

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

November 14, 2019

New Business

Case No. 19-ZONE-0028

Request: Change in zoning from R-4, single-family to R-7, multi-family with detailed plan
Project Name: Commerce Crossing Apartments
Location: 9711 Cooper Church Drive
Owner: James S and Jeanette Conder
Applicant: Capstone Realty, Inc.
Representative: Dinsmore & Shohl, LLP
Jurisdiction: Louisville Metro
Council District: 24 – Madonna Flood

Case Manager: **Joel P. Dock, AICP, Planner II**

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and 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:

02:38:56 Joel Dock presented the case (see staff report and recording for detailed presentation). Mr. Dock noted the staff findings in the technical review are topographic issues, the requirements for sidewalks, and open space.

02:42:35 Commissioner Lewis and Joel Dock discussed sidewalk waiver applications (see recording for detailed presentation.)

The following spoke in favor of the request:

Cliff Ashburner, 101 S. 5th Street, Suite #2500, Louisville, Kentucky, 40202

Summary of testimony of those in favor:

02:43:20 Cliff Ashburner, representing the applicant, presented a Power Point slide show (see recording for detailed presentation.) Mr. Ashburner noted the sidewalk technical issues will be resolved before the Planning Commission meeting.

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02:46:32 Commissioner Carlson inquired if the apartments will need sound proofing material. Cliff Ashburner replied the sound study shows one apartment building will require treatment and the other proposed building is outside the 250 foot buffer area.

02:48:50 Commissioner Carlson and Cliff Ashburner discussed the future widening of Cooper Church Road (see recording for detailed presentation.)

The following spoke in opposition to the request:

No one spoke.

Commissioner Deliberation:

02:51:31 Commissioners' discussion (see recording for detailed presentation).

An audio/visual recording of the Land Development and 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 for the **December 5, 2019** Planning Commission public hearing at the Old Jail Building.