

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

**March 8, 2018**

A meeting of the Land Development and Transportation Committee was held on Thursday, March 8, 2018 at 1:00 PM in the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

**Committee Members present were:**

Marilyn Lewis, Chair  
Rob Peterson, Vice-Chair  
Richard Carlson  
Jeff Brown

**Committee Members absent were:**

Ramona Lindsey

**Staff Members present were:**

Julia Williams, Planning Supervisor  
Laura Mattingly, Planner II  
Joel Dock, Planner II  
Jay Lockett, Planner I

Brian Davis, Planning & Design Manager  
Joel Dock, Planner II  
Beth Jones, Planner II  
Jay Lockett, Planner I  
Paul Whitty, Legal Counsel  
Travis Fiechter, Legal Counsel  
Chris Cestaro, Management Assistant (minutes)

**Others Present:**

Beth Stuber, Transportation Planning  
Tony Kelly, MSD

The following matters were considered:

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**Approval of Minutes**

**Approval of the February 22, 2018 LD&T Committee Meeting Minutes**

00:05:57 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on February 22, 2018.

**The vote was as follows:**

**YES: Commissioners Brown and Carlson.**

**ABSTAINING: Commissioner Peterson and Lewis.**

**NOT PRESENT: Commissioner Lindsey.**

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**New Business**

**Case No. 18STREETS1006**

**\*NOTE: Commissioner Brown recused himself from hearing or voting on this case.**

<b>Request:</b>	Closure of Public Right-of-Way
<b>Project Name:</b>	North 26 <sup>th</sup> Street Closure
<b>Location:</b>	North 26 <sup>th</sup> Street North of I-64
<b>Owner:</b>	Louisville Metro
<b>Applicant:</b>	Louisville Metro Public Works
<b>Representative:</b>	Jeff Brown – Louisville Metro Public Works
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	5 – Cheri Bryant Hamilton

**Case Manager: Jay Luckett, Planner I**

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:07:27 Jay Luckett presented the case (see staff report and recording for detailed presentation.)

**The following spoke in favor of the request:**

No one spoke.

**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.**

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**Case No. 18STREETS1006**

The Committee by general consensus scheduled this case to be heard at the **April 19, 2018** Planning Commission public hearing.

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**New Business**

**Case No. 18DEVPLAN1004**

**Request:** Sidewalk waiver for Knopp Avenue and Melton Avenue frontages and two landscape waivers from LDC 10.2.10, table 10.2.6 as associated with a Category 2B Development Plan for a 7,700 square foot proposed building addition.

**Project Name:** Redden Mobile Mechanic  
**Location:** 4612 Knopp Avenue  
**Owner:** Phil Carmoli – Charmoli-Knopp Properties LLC  
**Applicant:** Chris Guffey – Allegiant Construction LLC  
**Representative:** Jason Hall – Prism Engineering & Design Group LLC

**Jurisdiction:** Louisville Metro  
**Council District:** 13 – Vicki Aubrey Welch

**Case Manager:** **Ross Allen, Planner I**

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:10:41 Ross Allen presented the case (see staff report and recording for detailed presentation.)

00:13:51 Commissioner Carlson asked, if the waivers were already granted, why are they coming back for review. Mr. Allen said these waivers get triggered for review with a Category 2B plan. The waivers do not run with the land (see recording for detailed discussion.)

**The following spoke in favor of the request:**

Jason Hall, Prism Engineering, 2309 Watterson Trail Suite 200, Louisville, KY 40299

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Chris Guffey, Allegiant Construction LLC, 15505 Crystal Valley, Louisville, KY 40299

**Summary of testimony of those in favor:**

00:14:53 Jason Hall, the applicant, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

00:19:29 Chris Guffey, an applicant's representative, spoke in support.

**The following spoke in opposition to the request:**

No one spoke.

**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.**

**Waiver #1:** from LDC Section 5.8.1.B/5.9.2.A.b.i to not provide a sidewalk along the southern side of Knopp Ave. for approximately 362 ft. and the north side of Melton Ave. frontage for approximately 256 ft.

