

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

DECEMBER 12, 2013

A meeting of the Land Development and Transportation Committee was held on, Thursday, December 12, 2013 at 1:00 PM in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present were:

Vince Jarboe
Clifford Turner
Jeffrey Brown

Committee Members absent were:

Donnie Blake
Tawana Hughes

Staff Members present were:

Emily Liu, Director of Planning & Design Services
Joseph Reverman, Planning Supervisor
Jessica Wethington, Public Information Specialist
Julia Williams, Planner II
David Wagner, Planner II
Christopher Brown, Planner II
Tammy Markert, Transportation Planning Coordinator
Rebecca Simmons, Management Assistant (minutes)

The following matters were considered:

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

DECEMBER 12, 2013

New Cases

CASE NO. 18994

Project Name	Rickard Street Name Change
Location	Erin Rickard Court and Heath Rickard Court
Owner	City of Coldstream
Applicant	City of Coldstream
Representative	Erica Hargis
Jurisdiction	Coldstream
Council District	16 – Kelly Downard
Case Manager	Christopher Brown

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.)

Request:

Street Name Change

The following spoke on behalf of Case No. 18994:

Kevin Taylor, 5006 Middlesex Drive, Louisville, KY 40245

Kathy Lowe, 12312 Erin Rickard Ct, Louisville, KY 40245

Erica Hargis, 12306 Bristol Bay Place, Louisville, KY 40245

DISCUSSION:

01:07:42 Christopher Brown reviewed the requests, case summary/background, technical review, interested party comments, and staff conclusions. Mr. Brown explained that two letters were received in opposition to the proposal.

01:10:06 Kevin Taylor, Mayor of City of Coldstream, said it was decided that the proposed change was to be made and the process has been tedious. He spoke about previous concerns raised about the proposal and efforts that have been made to address those concerns.

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

DECEMBER 12, 2013

New Cases

CASE NO. 18994

01:10:57 Kathy Lowe raised concerns about the cost of the street name change. She said the residents did not have a say in the proposal of the change. She said since the residents did not request the change, the City of Coldstream should pay for it.

01:11:52 Mr. Taylor said the opposition's concerns are valid. He said the Department of Transportation informed him that a letter can be presented to allow residents to get their driver's licenses changed without a fee. He said he also checked with the courthouse with regard to the deeds and said there was no need to change the deed to reflect the street name change.

01:12:35 Erica Hargis said the process was started in 2011 and the subdivision is almost completely built. She said the proposed street name will match the other street names in the area.

01:13:48 Ms. Lowe stated she is not opposed to the proposed name change, but she is concerned about not being involved and the miscommunication about cost.

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

RESOLVED, that the Land Development & Transportation Committee does hereby schedule Case 18994 for the December 19, 2013 Planning Commission Consent Agenda.

The vote was as follows:

YES: Commissioners Turner, Brown, and Jarboe

NO: None

NOT PRESENT AND NOT VOTING: Commissioners Blake and Hughes

ABSTAINING: No one.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13WAIVER1013

Project Name	Dollar General
Location	7425 and 7247 3 rd Street Road
Owner	Susan Cox Development LLC
Applicant	Susan Cox Development LLC
Representative	Gresham Smith and Partners
Zoning District	C-1
Form District	Town Center
Jurisdiction	Louisville Metro
Council District	13 – Vicki Aubrey Welch
Case Manager	Julia Williams, Planner II

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.)

Request:

Landscape Waiver

The following spoke on behalf of Case No. 13WAIVER1013:

No one.

DISCUSSION:

01:17:07 Julia Williams reviewed the request, case summary/background/site context, and staff conclusions from the staff report.

01:19:01 Commissioner Brown asked if this was driven by MSD. Ms. Williams confirmed and pointed out the shopping center next door that has drainage issues in the rear. She pointed out the detention basin that relieves some of the problem, but the two basins out front relieve the overall issues with the site.

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

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

DECEMBER 12, 2013

New Cases

CASE NO. 13WAIVER1013

WHEREAS, the Land Development & Transportation Committee finds, based on the staff report and testimony, that adjacent property owners will not be affected as the planting requirements for the site will still be met and drainage for the area and site will be improved; and

WHEREAS, the Land Development & Transportation Committee further finds that the parking lot will still be screened per chapter 10 requirements even with the encroachment of the detention basin and easement. The planting requirements will still be met. The site will be altered to accommodate drainage issues in the area which will minimize property damage. Since the planting requirements will still be met natural features will be added to the site; and

WHEREAS, the Land Development & Transportation Committee further finds that encroachment into the LBA is the minimum necessary to facilitate a drainage issue in the area which is a relief to the applicant and to the surrounding area; and

WHEREAS, the Land Development & Transportation Committee further finds that the planting requirements will still be met on the site and within the buffer. The applicants detention basin design compensates for non-compliance as it will help with the drainage issues on site and in the area; now, therefore be it

RESOLVED, that the Land Development & Transportation Committee does hereby **GRANT** the Waiver to permit the encroachment of a detention basin and easement into a 10' LBA along 3rd Street Road.

