

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
August 13, 2020

NEW BUSINESS

CASE NO. 17ZONE1030

Request: Change in zoning from R-4 to R-6 with a Variance, Waiver and Detailed District Development Plan
Project Name: Chathamwood Apartment Homes
Location: 5200, 5204, 5208 Chathamwood Ct.
Owner: Chathamwood LLC
Applicant: Chathamwood LLC
Representative: Bluestone Engineers PLLC.
Jurisdiction: Louisville Metro
Council District: 23- James Peden
Case Manager: **Julia Williams, AICP, Planning Supervisor**

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.)

Agency Testimony:

00:31:09 Julia Williams presented the case via Power Point slide show (see staff report and recording for detailed presentation.) She detailed the 2 stream buffers for Fish Pool Creek, the sites variances, waivers, and proposed development plan. Ms. Williams asked that this case be put on the agenda for a Planning Commission public hearing.

00:33:58 Commissioner Carlson asked for more detail regarding the variance and the purpose of 2 buffers on the site. Julia Williams replied Louisville Metropolitan Sewer District (MSD) requires a 25-foot stream buffer and the Land Development Code, Chapter 4, requires a 100-foot stream buffer. Certain uses are permitted in these zones, with no construction permitted in the stream side zones. These designated zones allow the runoff water to filter out pollutants before enters the streams.

00:35:07 Commissioner Carlson asked if the applicant is asking for a variance would they have to demonstrate a way of collecting water to filter out the pollutants. Julia Williams replied the applicant would need to demonstrate how the encroachments into the buffer would or would not meet the standard of review for the Variance (see recording for detailed presentation.) Commissioner Carlson asked if MSD has approved of these variances. Julia Williams replied MSD sees that it preliminary meets their requirements in the 25ft stream buffer.

00:36:58 Commissioner Peterson asked if this site is located within a flood plain due to the proximity to Fish Pool Creek. Julia Williams indicated on the proposed development plan the flood plain area for the site.

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00:37:32 Commissioner Lewis asked if the Waiver for the entrance of the site due to the proposed width of the drive. Julia Williams replied yes, the applicant is not able to fulfill the 15ft buffer on both sides because the road width and connecting sidewalk (see recording for detailed presentation.)

The following spoke in favor of this request:

Chris Crumpton, 3703 Taylorsville Road. Suite 205, Louisville, Kentucky, 40220

Summary of testimony of those in favor:

00:39:18 Chris Crumpton, representing the applicant, presented a Power Point slide show (see recording for detailed presentation.) Mr. Crumpton detailed the history of the site, the development plan project information, building elevations, retention of the tree canopy, and landscape buffering. He noted the added parking space to the development plan.

00:47:24 Commissioner Brown asked to mitigate the impact of the variance into the stream buffer how will the applicant plan to treat the water runoff. Will there be an oversized water quality collection unit? Chris Crumpton replied they will be able to provide an oversized water quality unit to collect water from the gutters and parking lot runoff.

00:48:25 Julia Williams and Chris Crumpton discussed the number of spaces of available and the updated plan (see recording for detailed presentation.)

The following spoke in opposition to this request:

No one spoke.

The following spoke in neither for nor against this request:

John Torsky, 601 West Jefferson Street, Louisville, Kentucky

Summary of testimony of those neither for nor against:

00:49:43 John Torsky stated he attended the neighborhood meeting for this site. Mr. Torsky stated concerns with parking on the site, guest parking availability to not parking on the street, and the encroachment of the stream buffer area (see recording for detailed presentation.)

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00:51:16 Julia Williams stated there was an adjacent property owner, Dana Stenson, who spoke in opposition of the opposition with concerns of the building height, and proximity of the apartments to existing homes.

Rebuttal:

00:52:17 Commissioner Lewis asked Chris Crumpton how tall the proposed apartment buildings are. Chris Crumpton replied the buildings will be standard two-story height, less than 35 feet. Mr. Crumpton noted the existing trees do spill over into the open space adjacent to existing homes which would provide and adequate landscape buffer screening.

00:52:00 Tony Kelly, MSD, stated the oversized water quality unit would have to be sized to collect and treat up to the first inch of rain.

The following spoke in opposition to this request:

No one.

Deliberation

00:54:46 Committee deliberation (see recording for detailed presentation.)

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 September 3, 2020 Planning Commission public hearing agenda.