

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

September 26, 2019

New Business

Case No. 19-ZONE-0046

Request: Areawide change in zoning from R-6 and OR-2 to C-2
Project Name: Urban Government Center
Location: 768, 810, & 850 Barrett Avenue and 1235 E. Breckinridge Street
Owner: Louisville Metro
Applicant: Louisville Metro
Representative: Louisville Metro
Jurisdiction: Louisville Metro
Council District: 4 – Barbara Sexton Smith

Case Manager: **Julia Williams, 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. 5th Street.)

Agency Testimony:

02:18:29 Julia Williams presented the case (see staff report and recording for detailed presentation.)

02:20:45 In response to a question from John Carroll, legal counsel for the Planning Commission, Ms. Williams said four parcels would be affected by the zoning change (all four of those parcels are owned by Louisville Metro Government.

The following spoke in favor of the request:

No one spoke.

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The following spoke in opposition to the request:

Steve Porter, 2406 Tucker Station Road, Louisville, KY 40299

Joann Robinson, 354 Vine Street, Louisville, KY 40204

Cindy Pablo, 1039 Lampton Street, Louisville, KY 40204

Summary of testimony of those in opposition:

02:22:16 Steve Porter, representing the Paristown Pointe Neighborhood Association, said the association feels this proposal is not ready for a public hearing. He said he could not find a formal application online, only the pre-app. He said the development agreement puts the burden on the "private developer", who is absent. He noted that the neighbors are strongly in favor of this property being re-developed into something good for the whole City as well as the neighborhood. However, neighbors are concerned that, if a blanket C-2 zoning is approved, then the neighbors will no longer be involved in the final decision as to who is chosen as the developer or what will go there. There is no preliminary plan being proposed today. (See recording for detailed presentation.) He suggested that, instead of a C-2 zoning category, the site should be a PDD or at most a C-1.

02:32:13 Joann Robinson, a resident who lives across the street from the Urban Government Center, said she is concerned that the neighborhood has been "cheated" after having been promised more of a say in who will eventually use/develop the site. This is why she is opposed to the C-2 zoning category (see Mr. Porter's explanation.)

02:33:57 Cindy Pablo, a Board member of the Paristown Pointe Neighborhood Association, also feels that the neighbors' input has been negated. She does not want a C-2 zoning because that would remove neighbors' input from any development here.

02:36:19 Ms. Williams discussed the timeline of a resolution from the Planning Commission about rezoning this property (see recording) and what C-2 uses can or should be excluded. She asked neighbors to e-mail her with their suggestions so that those uses can be specifically excluded from the development agreement. She noted that areawide rezonings do not require an application because there is a specific resolution from the Planning Commission

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that directs the department to look at changes in zoning (similar to a neighborhood plan). Anything that gets developed on this site would have to go through a Category review (through DRC or LD&T Committees) so there would still be public review.

02:39:20 In response to a question from Commissioner Lewis, Ms. Williams said that a list of excluded land uses should be put together prior to the public hearing so that the Commissioners will have time to review them, and then later discuss them publicly at the hearing.

02:40:18 Commissioner Carlson and Ms. Williams discussed possible excluded activities (music at night, etc.) She said something like that would be dealt with as a Condition of Approval for a specific plan (see recording.)

02:45:27 Commissioner Brown noted that any developer would still be bound by Land Development Code design guidelines appropriate to C-2 in a Traditional Neighborhood form district.

02:47:46 Mr. Porter said he was not sure there was anything in the C-2 category that would be appropriate at this site.

02:49:58 Emily Liu, Director of Planning & Design Services, discussed higher-density, mixed use developments and explained how C-2 can help with that.

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.

02:50:27 Commissioners' deliberation.

The Committee by general consensus scheduled this case to be heard at the **October 17, 2019** Planning Commission public hearing.