The vote was as follows:

YES: Commissioners Turner, Brown, and Jarboe

NO: None

NOT PRESENT AND NOT VOTING: Commissioners Blake and Hughes

ABSTAINING: No one.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13DEVPLAN1062

Project Name	Panera Bread
Location	500 South Hurstbourne Pkwy
Owner	JHS Vinings, LLC
Applicant	Jefferson Development Group
Representative	Blomquist Design Group
Jurisdiction	Hurstbourne
Council District	18 – Marilyn Parker
Case Manager	Christopher Brown, Planner II

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.)

Request:

Revised Detailed District Development Plan with Land Development Code Waivers and Binding Element Amendments.

The following spoke on behalf of Case No. 13DEVPLAN1062:

Marv Blomquist, Blomquist Design Group, 10529 Timberwood Circle, Ste D, Louisville, KY 40223

Brian Evans, Jefferson Development Group, 320 Wittington Pkway, Ste 304, Louisville, KY 40222

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

DISCUSSION:

01:21:50 Christopher Brown reviewed the requests, case summary/background/site context, standard of reviews, technical review, and staff conclusions from the staff report.

01:27:10 Marv Blomquist, representing the applicant, pointed out the buffer. He said the curb line was kept parallel to the property line to be consistent for the circulation. He said even with the reduction, there is still 30+ feet of grass in front of the property. He pointed out that the main part of the overlap of the easement

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

DECEMBER 12, 2013

New Cases

CASE NO. 13DEVPLAN1062

is along Williamsburg Plaza, which is a 15 ft buffer that is required. He addressed circulation and said there is a good circulation pattern for the site. He said the proposal is in keeping with the area and discussed the surrounding businesses with parking in the front. Mr. Blomquist pointed out the proposed sign.

01:29:43 Commissioner Brown asked if the signature wall would be staying. Mr. Blomquist said the applicant has no control over that.

01:30:05 Brian Evans, Jefferson Development Group, pointed out that binding elements from the original rezoning address the wall. He said it belongs to the City of Hurstbourne.

01:30:28 Commissioner Brown asked about pedestrian access. Mr. Blomquist said to do a connection would mean tearing the wall down. He pointed out areas of connection to mitigate pedestrian access.

01:32:58 Steve Porter, attorney representing Hurstbourne Townhomes property owners association, stated that there is no objection to the waivers requested. He said the only objection will be taken to the City of Hurstbourne. He pointed out the proposed brick wall and pointed out which side of the landscape buffer the neighbors prefer the wall to be.

Waiver #1 – Chapter 5.5.1.A.3.a of the 2006 Land Development Code to allow parking in front of the building and eliminate the required 3' screen wall.

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

WHEREAS, the Land Development & Transportation Committee finds, based on the staff report and testimony provided, that the waiver will not adversely affect adjacent property owners since it follows the similar pattern of other properties within the general vicinity; and

WHEREAS, the Land Development & Transportation Committee further finds that the waiver will not violate specific guidelines of Cornerstone 2020 since it will allow proper circulation and maneuvering on the site with proper parking following the mobility guidelines of the comprehensive plan; and

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

DECEMBER 12, 2013

New Cases

CASE NO. 13DEVPLAN1062

WHEREAS, the Land Development & Transportation Committee further finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant to follow the existing access and circulation on the property; and

WHEREAS, the Land Development & Transportation Committee further finds that the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant by requiring the structure to be located in a manner that would prevent proper circulation on the property; now, therefore be it

RESOLVED, that the Land Development & Transportation Committee does hereby **RECOMMEND** to the legislative body of the City of Hurstbourne that the Waiver from Chapter 5.5.1.A.3.a of the 2006 Land Development Code to allow parking in front of the building and eliminate the required 3' screen wall for Case 13DEVPLAN1062 be **APPROVED**.

The vote was as follows:

YES: Commissioners Turner, Brown, and Jarboe

NO: None

NOT PRESENT AND NOT VOTING: Commissioners Blake and Hughes

ABSTAINING: No one.

