

Dock, Joel

From: Mike OLeary <mike.oleary@twc.com>
Sent: Thursday, September 13, 2018 12:57 PM
To: Dock, Joel
Cc: Clifford Ashburner; Mo Deljoo; Mike O'Leary, President Clifton Community Council
Subject: Zoning cases: 18Zone1038 & 18Zone1039
Attachments: Zoning Cases 18Zone1038 and 18Zone1039.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Dock,

On September 4, 2018 eleven neighbors of the Clifton neighborhood met to review and discuss case number 18Zone1038 (1749 Frankfort Ave) and case number 18Zone1039 (1860-1864 Frankfort Ave). 9th District Councilman Hollander attended the meeting to listen to our thoughts, comments and suggestions.

The attached letter is a consensus of the eleven Clifton neighbors who attended the meeting. Please note while Councilman Hollander was in attendance he limited his comments to telling us of the responses his offices has received on this issue. Councilman Hollander did not express any opinion or remarks in favor or not in favor of the proposed zoning changes of the two cases.

Here is the list of Clifton neighbors, with their addresses, who attended this meeting:

1. Erin Staley 1856 Frankfort Ave. staley.cf@gmail.com
2. Peggy Christensen 142 Stoll Ave. peggy-christensen@hotmail.com
3. Matt Glaser 1820 Arlington Ave matthewglaser@yahoo.com
4. Dan Poling 227 Pope Street danpoling37@yahoo.com
5. Cassandra Culin 185 N. Bellaire Ave kyspring@bellsouth.net
6. Kyle Culin 185 N. Bellaire Ave kyspring@bellsouth.net
7. Bill Wright 2110 Vernon Court bww0912@gmail.com
8. Bill Lieshoff 250 Crescent Hill Place, #102 blieshoff@gmail.com
9. Jan Weber Jane Street kyjweber@gmail.com
10. Pam Vetter 123 Waverly Ct pamavetter@gmail.com
11. Mike O'Leary 1963 Payne Street mike.oleary@twc.com

In attendance to listen: Councilman Hollander. Bill.Hollander@louisvilleky.gov

Please add the attached letter to your report and the information provided to the Planning Commissioners.

Thank you.

Mike O'Leary
President, Clifton Community Council

Michael O'Leary
1963 Payne Street, Louisville KY. 40206
Phone: (502) 899-1364 Email: mike.oleary@twc.com

- *Let us understand before we disagree. If we disagree let us not be disagreeable.*

**Clifton** Community Council

"Give residents a voice to government and keep them connected to one another"

September 4, 2018

Clifford Ashburner, Attorney
for Mo Deljoo, Ally Properties LLC
Dinsmore & Shohl LLP
101 S. Fifth Street
Suite 2500 PNC Tower
Louisville, KY 40202

Joel Dock, Planner II
Planning & Design
444 S. 5th Street
Louisville, KY 40202

Dear Mr Ashburner, and Mr Dock,
At a neighborhood meeting on September 4, 2018, residents reached a consensus on the two zoning cases listed below.

18Zone1038

1749 Frankfort Ave

1. Change the zoning from R-5B, Two-family Residential to **C-R**, Commercial-Residential. This will allow the new tenant, a real estate agency, to lease the space.
2. Retain a 5 ft. LBA in the rear yard along the west property line, a 15 ft. LBA along the north property line adjacent to the rear parking area, and landscaping along the east side of the rear addition as shown in the site plan presented at the August 23 LDT meeting.
3. Repair or replace the rear yard privacy fence.

18Zone1039

1860-1864 Frankfort Ave (former Third Lutheran Church and parsonage)

1. Change the zoning from R-7, multi-family Residential, to **C-R**, Commercial-Residential to allow for the existing church, basement, two story rear addition and two-story parsonage to be repurposed.
2. Approve the Conditional Use Permit (CUP) to retain the existing 21 off-street parking spaces (LDC 4.2.39) at 145 Stoll Ave. with a 400 SF ILA where 2 trees are to be planted per the site plan.
3. Retain the sidewalk on the east side of the church for pedestrian and handicap access. Install a 5 ft. LBA in the west side front yard. Replace the wrought iron fence with a wood privacy fence on the west side of the property next to the parsonage and into the rear yard.

