owns three properties on Market Street. He is concerned about the preservation of the courtyard and possible damage to the old buildings due to this construction. He expressed concern about the proposed balconies/windows on the south wall - said those windows look directly into people's bedrooms and bathrooms next door.

00:46:26 Carl Malysz, speaking on behalf of the Louisville Downtown Partnership, spoke in favor. He discussed the streetscape project and sees this as a useful re-development project for the neighborhood.

00:48:23 Commissioners' deliberation.

00:48:46 Commissioner Tones asked staff and the applicant about the potential of damage to existing buildings during construction. Will there be a pre-construction survey? Emily Liu, Director of Planning and Design Services, said any applicant needs to get a demolition permit at the construction stage. This is usually outside the Planning Commission's purview.

00:55:57 On a motion by Commissioner Carlson, seconded by Commissioner Smith, the following resolution was adopted:

WHEREAS, the Louisville Metro Development Review Committee finds that, based on the staff report, the applicant's justification, and the evidence and testimony presented today, that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Category 3 Plan to construct 276 multi-family apartments with retail and parking garage.

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The vote was as follows:

YES: Commissioners Smith, Carlson, and Tomes.

NO: No one.

NOT PRESENT: Commissioners Brown and Ferguson.

ABSTAINING: No one.

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ADJOURNMENT

The meeting adjourned at approximately 1:55 p.m.

Chair

Planning Director