

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
December 11, 2014

NEW BUSINESS

CASE NO. 14ZONE1045

Request: Change in zoning from R-5A to PRD with a variance and waiver
Project Name: Clover Trace
Location: 4806 Manslick Road
Owner: CDJ Development LLC
Applicant: CDJ Development LLC
Representative: Mindel Scott and Assoc.; Bardenwerper Talbott and Roberts PLLC.
Jurisdiction: Louisville Metro
Council District: 15- Marianne Butler
Case Manager: **Julia Williams, AICP, Planner II**

COMMISSIONER TOMES ARRIVED AND VOTED ON THIS CASE

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:

01:09:00 Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Bill Bardenwerper, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223
David Mindel, 5151 Jefferson Boulevard, Louisville, Ky. 40219
Kathy Linares, 5151 Jefferson Boulevard, Louisville, Ky. 40219

Summary of testimony of those in favor:

01:11:30 Mr. Bardenwerper said this is a pre-approved plan and the infrastructure is already in. There are some existing drainage issues (basin too small).

1:15:50 Mr. Mindel stated that the last company didn't build the basin per the plans but he has spoken with MSD and the basin will be enlarged. The applicant/representatives will work with the Councilwoman's office as well as MSD.

1:17:45 Ms. Linares remarked, "We're creating lot lines between the buildings and they will encroach into the rear yard a little more than the 30% that's allowed. That's

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also been extended for the decks and some could end up being porches. That's the reason for the variance."

The following spoke neither for nor against the request:

Susan Hughes, 601 West Jefferson Street, Louisville, Ky. 40202

Summary of testimony of those neither for nor against:

01:19:27 Ms. Hughes, Legislative Assistant for Councilwoman Butler, stated she wanted to verify the applicant met with MSD and the existing drainage issues will be addressed. Another issue is landscaping, the neighbors want a barrier to help mitigate the noise, dust, etc. from the construction.

Deliberation

01:21:13 Planning Commission 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.

On a motion by Commissioner Proffitt, seconded by Commissioner Tomes, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby place Case No. 14ZONE1045 on the public hearing docket for January 29, 2015.

The vote was as follows:

YES: Commissioners Brown, Jarboe, Proffitt and Tomes

NO: No one

NOT PRESENT FOR THIS CASE: Commissioners Blake, Butler and Turner

ABSTAINING: No one