

**MINUTES OF THE MEETING  
OF THE  
DEVELOPMENT REVIEW COMMITTEE  
November 1, 2017**

A meeting of the Development Review Committee was held on November 1, 2017 at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

**Committee Members present were:**

David Tomes, Chairman  
Rich Carlson, Vice Chair  
Laura Ferguson  
Jeffrey Brown

**Committee Members absent were:**

Emma Smith

**Staff Members present were:**

Joe Reverman, AICP, Assistant Director, Planning & Design Services  
Brian Davis, AICP, Planning & Design Manager  
Jay Lockett, Planner I  
John Carroll, Legal Counsel  
Travis Fiechter, Legal Counsel  
Tammy Markert, Transportation Planning  
Chris Cestaro, Management Assistant (minutes)

The following matters were considered:

**DEVELOPMENT REVIEW COMMITTEE**  
**November 1, 2017**

**APPROVAL OF MINUTES**

**Approval of the minutes of the October 18, 2017 Development Review Committee meeting**

00:02:37 On a motion by Commissioner Carlson, seconded by Commissioner Ferguson, the following resolution was adopted.

**RESOLVED**, that the Development Review Committee does hereby **APPROVE** the minutes of its meeting conducted on October 18, 2017.

**The vote was as follows:**

**YES: Commissioners Carlson and Brown.**

**NO: No one.**

**NOT PRESENT: Commissioner Smith.**

**ABSTAINING: Commissioners Ferguson and Tomes.**

**DEVELOPMENT REVIEW COMMITTEE**  
**November 1, 2017**

**NEW BUSINESS**

**CASE 17DEVPLAN1195**

Request:	Category 3 Development Plan
Project Name:	Park Avenue Apartments
Location:	523 Park Avenue
Owner:	Thorpe Properties
Applicant:	Thorpe Properties
Representative:	Thomas Evers
Jurisdiction:	Louisville Metro
Council District:	6 – David James

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

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the DRC meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**An audio/visual recording of the Development Review 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.**

**Agency Testimony:**

00:03:34     Jay Lockett presented the case (see staff report and recording for detailed presentation.)

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

Thomas Evers, 208 Gilliland Road, Louisville, KY 40245

**Summary of testimony of those in support:**

00:06:28     Thomas Evers, the applicant, presented his case (see recording for detailed discussion.)

00:07:36     Commissioner Carlson asked if the parking requirements are being satisfied. Mr. Lockett said they are, and explained the details of the requirements.

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

No one spoke.

**The following spoke neither for nor against the request:**

Candace Milligan, 1338 South Sixth Street, Louisville, KY 40208

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### NEW BUSINESS

#### CASE 17DEVPLAN1195

##### **Summary of testimony of those neither for nor against the request:**

00:08:35 Candace Milligan, a nearby resident, discussed the project. She asked what the rental prices would be. Commissioner Tomes said the Planning Commission is not permitted to consider prices as a part of a zoning decision.

00:11:08 In response to a question from John Carroll, legal counsel for the Planning Commission, Mr. Lockett brought a copy of the site plan to the Commissioners for them to review.

00:11:28 In response to a question from Commissioner Brown, Mr. Lockett said the applicant is not making any changes to the footprint of the structure. He said the small canopies over the entry porches and the parking lot area are the two areas on the property being altered. The other alterations are internal.

##### **00:12:18 Commissioners' deliberation**

00:12:37 Commissioner Brown said he received an e-mail of opposition this morning. Mr. Lockett said he has not seen it. This e-mail will be on file.

00:13:48 In response to a question from Commissioner Brown, Joe Reverman, Assistant Director of Planning & Design Services, discussed the Historic Preservation review process (see recording for detailed discussion.)

00:16:40 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

**WHEREAS**, the Louisville Metro Development Review Committee finds that, based on the staff report, the applicant's justification and the evidence and testimony presented today, that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

**RESOLVED**, the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Category 3 Development Plan for property located at 523 Park Avenue, on condition that the plan content be updated to reflect comments from all applicable reviewing agencies.

##### **The vote was as follows:**

**YES: Commissioners Brown, Ferguson, Carlson, and Tomes.**

**NO: No one.**

**DEVELOPMENT REVIEW COMMITTEE**  
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**CASE 17DEVPLAN1195**

**NOT PRESENT: Commissioner Smith.**

**ABSTAINING: No one.**

**DEVELOPMENT REVIEW COMMITTEE**  
**November 1, 2017**

**ADJOURNMENT**

The meeting adjourned at approximately 1:18 p.m.

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**Chair**

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**Planning Director**