

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

**FEBRUARY 27, 2014**

A meeting of the Land Development and Transportation Committee was held on Thursday, February 27, 2014 at 1:13 PM at the Metro Development Center, located at 444 S. 5th Street, Louisville, Kentucky.

**Committee Members present were:**

Vince Jarboe  
Clifford Turner  
Robert Kirchdorfer

**Committee Members absent were:**

Donnie Blake  
Jeff Brown

**Staff Members present were:**

Emily Liu, Director of Planning & Design Services  
Joseph Reverman, Planning Supervisor  
David Wagner, Planner II  
John G. Carroll, Legal Counsel  
Rebecca Simmons, Management Assistant (minutes)

The following matters were considered:

**MINUTES OF THE MEETING  
OF THE  
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**FEBRUARY 27, 2014**

**Approval of Minutes**

**February 13, 2014 LD&T Committee Meeting Minutes**

On a motion by Commissioner , the following resolution was adopted:

**RESOLVED**, that the Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted February 13, 2014 with the following correction:

Page 7: Michael Tigue, Middleton Reutlinger, 401 South Fourth Street, Suite 2600, Louisville, Kentucky 40202

**The vote was as follows:**

**YES: Commissioners Jarboe and Turner**

**NO: No one.**

**NOT PRESENT: Commissioners Blake and Brown.**

**ABSTAINING: Commissioner Kirchdorfer**

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

**FEBRUARY 27, 2014**

**New Cases**

**CASE NO. 13STREETS1008**

<b>Project Name</b>	Notting Hill Boulevard Street Name Change
<b>Location</b>	308 Notting Hill Blvd.
<b>Owner</b>	Louisville Metro
<b>Applicant</b>	Creek Partners, LLC
<b>Representative</b>	Sabak, Wilson, & Lingo Inc.
<b>Jurisdiction</b>	Louisville Metro
<b>Council District</b>	19 – Jerry Miller
<b>Case Manager</b>	<b>David B. Wagner, Planner II</b>

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

**Request:**

Street Name Change for a portion of Notting Hill Boulevard to Ashworth Lane

**The following spoke on behalf of Case No. 13STREETS1008:**

Ron Reynolds, MetroSafe, 410 South Fifth St, Louisville, KY 40202

Bob Merritt, 318 Longview Park Place, Louisville, KY 40245

Kelly Jones, Sabak Wilson & Lingo, 608 S Third Street, Louisville, KY 40202

**DISCUSSION:**

David Wagner reviewed the case summary/background/site context, previous cases on site, and interested party comments from the staff report. He explained that he did hear from Councilman Miller's office and stated that they had no concerns. Mr. Wagner then reviewed the technical review and staff conclusion from the staff report. He also pointed out a section of Locust Creek that was recorded under Plat Book 54, page 54. He said it has already been recorded with Ashworth Lane up until where this street name change is going to take place.

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

**FEBRUARY 27, 2014**

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**CASE NO. 13STREETS1008**

Ron Reynolds, MetroSafe, responded to a question about any issues that came up with that last approval by explaining that MetroSafe was made aware of this with the review. He said the policy is if the applicant applies for a street name change, then they would be allowed to record the section as Ashworth.

Commissioner Jarboe asked what criteria the committee should be using if the request does not conform. Mr. Wagner explained that the Planning Commission will make a recommendation to Metro Council, and that recommendation will be based upon the testimony at this committee meeting. He said the committee will need to decide whether the case would go to consent agenda or public hearing.

Bob Merritt, applicant, explained that from inception, a stub was planned as required by the Planning Commission. He said he was asked to make the connection, which was done with the preliminary plan. He said this was recorded in 2005.

Kelly Jones, representing the applicant, submitted copies of the record plats for the area. She pointed out the area requested to become Ashworth Lane and explained the history behind the request. Ms. Jones pointed out that the Notting Hills Blvd portion that is being requested to be changed does not have any addresses affected. She said Notting Hills HOA has signed off and stated they are ok with the proposal. She said that this is a unique situation so special consideration is being requested. She discussed marketing that has been prepared.

There was some discussion about the LDC regulation and the history of the site.

Ms. Jones pointed out that the Eastwood Fire Department has no concerns with the request.

