

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
August 13, 2015

NEW BUSINESS

CASE NO. 15ZONE1012

Request: Change in Zoning from R-4 and R-5 (Single Family Residential) to R-7 (Multi-Family Residential) and C-1 (Commercial), General District Development Plan, Detailed District Development Plan, Binding Elements, Variances, and Waivers (including a Family Scholar House, Boys and Girls Club, Senior Living, and Commercial)

Project Name: Cane Run Multi-Use Development
Location: 4646 – 4650 Cane Run Road
Owner: The Salvation Army
Louisville Metro Government

Applicant: Riverport Development, LLC
Representative: Wyatt, Tarrant & Combs, LLP
The Weber Group
Mindel, Scott & Associates, Inc.

Jurisdiction: Louisville Metro
Council District: 1 – Jessica Green
Case Manager: David B. Wagner, Planner II

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:

00:46:13 Mr. Wagner discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Cliff Ashburner, Wyatt, Tarrant and Combs, LLP, 500 West Jefferson Street, Suite 2800
Louisville, Ky.
Jennifer Caummissar, 5233 Progress Way, Sellersburg In., 47172

Summary of testimony of those in favor:

01:01:55 Mr. Ashburner said the plan makes sense and everyone has access to the park. There's good connectivity within the project.

The Cane Run Corridor Study was done in 1994 and a lot has changed since then. The main objectives were: providing affordable housing; providing more open space and park areas; and cleaning up the commercial in the area. The commercial being proposed today is small scale, neighborhood serving and integrated into the site. The

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multi-family has changed – more people want to live in multi-family – not everyone wants to own a home. Also, there's a great need for security.

The residents have lived on cul-de-sacs for years and don't want their streets used as cut-throughs.

1:09:59 Ms. Caummisar said connecting some of the streets will still take you to Cane Run Rd. so going through the site will not be any faster than going around.

Discussion:

1:28:25 Chairman Jarboe remarked, "Does there have to be a variance or a waiver request to not have the stub streets considering the fact that it's in there or is it the wording of minor/major that puts this into play?" Mr. Wagner answered, "That's the complication with that section 5 part 9. It specifically says it is not subject to the waiver provisions so Metro Council can approve an alternate means of connectivity and access through the site in consideration of a plan with a rezoning change request."

1:30:45 Commissioner Blake asked if the wetlands, being the environmental constraints, is the reason the applicant shouldn't have to provide the connections? Mr. Ashburner said if you connect Raven Ridge you will be impacting a wetland.

1:32:55 Chairman Jarboe remarked, "I'm hearing this has a time constraint on it and speaking personally, this is a very underserved area." Mr. Ashburner said September 15th is a very critical date for this project.

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 August 20, 2015 public hearing at the Old Jail Building.

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ADJOURNMENT

The meeting adjourned at approximately 2:43 p.m.

Chair

Planning Director