

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

December 10, 2015

New Cases

CASE NO. 15ZONE1049

Request:	Change in zoning from R-5B to C-R on 0.27 acres with a Land Development Code Waiver and Detailed District Development Plan
Project Name:	1741 Frankfort Avenue
Location:	1741 Frankfort Avenue
Owner:	JDA Properties
Applicant:	JDA Properties LLC
Representative:	BTM Engineering Inc. Glenn Price – Frost Brown Todd
Jurisdiction:	Louisville Metro
Council District:	9 – Bill Hollander

Case Manager: **Christopher Brown, 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.)

An audio/visual recording of the Planning Commission hearing 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.

Agency Testimony:

00:56:52 Christopher Brown presented the case and showed the site plan. He added that a letter of support was received today, in favor of the proposal.

00:59:11 Commissioner Brown asked if the “future phase” shown on the site plan (retail) is accounted for in the parking summary. Mr. Brown said it is, and that no new parking will be required.

The following spoke in favor of the request:

Glenn Price, Frost Brown Todd, 400 West Market Street Suite 3200, Louisville, KY 40202

Summary of testimony of those in favor:

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01:00:00 Glenn Price, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) He said that landscaping in the front yard of the site would violate the Clifton Architectural Review Committee Guidelines; however, the applicant is willing to donate whatever trees/landscaping materials that would have been used here to Metro Parks, to be used where they may be needed (possibly in the Clifton neighborhood.)

01:05:57 In response to a question from John Carroll, legal counsel for the Planning Commission, Mr. Price said the only item the Clifton ARC was concerned about was the location of the new ADA-compliant entrance at the Williams Street side. The applicant has already received approval for that.

01:06:54 In response to a question from Commissioner Turner, Mr. Price explained what landscaping is being proposed for the front yard after the old entrance ramp is taken down. Mr. Price said the applicant would have a landscape plan submitted before the public hearing.

01:08:30 Mr. Price explained that this building was designed by Samuel Plato, a historically-significant architect. He said the Plato Academy is working with Able Construction to have a point of learning here.

The following spoke in opposition to the request:

No one spoke.

The following spoke neither for nor against:

No one spoke.

01:11:43 The Committee by general consensus scheduled this case to be heard at the January 21, 2016 Planning Commission public hearing.