

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
August 27, 2020

NEW BUSINESS

CASE NO. 20-ZONE-0058

Request: Change in Zoning from R-5 to R-6 for accessory apartment
Project Name: Rosewood Accessory Apartment
Location: 1616 Rosewood Avenue
Owner: Amanda Donaldson
Applicant: Concept Architects
Representative: Alex C. Davis, PSC
Jurisdiction: Louisville Metro
Council District: 8 – Brandon Coan

Case Manager: Joel P. Dock, AICP, 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.)

Discussion

00:48:24 Joel Dock presented the case via Power Point slide show (see staff report and recording for detailed presentation.) Mr. Dock detailed the change in zoning from R-5, single family to R-6, multi-family and the landscape waiver. He noted the accessory apartment proposed floor area ratio (FAR) is 0.74 and the maximum for the district is 0.75. A conditional use permit could not be approved and a zoning change to a district permitting the proposed FAR is needed. Joel detailed the applicant's proposed plan with elevations and the density calculation for this site (see recording for detailed presentation.)

00:54:15 Commissioner Brown asked if the existing house on the lot doesn't confirm to the R-5 FAR. Joel Dock stated the existing home does not conform to the current R-5 with the additional living space above the garage.

The following spoke in favor of this request:

Amanda "Mandy" Donaldson, 1616 Rosewood Avenue, Louisville, Kentucky, 40204

Rachel Harmon, 1621 Windsor Place, Louisville, Kentucky, 40204

Daniel Spittler 1621 Windsor Place, Louisville, Kentucky, 40204

Alex Davis, 1616 Rosewood Avenue, Louisville, Kentucky, 40204

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Summary of testimony of those in favor:

00:55:21 Amanda Donaldson, applicant, gave a history of the site and renovations made over the past eight years. Ms. Donaldson stated they have taken in considerations and concerns from neighbors and agree with the proposed binding element to prevent the additional living space from becoming a short-term rental.

The following spoke in opposition to this request:

Robert Rodgers, 1637 Windsor Place, Louisville, Kentucky, 40204

Paula Head, 1625 Windsor Place, Louisville, Kentucky, 40204

Summary of testimony of those in opposition:

00:58:47 Robert Rodgers stated this house is surrounded by R-5 zoning and the change in zoning would set a precedent which over time would change the character of this neighborhood (see recording for detailed presentation.)

01:03:20 Paula Head stated concerns with setting a precedent with this change in zoning. Ms. Head stated the house addition does not fit in this area of the Highlands and noted concerns with garage apartments in the alleys ways that will take away the historical values of the home.

Rebuttal:

01:05:17 Daniel Spittle, architect for this project, voiced his support. Mr. Spittle referenced the Cornerstone 2040 principles for diverse housing (see recording for detailed presentation.) He noted the new addition to this property will raise the property value of this home and adjacent properties.

01:07:30 Amanda Donaldson stated there was support from adjacent property owners and this addition will help raise property values.

01:08:40 Alex Davis, co applicant, stated there are other R-6 properties sprinkled throughout the neighborhood including carriage house style housing. This proposed development would be in character of the neighborhood.

Commissioner Deliberation:

01:09:37 Commissioner Deliberation (see recording for detailed presentation.)

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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 October 3, 2020 Planning Commission public hearing agenda.