Sincerely,


Mike O'Leary
President, Clifton Community Council

CLIFTON COMMUNITY COUNCIL
Preserving the Past. Planning the Future
131 Vernon Avenue, Louisville, KY 40206

Dock, Joel

From: Philip Samuel <billygoathill3@gmail.com>
Sent: Thursday, September 13, 2018 4:02 PM
To: Dock, Joel
Subject: 18ZONE1039, 1860-1864 FRANKFORT AVE

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: 9/20/2018 Planning Commission meeting
18ZONE1039, 1860-1864 Frankfort Avenue, Third Lutheran Church

Mr. Dock,
Please confirm receipt and present these comments on to the Planning Commission for their meeting on September 20.

I attended the first neighborhood meeting (shortly after the Third Lutheran Church and adjacent parsonage at 1860-1864 Frankfort Ave. were purchased), but I was unable to attend the LDT meeting on August 23. Nor will be able to attend the Planning Commission meeting on Sept. 20.

Based upon what I heard at the original meeting, and also upon I have read about zoning options (especially the comparison between C-1 and C-R zoning), I am OPPOSED to the request change to C-1 for this property primarily (but not limited to this) because of the residential nature of this block. I would, however, support a re-zoning to C-R.

Thank you,
Philip J. Samuel
3 Angora Ct.
40206

Mr. Dock - will you please confirm receipt and submit my comments for the September 20th Planning Commission meeting. Thank you for your assistance.

By email September 13, 2018

To: Joel Dock, Planner II

Subject: 9/20/18 Planning Commission meeting
18ZONE1039, 1860-1864 Frankfort Ave., Third Lutheran Church
sanctuary, basement, 2 story rear addition, and parsonage

Mr. Dock,

I support **CR** zoning instead of the **C1** zoning classification as submitted by the applicant for 1860 and 1864 Frankfort Ave. located within the Clifton Traditional Neighborhood Form District. This two block area on the south side of Frankfort Avenue (from State St. to Haldeman Ave.) has been predominantly residential since the early 1900's when it was developed.

The '**CR**' zoning class is more appropriate for this location on Frankfort Ave., and will be comparable to the re-zoning approved for 1741 Frankfort Ave., the former site for the James Lees Presbyterian Church. **CR** will still permit the owner to market the space to potential retail, office, and restaurants with indoor dining and indoor liquor service.

Most restaurants on Frankfort Ave. that have outdoor dining and outdoor liquor service are located on or closer to the front sidewalk or street. The structures on both 1860 and 1864 Frankfort Ave. have deep set backs from the street and multiple steps from the sidewalk. In that most patrons will probably park in the rear alley and enter from the rear of the property any rear outdoor dining may not be an option for potential restaurant tenants. I believe the 34 uses listed for **CR** will be sufficient for the adaptive re-use of the Third Lutheran property.

Based on the location of the structures and where they are located on the site, I recommend the more comparable zoning class of '**CR**' for the 8,853 SF sanctuary, basement, and 2 story rear addition at 1864 Frankfort Ave., and the 2500 SF parsonage located at 1860 Frankfort Ave.

I am in agreement with the application for a conditional use permit for the existing 34 parking spaces at 145 Stoll Ave., in the rear alley behind 1860-1864 Frankfort Ave.

Thank you for the opportunity to comment on this case.

Pam Vetter
123 Waverly Ct
Louisville, KY 40206
pamavetter@gmail.com

Dock, Joel

From: Hollander, Bill H.
Sent: Thursday, September 13, 2018 11:51 AM
To: Dock, Joel
Subject: FW: Proposed binding element for both Frankfort Ave. cases

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

-----Original Message-----

From: Ashburner, Clifford <Clifford.Ashburner@DINSMORE.COM>
Sent: Tuesday, September 4, 2018 11:07 AM
To: mike.oleary@twc.com; deljoo@noveen.com; Hollander, Bill H. <Bill.Hollander@louisvilleky.gov>
Subject: Proposed binding element for both Frankfort Ave. cases

Mike and Bill:

Mo and I spoke about the best way to allow for the two properties at 1749 and 1860 to be rezoned in a way that provided Mo needed flexibility but also provided the neighborhood some certainty and future input should uses change. We propose that the following binding element be added to both cases:

The subject property shall only be used for uses allowed in the C-R Commercial Residential zoning district, unless a change in use to a use allowed in the C-1 Commercial zoning district is approved by the Planning Commission or one of its committees at a public meeting after at least 14 days notice to those who received notice of this application.

The binding element will ensure that only uses that are allowed in the C-R zone can occur in the properties unless and until there is further review by the Planning Commission or one of its committees and those in the neighborhood have had an opportunity to weigh in.