Waiver #2 -- Chapter 10.2.4.B of the 2006 Land Development Code to allow utility easements to overlap required landscape buffers by more than 50%

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

WHEREAS, the Land Development & Transportation Committee finds, based on the staff report and testimony provided, that the waiver will not adversely affect adjacent property owners since all required screening and planting materials will be provided on the site; and

WHEREAS, the Land Development & Transportation Committee further finds that Guideline 3, policy 9 calls for the protection of the character of residential areas, roadway corridors and public spaces from visual intrusions and mitigate

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

DECEMBER 12, 2013

New Cases

CASE NO. 13DEVPLAN1062

when appropriate. Guideline 3, policies 21 and 22 calls for appropriate transitions between uses that are substantially different in scale and intensity or density, and to mitigate the impact caused when incompatible developments occur adjacent to one another through the use of landscaped buffer yards, vegetative berms and setback requirements to address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, litter, junk, outdoor storage, and visual nuisances. Guideline 3, policy 24 states that parking, loading and delivery areas located adjacent to residential areas should be designed to minimize the impacts from noise, lights and other potential impacts, and that parking and circulation areas adjacent to streets should be screened or buffered. Guideline 13, policy 4 calls for ensuring appropriate landscape design standards for different land uses within urbanized, suburban, and rural areas. The intent of landscape buffer areas is to create suitable transitions where varying forms of development adjoin, to minimize the negative impacts resulting from adjoining incompatible land uses, to decrease storm water runoff volumes and velocities associated with impervious surfaces, and to filter air borne and water borne pollutants. The intent of the buffers will be met with Land Development Code required screening and planting materials; and

WHEREAS, the Land Development & Transportation Committee further finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since all required screening and planting materials will be provided on the site; and

WHEREAS, the Land Development & Transportation Committee further finds that the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant by requiring landscape buffers being shifted further into the site creating potential circulation issues; now, therefore be it

RESOLVED, that the Land Development & Transportation Committee does hereby **RECOMMEND** to the legislative body of the City of Hurstbourne that the Waiver from Chapter 5.5.1.A.3.a of the 2006 Land Development Code to allow parking in front of the building and eliminate the required 3' screen wall for Case 13DEVPLAN1062 be **APPROVED**.

The vote was as follows:

YES: Commissioners Turner, Brown, and Jarboe

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

DECEMBER 12, 2013

New Cases

CASE NO. 13DEVPLAN1062

NO: None

NOT PRESENT AND NOT VOTING: Commissioners Blake and Hughes

ABSTAINING: No one.

Waiver #3 -- Chapter 10.3.5.A of the 2006 Land Development Code to allow the parking to encroach into a portion of the 30' parkway buffer along Hurstbourne Parkway

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

WHEREAS, the Land Development & Transportation Committee finds, based on the staff report and testimony provided, that the waiver will not adversely affect adjacent property owners since the intent of the buffer will be met with the plant material and berm; and

WHEREAS, the Land Development & Transportation Committee further finds Guideline 3, policy 9 of Cornerstone 2020 calls for the protection of the character of residential areas, roadway corridors and public spaces from visual intrusions and mitigate when appropriate. Guideline 3, policies 21 and 22 calls for appropriate transitions between uses that are substantially different in scale and intensity or density, and to mitigate the impact caused when incompatible developments occur adjacent to one another through the use of landscaped buffer yards, vegetative berms and setback requirements to address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, litter, junk, outdoor storage, and visual nuisances. Guideline 3, policy 24 states that parking, loading and delivery areas located adjacent to residential areas should be designed to minimize the impacts from noise, lights and other potential impacts, and that parking and circulation areas adjacent to streets should be screened or buffered. Guideline 13, policy 4 calls for ensuring appropriate landscape design standards for different land uses within urbanized, suburban, and rural areas. Guideline 13, Policy 7 calls for protection of the character of parkways and scenic byways and corridors through standards for buffers, landscape treatment, lighting and signs. The intent of parkway development standards is to protect existing scenic and aesthetic qualities, to ensure a quality visual experience on developing corridors and to protect and improve the visual experience on established corridors. This intent will be met with the 30' being provided along a majority of the street frontage and the screening and planting materials being

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

DECEMBER 12, 2013

New Cases

CASE NO. 13DEVPLAN1062

provided within the buffer; and

WHEREAS, the Land Development & Transportation Committee further finds the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant to allow needed parking for the use and width of the drive lanes for two way traffic on the site; and

WHEREAS, the Land Development & Transportation Committee further finds that the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant by requiring removal of twelve parking spaces and creating potential issues with the flow of traffic from the drive-through into the site; now, therefore be it

RESOLVED, that the Land Development & Transportation Committee does hereby **RECOMMEND** to the legislative body of the City of Hurstbourne that the Waiver from Chapter 5.5.1.A.3.a of the 2006 Land Development Code to allow parking in front of the building and eliminate the required 3' screen wall for Case 13DEVPLAN1062 be **APPROVED**.