**Waiver #2:** from LDC 10.2.10, table 10.2.6 to allow vehicular use area to encroach into the required 15' VUA LBA along Knopp Ave. and Melton Ave.

**Waiver #3:** from LDC 10.2.10, table 10.2.6 to eliminate the required 15 ft. VUA LBA and plantings along the unimproved right of way along the southwestern property line for an approximate distance of 202.35 ft. (property line labeled N05°02'29"E)

00:22:13 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution, based on the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

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**Case No. 18DEVPLAN1004**

**(Waiver #1) WHEREAS**, the Louisville Metro Land Development and Transportation Committee finds that the requested waiver complies with the Cornerstone 2020 Comprehensive Plan and the intent of the Land Development Code because the existing industrial site is located in an existing EZ-1 zoned area surrounded by other industrial uses. The existing industrial area lacks public sidewalks to connect to with neighboring properties to the east and west without existing sidewalks. Additionally, there are no transit stops in the vicinity of this property; and

**WHEREAS**, the Committee further finds that the Comprehensive Plan allows for waivers in difficult or inappropriate conditions. Along the frontage of the site there are topographic issues, including newly constructed MSD sewer/drainage channels along Knopp and Melton Avenues. The location of the ditch and existing utilities make construction of a new sidewalk difficult. Additionally, no existing sidewalks nor any transit stops are present in the vicinity of the site. Knopp and Melton Avenues dead end to the west at the Waste Management Landfill; and

**WHEREAS**, the Committee further finds that the requested waiver will not adversely affect adjacent property owners because sidewalks do not exist and all adjacent properties do not have sidewalks in their right of ways along Knopp or Melton Avenues and having no transit stops in the general vicinity. The existing conditions and constraints are the same as they were for the same waivers approved under case no. 15MISC1006, although the current drainage system found along these frontages are no longer just a trench but are concrete culverts extending along both frontages; and

**WHEREAS**, the Committee further finds that the requested waiver is the minimum necessary to afford relief to the applicant because strict application of the regulations would create an unnecessary hardship on the applicant due to the construction of approximately 800 lineal feet of concrete sidewalk along the Knopp and Melton Avenues. The requirement of sidewalks along both frontages would result in the reconstruction of the newly constructed MSD drainage improvements. The existing conditions and constraints posed by the MSD drainage improvements are not conducive to constructing sidewalks in an industrialized area with dead end streets; and

**WHEREAS**, the Committee further finds that the existing industrial site is located in an existing EZ-1 zoned area, surrounded by other industrial uses. The existing

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industrial area lacks public sidewalks to connect to, with neighboring properties to the east and west without existing sidewalks. Additionally, there are no transit stops in the vicinity of this property; and

**WHEREAS**, the Committee further finds that the Comprehensive Plan allows for waivers in difficult or inappropriate conditions. Along the frontage of the site, there are topographic issues, including the newly constructed MSD sewer/drainage project, which constructed a new paved ditch and storm drainage system along the frontage of the lot. The location of the ditch and existing utilities make construction of a new sidewalk difficult. Additionally, there are no existing sidewalks nor any transit stops in the vicinity of the site; and

**WHEREAS**, the Committee further finds that granting of the waiver would have no impact on adjacent property owners, since there are no existing sidewalks and all surrounding properties are of an industrial nature. Additionally, there no transit stops near the site. The existing conditions and constraints are the same as they were for the same waivers approved under Case No. 15MISC1006; and

**WHEREAS**, the Committee further finds that strict application of the regulations would create an unnecessary hardship on the applicant due to construction of approximately 800 lineal feet of concrete sidewalk along the frontage of Knopp Ave, Melton Ave, and Rowe Street, as well as possible reconstruction of the newly constructed MSD drainage improvements. The existing conditions and limitations created by these drainage improvements are not conducive to construction of a sidewalk along the street frontages; and