As you know, 1749 will be used as office space by Kentucky Select Properties should the rezoning be approved. Mo still is without a tenant for the church.

Please let us know how the meeting goes tonight. If you have an alternative idea to address the interests of both Mo and the neighborhood, please email or give me a call to discuss.

Best,

Cliff

Cliff Ashburner
Dinsmore & Shohl, LLP
502-540-2382
Sent from my iPad

Dock, Joel

From: Leslie Barras <lebarras@gmail.com>
Sent: Thursday, September 13, 2018 10:44 AM
To: Dock, Joel
Cc: Leslie Barras
Subject: 18ZONE1039 Comments

Follow Up Flag: Follow up
Flag Status: Flagged

18ZONE1039
1860-64 Frankfort Avenue; 145 Stoll Avenue

Mr. Dock,

These comments are submitted for inclusion in the administrative record and consideration at the September 20, 2018 Planning Commission meeting on the above-referenced case.

I oppose the rezoning from R-7 to C-1. I attended the May 23 pre-app meeting and recognize that the adaptive reuse of a church is a unique situation, requiring flexibility and creativity. However, this side of the block in Clifton has been residential for decades and is in the Traditional Neighborhood Form District, not the Traditional Marketplace Form District portion of Frankfort Avenue. The basic character of this area has not been substantially altered for years.

If this property cannot be repurposed for multi-family residential or Live/Work units, a C-R Commercial Residential District rezoning would be more consistent with the Form District, current surrounding R-7/R-6/R-5A zoning, and the Aug. 29th Development Plan's statement of use as "Retail/Office." C-R would still provide many opportunities for income-producing uses, such as office space that would not be so intrusive on the surrounding neighbors, the Kentucky School for the Blind, or the American Printing House for the Blind. While C-1 and C-R uses overlap, the possibility under C-1 of outdoor dining, alcohol sales, or a lounge is unacceptable in the middle of a residential block, and our neighborhood experience is that binding elements are not a solution. Future owners feel free to disregard them, putting the burden on the neighborhood to seek enforcement, or assume that they can just get them removed since they have a foot in the door with the more intensive zoning classification.

Regarding parking, whatever zoning is approved, I support the CUP instead of rezoning the parcel at 145 Stoll Avenue.

Thank you for this opportunity to comment.

Ms. Leslie Barras
221 N. Clifton Avenue

Dock, Joel

From: Dock, Joel
Sent: Wednesday, September 5, 2018 9:06 AM
To: 'Amy Chase'
Subject: RE: Church rezoning

As I understand it, the meeting held last night was a private meeting of the community. No planning officials were involved.

C-1 allows, like many other zoning districts, a selection of uses. These uses range from insurance offices and barber shops to restaurants and retail stores, and many in between. An office use can be placed in a commercial district, but does not require a commercial district.

These concerns have been incorporated into the record and forwarded to the applicant.

Joel P. Dock, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>

-----Original Message-----

From: Amy Chase [<mailto:amy@chase@hotmail.com>]
Sent: Tuesday, September 4, 2018 5:20 PM
To: Dock, Joel
Subject: Church rezoning

Joel,

I have a conflict & am having to miss the meeting tonight. My concern with the rezoning is that they are applying for a C-1 and if I understand correctly this gives them the permission to do whatever they want without many restrictions. I don't know enough about rezoning, but aren't there lesser classes that would put at least a few restrictions on the property? If they were seriously planning on making it office spaces like they have stated, would they really need this type of zoning?

I am also concerned about the parking & any increase in noise & debris of a restaurant or social gathering place.

Thank you for your time. Please let me know if there is anything you need from me in the future on this matter.

Thanks again,

Dock, Joel

From: Mitchell Morrell <mitchelldmorrell@gmail.com>
Sent: Tuesday, September 4, 2018 5:23 PM
To: Dock, Joel
Cc: mike.oleary@twc.com
Subject: Case-18Zone1039 and 18Zone1038

Hello Joel,

I'm a resident of the Clifton neighborhood on Stoll Avenue (very close to the two cases) and I would like to voice my support of the re-zoning of both properties.

I believe the small businesses in our neighborhood keep our community the eclectic, vibrant area that people love. Being able to re-zone these properties will show that we support the small business growth of our community.

I appreciate you're time and consideration and hope you have a great week.

