

**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. 5<sup>th</sup> 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**