**(Waiver #2) WHEREAS**, the Committee further finds that the requested waiver will not affect adjacent property owners. The site functions as an industrial use surrounded by similar industrial uses, in the existing EZ-1 zoning. The subject site is zoned EZ-1 and is surrounded by properties which are zoned EZ-1 and/or M-3. The applicant is proposing to add an addition to the existing compacted gravel lot with the operation on site to remain an industrial use; and

**WHEREAS**, the Committee further finds that the requested waiver will not violate the Comprehensive Plan (Cornerstone 2020) since industrial areas are discouraged within neighborhoods. The subject site is located within an existing industrial area with similar industrial uses surrounding the applicant's site. The current operation of the subject site as well as the proposed addition will not create a greater nuisance to adjacent properties; and



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**WHEREAS**, the Committee further finds that the requested waiver is the minimum necessary to afford relief to the applicant since the current operations and the proposed addition will encompass the entirety of the subject site. Any loss of usable space would hinder site operations and restrict the applicant from use of the parcel. The applicant is decreasing the parking/vehicular maneuvering area as a result of the addition for the repair/storage of heavy trucks. The requested waiver was previously approved on 15MISC1006 in Sept. of 2015; and

**WHEREAS**, the Committee further finds that the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land. The subject site is and has operated with maximum use of the property. Any loss of usable space on the property for landscaping would limit parking and the parking/maneuvering area is being decreased as a result of the proposed addition; and

**WHEREAS**, the Committee further finds that the requested waiver will not adversely affect adjacent property owners. The site currently functions as an industrial use, surrounded by similar industrial uses, in the existing EZ-1 zoning. Furthermore, the EZ-1 zoning is encompassed by existing M-3 zoning. The applicant proposes to add a building to the site, in a portion of the existing compacted gravel lot, with operation of the site to remain as an industrial use. Therefore, adjacent property owners will not experience any adverse effects as a result of the requested waiver; and

**WHEREAS**, the Committee further finds that, as proposed by the Comprehensive Plan, industrial areas are discouraged in neighborhoods, traditional neighborhoods and villages. This site is located within an existing industrial area, with similar industrial uses encompassing the site, satisfying the form district uses. The current operation of the site, as well as the proposed building construction, will not create greater nuisance to adjacent properties, as all adjacent properties are industrial in nature, which conforms to the intent of the Comprehensive Plan; and

**WHEREAS**, the Committee further finds that the current operation of the site requires the full use of the entire property. Any loss of usable space would hinder site operation and hinder the use of the property, which is in conflict with the Comprehensive Plan. The requested waiver is the minimum necessary to afford relief to the applicant, since the existing parking/maneuvering areas are

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not being increased and existing site constraints remain as they were for the same waivers approved under Case No. 15MISC1006; and

**WHEREAS**, the Committee further finds that strict application of the provisions of the regulations will deprive the applicant of reasonable use of the land. The site currently operates in a manner that maximizes the use of the entire property. Any loss of usable space that would be necessary for the installation of the LDC specified landscape would deprive the applicant of reasonable use of the property and would create unnecessary hardship on the applicant. Existing conditions and constraints remain as they did for the same waivers approved under Case No. 15MISC1006; and

**(Waiver #3) WHEREAS**, the Committee further finds that the requested waiver will not affect adjacent property owners. The site functions as an industrial use surrounded by similar industrial uses, in the existing EZ-1 zoning. The subject site is zoned EZ-1 and is surrounded by properties which are zoned EZ-1 and/or M-3. The applicant is proposing to add an addition to the existing compacted gravel lot with the operation on site to remain an industrial use. The adjacent site to the west on the southern portion of the subject parcel is unimproved right of way which is no longer classified as a road/street by metro public works. The requirement of landscaping for screening to the VUA is not needed since the applicant will provide screening along the northwestern parcel line; and

**WHEREAS**, the Committee further finds that the requested waiver will not violate the Comprehensive Plan (Cornerstone 2020) since industrial areas are discouraged within neighborhoods. The subject site is located within an existing industrial area with similar industrial uses surrounding the applicant's site. The current operation of the subject site as well as the proposed addition will not create a greater nuisance to adjacent properties; and