Mitchell Morrell
502-552-7276

Dock, Joel

From: Dock, Joel
Sent: Friday, August 24, 2018 12:03 PM
To: Hollander, Bill H.
Cc: Liu, Emily; Ethridge, Kyle
Subject: RE: Neighborhood Meetings Tonight - 1749 & 1860-1864 Frankfort Avenue
Attachments: C-1 use list.pdf; Application_EveningHearingPetitionConvenient_Oct13.docx; Application_EveningHearingPetitionDowntown_Oct2017.docx

Thank you for this thorough response. I very clearly understand your position and the authority of Metro Council. I would still be curious to know what uses permitted within C-1 would be objectionable, apart from, in my opinion, the obvious suburban, auto-oriented uses – auto dealerships or car washes. This could be helpful information in the future in directing potential applicants and the current applicant. A list of C-1 uses has been attached.

I have heard from three interested parties to-date. Two of these individuals voiced support for CR instead of C-1.

A petition for night hearing at a convenient location requires 300 signatures. A petition with 200 signatures allows for the meeting to be held in the evening at the Old Jail Building. A petition would be required no later than September 5th. Applications for each have been attached.

Thanks,

Joel P. Dock, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>



**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD



From: Hollander, Bill H.
Sent: Friday, August 24, 2018 11:24 AM
To: Dock, Joel
Cc: Liu, Emily; Ethridge, Kyle
Subject: RE: Neighborhood Meetings Tonight - 1749 & 1860-1864 Frankfort Avenue

Joel –

I had forgotten that Kyle had forwarded it along. Thanks for reminding me. I was, frankly, disappointed that Cliff thought it wasn't important enough to share with anyone and I have told him that. The applicant has had shifting stories about plans for the site. It was originally undefined and then clearly office, not retail. I had passed along this article to some of the many residents who have contacted me about it. I will of course now need to tell them that the position has shifted again - <https://www.bizjournals.com/louisville/news/2018/05/25/hilltop-theater-owner-buys-frankfort-avenue-church.html>.

I understand what is required in the LDC - but I also understand that Metro Council has the authority to condition a rezoning on a particular use and to require that the applicant return to the Commission or the Council if the use changes. The County Attorney has approved such binding elements many times. That is what I have done along Frankfort Avenue and what I intend to do in the future.

I will make up my mind based on the record, which I expect to be very full. I just received an email from a very active Clifton resident objecting strongly to the Clifton Community Council's position in this matter and any decision to permit an undefined commercial zoning on a property located in a residential block and directly between and in VERY close proximity to two multi-family residential buildings. I expect there will be a number of comments at the September 20 hearing. How many signatures on a petition does it take to have the meeting at night near the site, so that ordinary citizens can actually participate, and when would a petition need to be submitted?

Bill



Councilman Bill Hollander | Ninth District Councilman
Louisville Metro Council
601 W. Jefferson Street | Louisville, KY 40202
d: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews!

From: Dock, Joel
Sent: Friday, August 24, 2018 8:39 AM
To: Hollander, Bill H. <Bill.Hollander@louisvilleky.gov>
Cc: Liu, Emily <emily.liu@louisvilleky.gov>; Ethridge, Kyle <Kyle.Ethridge@louisvilleky.gov>
Subject: RE: Neighborhood Meetings Tonight - 1749 & 1860-1864 Frankfort Avenue

Councilman Hollander,
Planning staff received a copy of the letter/email in an email from Kyle Etheridge on 8/13. It is part of the record and was forwarded to the applicant at that time. While it may be strongly encouraged to define a tenant(s), such specificity is not required per LDC chapter 11, part 4. A general use or range of potential uses is not uncommon (ex. Retail/office). If there is a specific use(s) within the C-1 zoning district that is objectionable please inform staff so that the Commission and applicant can be fully informed. Ultimately, staff and the Commission are tasked with determining the appropriateness of the requested district with all associated uses and making a recommendation based on the impact of the district as a whole.

Thanks,

Joel P. Dock, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300

Louisville, KY 40202

502-574-5860

<https://louisvilleky.gov/government/planning-design>



**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD



From: Hollander, Bill H.
Sent: Thursday, August 23, 2018 2:52 PM
To: Dock, Joel
Cc: Liu, Emily; Ethridge, Kyle
Subject: FW: Neighborhood Meetings Tonight - 1749 & 1860-1864 Frankfort Avenue

Joel –

Below is the email I referred to at the LD&T meeting today regarding the two Frankfort Avenue cases. Cliff apparently did not include it in the record or mention it to anyone at the meeting but I thought you should have it for your file.

