

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
November 8, 2017

NEW BUSINESS
CASE NO. 18ZONE1032

Request: Change in Zoning from PEC to OR-1 with variances and waivers. Amendments to the General Plan Binding Elements and a Detailed District Development Plan with Binding Elements

Project Name: Clover Senior Housing
Location: 11700 Interchange Drive
Owner: Gault-Marsh Properties Southpoint LLC
Applicant: Clover Construction Management West
Representative: Blomquist Design Group
Jurisdiction: Louisville Metro
Council District: 13- Vicki Aubrey Welch
Case Manager: **Julia Williams, AICP, Planning Supervisor**

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:

00:11:24 Julia Williams presented the case (see staff report and recording for detailed presentation.)

00:14:27 Paul Whitty commented there is a difference in the detailed plan and the general plan in regards to the acreage. Williams replied they will look into it and solve the discrepancy.

00:15:22 Commissioner Richard Carlson inquired about the conditions of #17 general plan Binding Elements, Lot 2 shall be limited to home and garden center. Williams stated Lot 3 is the subject site, and she will look at the general plan for Case Number 92599 to see if Binding Elements #16 and #17 are still applicable to Lot 2.

The following spoke in favor of this request:

Rob Sweet, McBride Dale Clarion, 5721 Dragon Way, Suite #300, Cincinnati, Ohio, 45227

Summary of testimony of those in favor:

00:18:35 Rob Sweet presented a PowerPoint Slideshow to explain overview of project. He stated the need for a change in zoning from PEC to OR-1 is to allow for office and residential use. In addition, Sweet went into detail to explain the proposed rezoning, variance, and waiver requests for the case. They have reviewed the proposed binding elements and are in agreement with them.

00:23:25 Commissioner Jeffery Brown brought up a letter from the fire department

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regarding parking concerns for the site. Sweet replied he believes they had concern for residents parking in the cul-de-sac area. Sweet stated they do not propose to have parking in the cul-de-sac area and plan to discourage the use of the cul-de-sac for parking. However, they cannot prevent residents from parking outside of the property on the street.

00:24:03 Commissioner Carlson asked about who owns the road next to the site. Sweet believes the road is privately owned by Golf Marsh Properties. Commissioner Carlson asked if someone from Golf Marsh Properties could attend the next hearing. Sweet replied that they will ask.

00:25:33 Paul Whitty encouraged the applicant to work out the acreage question if it is advertised under the actual acreage then they would need to resend a notice. Sweet agreed.

The following spoke in neither for nor against to this request:
No one spoke

The following spoke in opposition to this request:
No one spoke

Deliberation

00:25:49 Commissioners' 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.

The Committee by general consensus placed this case on the December 6, 2018 public hearing at the Old Jail Building.