**WHEREAS**, the Committee further finds that the requested waiver is the minimum necessary to afford relief to the applicant since the current operations and the proposed addition will encompass the entirety of the subject site. Any loss of usable space would hinder site operations and restrict the applicant from use of the parcel. The applicant is decreasing the parking/vehicular maneuvering area as a result of the addition for the repair/storage of heavy trucks. The requested waiver was previously approved on 15MISC1006 in Sept. of 2015; and

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**WHEREAS**, the Committee further finds that the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land. The subject site is and has operated with maximum use of the property. Any loss of usable space on the property for landscaping would limit parking and the parking/maneuvering area is being decreased as a result of the proposed addition. The adjacent site to the west on the southern portion of the subject parcel is unimproved right of way which is no longer classified as a road/street by metro public works. The requirement of landscaping for screening to the VUA is not needed since the applicant will provide screening along the northwestern parcel line; and

**WHEREAS**, the Committee further finds that the requested waiver will not adversely affect adjacent property owners. The site currently functions as an industrial use, surrounded by similar industrial uses, in the existing EZ-1 zoning. Furthermore, the EZ-1 zoning is encompassed by existing M-3 zoning. The applicant proposes to add a building to the site, in a portion of the existing compacted gravel lot, with operation of the site to remain as an industrial use. Therefore, adjacent property owners will not experience any adverse effects as a result of the requested waiver; and

**WHEREAS**, the Committee further finds that, as proposed by the Comprehensive Plan, industrial areas are discouraged in neighborhoods, traditional neighborhoods and villages. This site is located within an existing industrial area, with similar industrial uses encompassing the site, satisfying the form district uses. The current operation of the site, as well as the proposed building construction, will not create greater nuisance to adjacent properties, as all adjacent properties are industrial in nature, which conforms to the intent of the Comprehensive Plan; and

**WHEREAS**, the Committee further finds that the current operation of the site requires the full use of the entire property. Any loss of usable space would hinder site operation and hinder the use of the property, which is in conflict with the Comprehensive Plan. The requested waiver is the minimum necessary to afford relief to the applicant, since the existing parking/maneuvering areas are not being increased and existing site constraints remain as they were for the same waivers approved under Case No. 15MISC1006; and

**WHEREAS**, the Committee further finds that strict application of the provisions of the regulations will deprive the applicant of reasonable use of the land. The site

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currently operates in a manner that maximizes the use of the entire property. Any loss of usable space that would be necessary for the installation of the LDC specified landscape would deprive the applicant of reasonable use of the property and would create unnecessary hardship on the applicant. Existing conditions and constraints remain as they did for the same waivers approved under Case No. 15MISC1006; now, therefore be it

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** Waiver #1 from LDC Section 5.8.1.B/5.9.2.A.b.i to not provide a sidewalk along the southern side of Knopp Ave. for approximately 362 ft. and the north side of Melton Ave. frontage for approximately 256 feet; AND Waiver #2 from LDC 10.2.10, table 10.2.6 to allow vehicular use area to encroach into the required 15' VUA LBA along Knopp Ave. and Melton Avenue; AND Waiver #3: from LDC 10.2.10, table 10.2.6 to eliminate the required 15 ft. VUA LBA and plantings along the unimproved right of way along the southwestern property line for an approximate distance of 202.35 ft. (property line labeled N05°02'29"E).

**YES: Commissioners Brown, Carlson, Peterson, and Lewis.**  
**NOT PRESENT: Commissioner Lindsey.**

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**New Business**

**Case No. 17ZONE1001**

**Request:** Change in zoning from R-6 to R-7 on approximately a 6,150 square foot lot  
**Project Name:** 1312 East Washington Street  
**Location:** 1312 East Washington Street  
**Owners:** Estate of Allen Gene Rosenstein  
**Applicant:** Estate of Allen Gene Rosenstein  
**Representative:** Kathryn Matheny - Cardinal Planning & Design Inc.  
**Jurisdiction:** Louisville Metro  
**Council District:** 4 – Barbara Sexton Smith

**Case Manager:** **Julia Williams, RLA, AICP, Planning Supervisor**

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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:24:26 Julia Williams presented the case (see staff report and recording for detailed presentation.)