Bill



Councilman Bill Hollander | Ninth District Councilman
Louisville Metro Council
601 W. Jefferson Street | Louisville, KY 40202
d: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews!

From: Hollander, Bill H.
Sent: Wednesday, May 23, 2018 1:48 PM
To: clifford.ashburner@dinsmore.com
Cc: Mike OLeary <mike.oleary@twc.com>; Ethridge, Kyle <Kyle.Ethridge@louisvilleky.gov>
Subject: Neighborhood Meetings Tonight - 1749 & 1860-1864 Frankfort Avenue

Cliff –

I am not going to be able to make the meetings tonight but wanted to pass along a comment. Although I of course do not have positions on the potential rezonings at this stage, I wanted to note that I have never voted for a rezoning in my district which did not involve stated, relatively well-defined plans for the properties involved. As you know, in some cases, I have requested that binding elements be added which require additional approvals, including from Metro Council, if those plans change.

The May 10 Business First article indicates that these proposals are much less definite than have been presented for Frankfort Avenue properties during my term. I hope that will change as the cases progress.

Feel free to read this comment or make note of it at the meetings, if you think that is appropriate.

Bill



Councilman Bill Hollander | Ninth District Councilman
Louisville Metro Council
601 W. Jefferson Street. | Louisville, KY 40202
d: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews!

Dock, Joel

From: Hollander, Bill H.
Sent: Thursday, August 23, 2018 2:52 PM
To: Dock, Joel
Cc: Liu, Emily; Ethridge, Kyle
Subject: FW: Neighborhood Meetings Tonight - 1749 & 1860-1864 Frankfort Avenue

Joel –

Below is the email I referred to at the LD&T meeting today regarding the two Frankfort Avenue cases. Cliff apparently did not include it in the record or mention it to anyone at the meeting but I thought you should have it for your file.

Bill



Councilman Bill Hollander | Ninth District Councilman
Louisville Metro Council
601 W. Jefferson Street | Louisville, KY 40202
d: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews!

From: Hollander, Bill H.
Sent: Wednesday, May 23, 2018 1:48 PM
To: clifford.ashburner@dinsmore.com
Cc: Mike OLeary <mike.oleary@twc.com>; Ethridge, Kyle <Kyle.Ethridge@louisvilleky.gov>
Subject: Neighborhood Meetings Tonight - 1749 & 1860-1864 Frankfort Avenue

Cliff –

I am not going to be able to make the meetings tonight but wanted to pass along a comment. Although I of course do not have positions on the potential rezonings at this stage, I wanted to note that I have never voted for a rezoning in my district which did not involve stated, relatively well-defined plans for the properties involved. As you know, in some cases, I have requested that binding elements be added which require additional approvals, including from Metro Council, if those plans change.

The May 10 Business First article indicates that these proposals are much less definite than have been presented for Frankfort Avenue properties during my term. I hope that will change as the cases progress.

Feel free to read this comment or make note of it at the meetings, if you think that is appropriate.

Bill



Councilman Bill Hollander | Ninth District Councilman
Louisville Metro Council
601 W. Jefferson Street | Louisville, KY 40202
d: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews!

Dock, Joel

From: Ethridge, Kyle
Sent: Monday, August 13, 2018 8:19 AM
To: Dock, Joel
Subject: RE: August 23, 2018 LD&T Meeting - Case No. 18ZONE1038, located at 1749 Frankfort Avenue
Attachments: Email_ Neighborhood Meetings Tonight - 1749 & 1860-1864 Frankfort Avenue.pdf

Joel,

The Councilman had emailed the attached letter to Cliff Ashburner and asked him to share the information at the public meeting back in May. He requested more information about the appropriate use.

He asked that I send you the email to be added to the official file.

Thank you,
Kyle



Ms. Kyle Ethridge | Legislative Assistant
Office of Councilman Bill Hollander
601 W. Jefferson Street | Louisville, KY 40202
d: (502) 574-3908 o: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews, and sign up for the D9 [blog](#) for the latest neighborhood news and alerts!

From: Dock, Joel
Sent: Thursday, August 9, 2018 9:49 AM
To: Ethridge, Kyle <Kyle.Ethridge@louisvilleky.gov>
Subject: RE: August 23, 2018 LD&T Meeting - Case No. 18ZONE1038, located at 1749 Frankfort Avenue

Attached.