Mr. Reynolds explained that Metrosafe's only concern is emergency response. He raised some concerns about the dispatch system (Police and EMS) not recognizing the Ashworth intersection along Notting Hill.

There was some discussion about the history of the ownership of the property.

Mr. Wagner explained that if no one shows up to request a public hearing and the government agencies agree, the Planning Commission may waive the public

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

**FEBRUARY 27, 2014**

**New Cases**

**CASE NO. 13STREETS1008**

hearing. Ms. Jones said the applicant would like to see the case go to Consent Agenda.

In response to Commissioner Turner's question, Mr. Merritt explained that the road is being marketed as Ashworth Lane.

Commissioner Kirchdorfer spoke about the location where a street sign could be placed to identify it and addressed emergency responder crews finding the road. He said this makes sense and that he does understand the emergency software program.

The commissioners agreed that this case should be placed on the Consent Agenda.

On a motion by Commissioner Kirchdorfer, the following resolution was adopted.

**RESOLVED**, that the Land Development & Transportation Committee does hereby place Case 13STREETS1008 on the Consent Agenda of the March 6, 2014 Planning Commission meeting.

**The vote was as follows:**

**YES: Commissioners Jarboe, Turner, and Kirchdorfer**

**NO: No one.**

**NOT PRESENT: Commissioners Blake and Brown.**

**ABSTAINING: No one.**

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

**FEBRUARY 27, 2014**

**New Cases**

**CASE NO. 13ZONE1009**

<b>Project Name</b>	Dandridge Office and Housing Development
<b>Location</b>	920 Dandridge Office and Housing Development
<b>Owner</b>	T.C. Peters Construction
<b>Applicant</b>	Architectural Artisans, Inc.
<b>Representative</b>	Architectural Artisans, Inc.
<b>Jurisdiction</b>	Louisville Metro
<b>Council District</b>	10 – Jim King
<b>Case Manager</b>	<b>David B. Wagner, Planner II</b>

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

**Request:**

Change in Zoning from M-2, Industrial, to C-1, Commercial, Revised Detailed District Development Plan, Waivers and Amendment to Binding Elements

**The following spoke on behalf of Case No. 13ZONE1009:**

Carter Scott, Architectural Artisans, 748 East Market Street, Louisville, KY 40202

Martha Elson, Courier Journal, 525 W. Broadway, Louisville, KY

**DISCUSSION:**

David Wagner reviewed the requests, case summary/background/site context, and previous cases on site from the staff report. He explained that he received e-mail correspondence from Councilman King's office regarding concern from neighbors about the two new duplexes.

Carter Scott, Architectural Artisans, explained the concern comes from issues with other rental properties in the immediate areas who have issues with landlords who are not present and renters that are not desirable.

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

**FEBRUARY 27, 2014**

**New Cases**

**CASE NO. 13ZONE1009**

Martha Elson, Courier Journal, asked about potential tenants for the office complex. Mr. Scott responded that a daycare was originally going to be the tenant but they backed out. He said he would like to see a local business occupy the office.

In response to Ms. Elson's question about why C-1 was requested, Mr. Scott explained that C-1 offered the most flexibility for the property. Mr. Scott then gave some history to the site.

Mr. Wagner pointed out that the commission will need to consider the fact that offices are being requested on the site and duplexes, which would be allowed in some type of Office/Residential zoning. But C-1 is requested. He said there is a mixture of zoning around and pointed out the different zoning and uses in the area that are not classified in the appropriate zoning district.

Commissioner Jarboe recognized that no residents were present to object to C-1.

Mr. Wagner explained that staff's original recommendation was a rezoning to a multi-family zoning district with a CUP for a daycare.

Mr. Scott explained that the only opposition to the project expressed at the neighborhood was to the renters.

In response to Commissioner Turner's question about the basin in the alley, Mr. Scott explained that the site is parked by gravel, so all the site is currently grading off and into existing MSD catch basins. He said a more permeable area will be added, which will alleviate some of the stormwater runoff that is currently on the site.

**It was decided by general consensus that Case 13ZONE1009 is to be scheduled for public hearing before the Planning Commission on March 20, 2014.**

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

**FEBRUARY 27, 2014**

**The meeting was adjourned at approximately 2:00 PM.**

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***Chairman***

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***Division Director***