**The following spoke in favor of the request:**

Kathryn Matheny, Cardinal Planning & Design, 9009 Preston Highway, Louisville, KY 40219

**Summary of testimony of those in favor:**

00:27:02 Kathryn Matheny, the applicant's representative, presented the applicant's case (see recording for detailed presentation.)

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**Case No. 17ZONE1001**

**The following spoke in opposition to the request:**

No one spoke.

**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 scheduled this case to be heard at the **March 29, 2018** Planning Commission public hearing.

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**New Business**

**Case No. 17ZONE1066**

**Request:** Change in zoning from R-5 Single Family Residential to C-2 Commercial  
**Project Name:** Against the Grain  
**Location:** 719 Lynn Street  
**Owner:** Sheriff's Lodge No. 25 Fraternal  
**Applicant:** Adam Watson – Against the Grain, LLC  
**Representative:** Whitney Darnall – Against the Grain, LLC  
**Jurisdiction:** Louisville Metro  
**Council District:** 15 – Marianne Butler

**Case Manager:** **Joel Dock, 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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:29:20 Joel Dock presented the case (see staff report and recording for detailed presentation.)

00:34:19 In response to questions from Commissioner Brown, Mr. Dock said the applicant could answer questions regarding hours of operation and lighting.

**The following spoke in favor of the request:**

Adam Watson, 2344 Valley Vista Road, Louisville, KY 40205

Christine Collins, Architecture Plus Design, 231 North 19<sup>th</sup> Street, Louisville, KY 40203

**Summary of testimony of those in favor:**

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**Case No. 17ZONE1066**

00:35:22 Adam Watson presented the applicant's case (see recording for detailed presentation.)

00:37:00 Commissioner Brown asked about the proposal to waiver the six-foot privacy fence and how this could impact the nearby residents. He was particularly concerned about sound impact from outdoor activities/music. Mr. Watson said music would be acoustic guitar, etc. Commissioner Brown said sound would still impact the residential areas. Mr. Watson said the hours of operation would be in line with other neighborhood bars.

00:38:51 Christine Collins, the architects representative, said she was available to answer questions.

**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:**

00:39:53 Susan Hughes read a statement on behalf of Councilmember Marianne Butler (see recording for detailed statement.) The statement has been added to the file record.

**The following spoke in opposition to the request:**

Judith and Wayne Rentschler, 2062 South Shelby Street, Louisville, KY 40217

**Summary of testimony of those in opposition:**

00:40:56 Wayne Rentschler said his primary concern is the noise issue. There is nothing on the plans to indicate where any stage would be; also, there seems to be a lack of structural or landscaping barriers to block light and noise.

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**Case No. 17ZONE1066**

**Discussion:**

00:42:24 Commissioner Carlson requested the applicant be prepared to explain what they may be providing for sound barriers and how effective those would be. He suggested some alternative fencing besides covered chain-link. Commissioners Peterson and Lewis said they also shared the concerns about the chain-link fence.

The Committee by general consensus scheduled this case to be heard at the **March 15, 2018** Planning Commission public hearing.

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**New Business**

**Case No. 17ZONE1070**

<b>Request:</b>	R-7 Multi-Family Residential to C-2 Commercial
<b>Project Name:</b>	Gas and Convenience Store
<b>Location:</b>	4949 Terry Road
<b>Owner:</b>	Gilbert and Dorothy Mettling
<b>Applicant:</b>	Axis Investments, LLC
<b>Representative:</b>	Cliff Ashburner – Dinsmore & Shohl, LLP
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	1 – Jessica Green

**Case Manager:** **Laura Mattingly, 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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:43:58 Laura Mattingly presented the case (see staff report and recording for detailed presentation.)