Joel P. Dock, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5860
<https://louisvilleky.gov/government/planning-design>



**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD



From: Ethridge, Kyle
Sent: Thursday, August 9, 2018 9:15 AM
To: Dock, Joel
Subject: FW: August 23, 2018 LD&T Meeting - Case No. 18ZONE1038, located at 1749 Frankfort Avenue

This one too.

Thanks!



Ms. Kyle Ethridge | Legislative Assistant
Office of Councilman Bill Hollander
601 W. Jefferson Street | Louisville, KY 40202
d: (502) 574-3908 o: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews, and sign up for the D9 [blog](#) for the latest neighborhood news and alerts!

From: Council District 9 Notification of Development Proposals <development-notifications@public.govdelivery.com>
Sent: Wednesday, August 8, 2018 2:56 PM
To: Hollander, Bill H.
Subject: August 23, 2018 LD&T Meeting - Case No. 18ZONE1038, located at 1749 Frankfort Avenue

The attached is notification of the August 23, 2018 Land Development and Transportation meeting to be held at the Old Jail Building, 514 W. Liberty St., at 1:00 p.m.

- [18ZONE1038 LD%26T+Notice.pdf](#)

Having trouble viewing this email? [View it as a Web page.](#)



Visit <http://www.louisvilleky.gov>

[Contact a Metro Department](#)



SUBSCRIBER SERVICES: [Manage Preferences](#) /
[Unsubscribe](#) | [Help](#)

This email was sent to bill.hollander@louisvilleky.gov on behalf of Louisville Metro using GovDelivery · 707 17th St, Suite 4000 · Denver, CO 80202 · 1-800-439-1420



Email

Neighborhood Meetings T...

Priority	Due	Status	Received on	Owner
Normal		Received		Kyle Ethridge

Email

From Bill Hollander

To Clifford Ashburner

Cc Kyle Ethridge; Mike O'Leary

Bcc

Subject Neighborhood Meetings Tonight - 1749 & 1860-1864 Frankfort Avenue

Cliff –

I am not going to be able to make the meetings tonight but wanted to pass along a comment. Although I of course do not have positions on the potential rezonings at this stage, I wanted to note that I have never voted for a rezoning in my district which did not involve stated, relatively well-defined plans for the properties involved. As you know, in some cases, I have requested that binding elements be added which require additional approvals, including from Metro Council, if those plans change.

The May 10 Business First article indicates that these proposals are much less definite than have been presented for Frankfort Avenue properties during my term. I hope that will change as the cases progress.

Feel free to read this comment or make note of it at the meetings, if you think that is appropriate.

Bill



Councilman Bill Hollander | Ninth District Councilman
 Louisville Metro Council
 601 W. Jefferson Street | Louisville, KY 40202
 d: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews!

Regarding

Duration

Dock, Joel

From: Peggy Christensen <peggy_christensen@hotmail.com>
Sent: Thursday, August 23, 2018 9:15 AM
To: Dock, Joel
Subject: Zoning change

Joel Dock/case manager,

I live at 142 Stoll Ave and have been invited to the zoning change meeting for 1860 Frankfort Ave and 145 Stoll Ave today at 1:00. I am unable to attend due to work obligations. 145 Stoll Ave is opposite my property and I have serious concerns about a change to commercial zoning so nearby. My understanding is that there is little or no commercial C-1 zoning along Frankfort Ave and I question why that should change for this property. It would be a dramatic change in character for the neighborhood we call home. Thank you for your consideration.

Peggy Christensen
142 Stoll Ave.

Sent from my iPhone

Mr. Dock - will you please confirm receipt and present my comments to the LDT Committee members when they meet on Thursday, August 23. Thank you for your assistance.

By email August 21, 2018

To: Joel Dock, Planner II

Subject: 8/23/18 LDT committee meeting
18ZONE1039, 1860-1864 Frankfort Ave., Third Lutheran Church
sanctuary, basement, 2 story rear addition, and parsonage

Mr. Dock,

I am in disagreement with the zoning classification chosen by the applicant for the two parcels at 1860 and 1864 Frankfort Ave. located within the Clifton Traditional Neighborhood Form District.

The 'CR' zoning class is more appropriate for this location on Frankfort Ave., and will be comparable to the re-zoning approved for 1741 Frankfort Ave., the former site for the James Lees Presbyterian Church. CR will still permit the owner to market the space to potential retail, office, and restaurants with indoor dining and indoor liquor service.