**The following spoke in favor of the request:**

Clifford Ashburner, Dinsmore & Shohl, 101 South 5<sup>th</sup> Street Suite 2500,  
Louisville, KY 40202

Sarah Beth Sammons, Land Design & Development, 503 Washburn Avenue,  
Louisville, KY 40222 (signed in but did not speak)

**Summary of testimony of those in favor:**

00:47:00 Cliff Ashburner, the applicant's representative, presented the applicant's case and showed a brief Power Point presentation (see recording for detailed presentation.)

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**Case No. 17ZONE1070**

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The Committee by general consensus scheduled this case to be heard at the **March 29, 2018** Planning Commission public hearing.

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**New Business**

**Case No. 17ZONE1069**

<b>Request:</b>	R-6 Multi-Family Residential to R-7 Multi-Family Residential
<b>Project Name:</b>	Park Lake Apartment Expansion
<b>Location:</b>	7100 Leisure Lane
<b>Owner:</b>	Dennis Anderson – Park Lake Apartments LLC
<b>Applicant:</b>	Park Lake Apartments LLC
<b>Representative:</b>	Cliff Ashburner – Dinsmore & Shohl, LLP
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	23 – James Peden

**Case Manager:** **Laura Mattingly, 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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:51:25 Laura Mattingly presented the case. She added that MSD still has some unresolved issues with the pump station that is on-site (see staff report and recording for detailed presentation.)

**The following spoke in favor of the request:**

Clifford Ashburner, Dinsmore & Shohl, 101 South 5<sup>th</sup> Street Suite 2500, Louisville, KY 40202

**Summary of testimony of those in favor:**

00:54:20 Cliff Ashburner, the applicant's representative, presented the case and showed a Power Point presentation (see recording for detailed presentation.)

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**Case No. 17ZONE1069**

01:03:11 In response to a question from Commissioner Carlson, Mr. Ashburner said the proposed buildings nearest the lake will be three stories high on the parking lot side and four stories high on the lake side. He said revised elevations will be submitted showing this.

01:04:02 Commissioner Carlson asked if mature trees along Leisure Lane will be removed by the parking proposal/s, and if something will be done to mitigate that tree removal. Mr. Ashburner said he will address the issue and bring the answer to the public hearing. Commissioner Carlson explained that sometimes people park in the fire lanes on this street. He requested either a parking study or at least more information on how many people are using the current parking spaces. Mr. Ashburner discussed the parking issue (see recording for detailed discussion.)

01:08:20 Commissioner Carlson requested a binding element promising to install additional fire hydrants as requested by the fire department. He added that this complex pre-dates the fire hydrant ordinance, and the hydrants that are there may not be adequate to comply with the ordinance. Mr. Ashburner and Commissioner Carlson discussed the issue.

01:12:12 Commissioner Carlson requested some kind of construction features that would prevent people from parking too close to the fire hydrants (taking up pavement, putting in bollards, etc.) Mr. Ashburner said this could be acceptable to the applicant.

00:12:48 Commissioner Brown and Mr. Ashburner discussed completing a sidewalk on the south end of the property; fire lanes, parking, and traffic.

01:16:21 In response to some questions from Commissioner Brown, Tony Kelly, representing MSD, discussed the existing pump station on the site. He suggested a Condition of Approval stating that MSD's preliminary approval is needed.

**The following spoke in opposition to the request:**  
No one spoke.

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**New Business**

**Case No. 17ZONE1069**

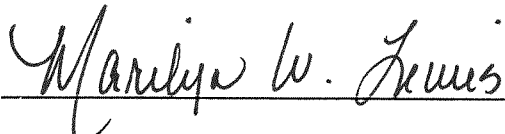
**An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

The Committee by general consensus scheduled this case to be heard at the **March 29, 2018** Planning Commission public hearing.

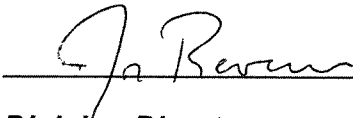
MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

March 8, 2018

The meeting adjourned at approximately 2:20 p.m.



**Chairman**



**Division Director**