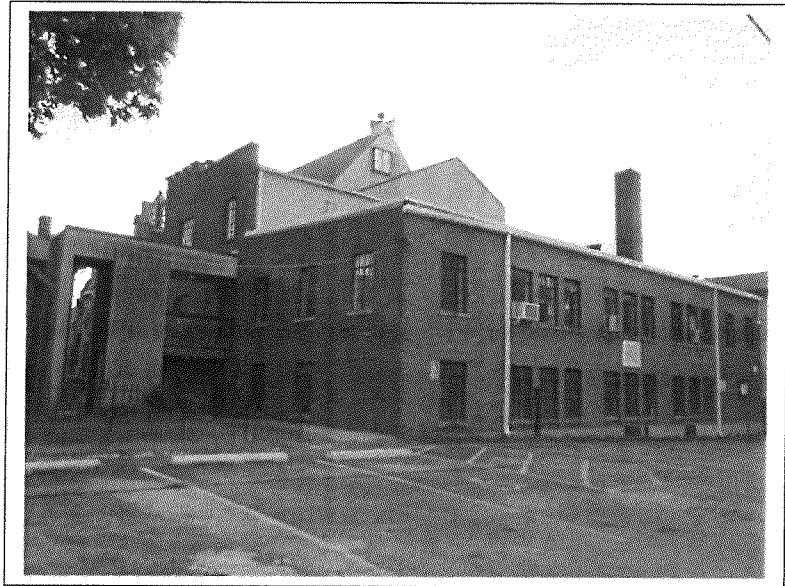
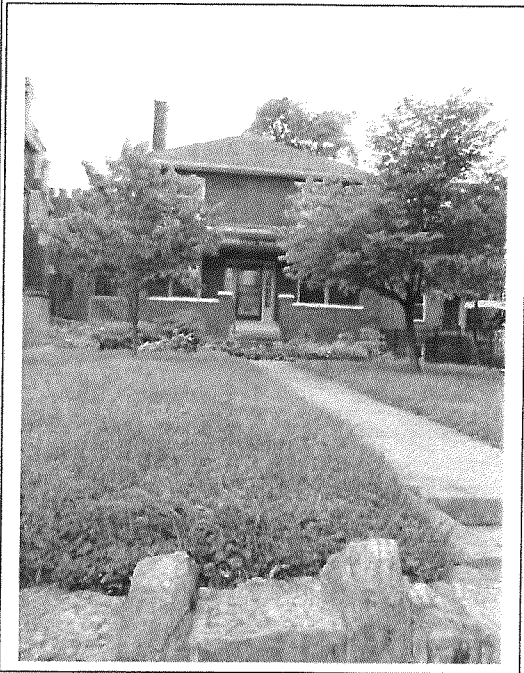
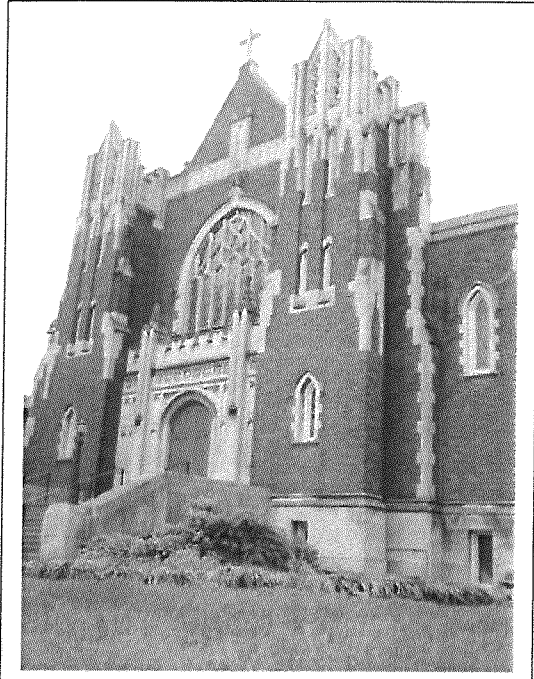
Most restaurants on Frankfort Ave. that have outdoor dining and outdoor liquor service are advantageously set on or closer to the front sidewalk or street. The structures on both 1860 and 1864 Frankfort Ave. have deep set backs from the street and multiple steps from the sidewalk. In that most patrons will probably park in the rear alley and enter from the rear of the property any rear outdoor dining may not be an option for any potential restaurant tenant. Any exterior modification such as outdoor dining may need approval by the Landmarks staff.

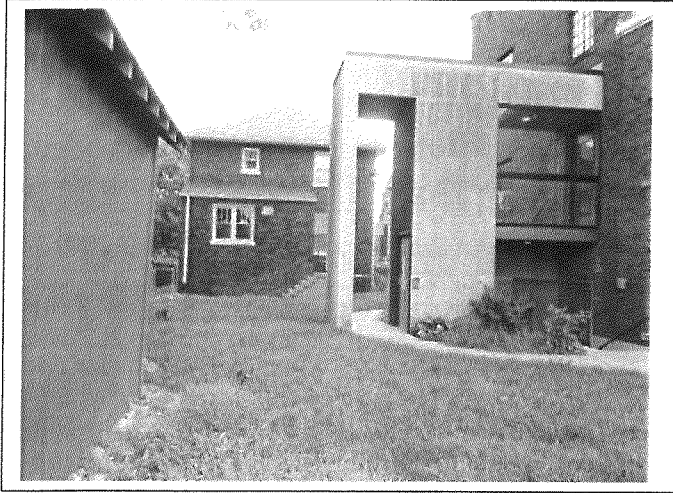
Based on the location of the structures and where they are located on the site, I recommend the more comparable zoning class of 'CR' for the 8,853 SF sanctuary, basement, and 2 story rear addition at 1864 Frankfort Ave., and the 2500 SF parsonage/rectory located at 1860 Frankfort Ave.

I am in agreement with the application for a conditional use permit for the existing 34 parking spaces at 145 Stoll Ave., in the rear alley behind 1860-1864 Frankfort Ave.

Thank you for the opportunity to comment on this LDT case.

Pam Vetter
123 Waverly Ct
Louisville, KY 40206
pamavetter@gmail.com





Dock, Joel

From: Leslie Barras <lebarras@gmail.com>
Sent: Sunday, August 19, 2018 4:43 PM
To: Dock, Joel
Cc: Leslie Barras
Subject: 18Zone1039 Comments (Third Lutheran Church, 1860 Frankfort Avenue)

Mr. Dock - would you acknowledge that you received these comments and that they will be provided to the LDT Committee as well? I can't attend the Aug. 23 meeting. Thank you.

Submitted via email, August 19, 2018

18ZONE1039
1860 Frankfort Avenue

Mr. Dock,

These comments are submitted for inclusion in the administrative record and consideration at the August 23, 2018 Land Development & Transportation Committee meeting on the above-referenced case.

I oppose the rezoning from R-7 to C-1. I attended the May 23 pre-app meeting and recognize that the adaptive reuse of a church is a unique situation, requiring flexibility and creativity. However, this side of the block in Clifton has been residential for decades and is in the Traditional Neighborhood Form District, not the Traditional Marketplace Form District portion of Frankfort Avenue. In other words, the basic character of this area has not been substantially altered for years, nor does the neighborhood plan envision a character change.

A C-R Commercial Residential District would be more consistent with the Form District, current surrounding R-7 zoning, and the July 25 Development Plan's proposed use as "Retail/Office." C-R would still provide many opportunities for income-producing uses, such as office space that would not be so intrusive on the surrounding neighbors, the Kentucky School for the Blind, or the American Printing House for the Blind. Alternatively, a Live/Work authorization per Section 4.3.19 of the Land Development Code (Permitted Uses with Special Standards) would also appear more appropriate than C-1 rezoning.

What this block does not need is a restaurant and/or bar sitting smack dab in its middle. I lived directly behind one of Clifton's most popular restaurants and bars for almost ten years. No matter how thoughtful a current owner tries to be, he/she has no control over future owners or patrons, who parked in our yard and driveway; threw glass bottles and other trash in our yard; created ruckuses in the street well into the night; and urinated anywhere they pleased.

Finally, it is unclear in the July 25 revised Development Plan why the church sanctuary seems to now be excluded from the "Rezoning Area" depicted on the map. There was no discussion in the pre-app meeting of excluding the sanctuary from the request—in fact, to the contrary. It concerns me that there may be additional—and now undisclosed—plans for the sanctuary that are being left to future land use changes.

Regarding parking, whatever zoning is approved, I support the CUP instead of rezoning the parcel at 145 Stoll Avenue. I would also encourage any owner to work with the Printing House for the Blind, who has a 70-80 car parking lot on State Street around the corner that is seldom full during the day and practically empty after business hours.

Thank you for this opportunity to comment.

Ms. Leslie Barras
221 N. Clifton Avenue