The vote was as follows:

YES: Commissioners Turner, Brown, and Jarboe

NO: None

NOT PRESENT AND NOT VOTING: Commissioners Blake and Hughes

ABSTAINING: No one.

Detailed District Development Plan

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

WHEREAS, the Land Development & Transportation Committee finds, based on the staff report and testimony provided, that tree canopy requirements for the site will be met; and

WHEREAS, the Land Development & Transportation Committee further finds that provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community are followed with proper circulation on the site and connections to the existing access along Williamsburg Plaza; and

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

DECEMBER 12, 2013

New Cases

CASE NO. 13DEVPLAN1062

WHEREAS, the Land Development & Transportation Committee further finds that sufficient open space will be provided on the site; and

WHEREAS, the Land Development & Transportation Committee further finds that MSD has reviewed the plan and given preliminary approval demonstrating adequate drainage facilities are proposed on the site; and

WHEREAS, the Land Development & Transportation Committee further finds that the overall design of the site is compatible to the surrounding commercial areas which maintain a range of intensity of uses with parkways and parking areas located along the street frontage. The building has similar materials to other buildings that exist in the area and maintains a high level of animating features as required within the traditional form districts; and

WHEREAS, the Land Development & Transportation Committee further finds that the development plan conforms to the comprehensive plan with the inclusion of landscape character elements that enhance the site from its current state, a use that follows the pattern of a mix of commercial uses with differing levels of intensity and parking location and follow allowing proper circulation from the existing access throughout the site; now, therefore be it

RESOLVED, that the Land Development & Transportation Committee does hereby **RECOMMEND** to the legislative body of the City of Hurstbourne that the Detailed District Development Plan for Case 13DEVPLAN1062 be **APPROVED SUBJECT** to the following Binding Elements.

All binding elements from the approved General District Development Plan are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee and to the City of Hurstbourne for review and approval; any changes/additions/alterations not so referred shall not be valid.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13DEVPLAN1062

2. The development shall not exceed 4,300 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
7. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained thereafter. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the Land Development Code.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13DEVPLAN1062

8. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
 - b. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - c. The appropriate variance shall be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development plan.

The vote was as follows:

YES: Commissioners Turner, Brown, and Jarboe

NO: None

NOT PRESENT AND NOT VOTING: Commissioners Blake and Hughes

ABSTAINING: No one.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1020

Project Name	Germantown Mill Lofts
Location	900, 910, 946 Goss Avenue and 1318 McHenry Street
Owner	Fincastle Investment Co.
Applicant	Underhill Associates/JTJ LLC
Representative	Underhill Associates/JTJ LLC
Jurisdiction	Louisville Metro
Council District	10 – Jim King
Case Manager	Julia Williams, Planner II

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.)

Request:

Change in Form District from Traditional Workplace to Traditional Neighborhood, a change in zoning from M-2 (Manufacturing) to CR (Commercial/Residential) on property located at 900, 910, & 946 Goss Avenue and 1318 McHenry Street (Tax Block 26A, Lot 65) containing 7.7 acres and being in the City of Louisville. A Variance to exceed the height requirements for signage and a Waiver to permit an existing building to encroach into a landscape buffer area are also being requested.

The following spoke on behalf of Case No. 13ZONE1020:

Kevin Young, Land Design & Development, 503 Washburn Ave, Louisville, KY 40222

Randy Pimsler, Pimsler Hoss Architects, 1383 Spring St, Ste B, Atlanta, GA 30309

Mike Morris, 947 Goss Ave, Louisville, KY 40217

DISCUSSION:

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1020

01:38:11 Julia Williams reviewed the requests, case summary/background/site context, previous cases on the site, technical review, and staff conclusions from the staff report.

01:40:54 Kevin Young, representative of the applicant, explained that this is an adaptive reuse of an existing industrial building. He said the proposal is for a mix-use development. Mr. Young reviewed the rezoning request. He pointed out the warehouse and small building that were added and are not historic, so they will be removed. He pointed out the two access points and reviewed the proposal for the access. Mr. Young briefly reviewed signage. He spoke about utilizing existing features of the site. He addressed the stormwater system and said detention on site will be proposed and all of that will be green infrastructure. Mr. Young addressed parking and discussed what is proposed and explained that the minimum parking requirements was exceeded and efforts were made to maximize onsite parking in order to relieve some neighbor concerns.

01:45:00 Randy Pimsler, architect, explained the proposed uses for the site. He said historic preservation applications have been filed and explained that this is a historic preservation adaptive reuse project. Mr. Pimsler then reviewed the proposed signage request.

01:48:02 Commissioner Brown asked about building entrances. Mr. Pimsler pointed out the building entrances. He then reviewed the proposed uses for the buildings. He also reviewed the historical significance of the buildings and their condition.

01:51:23 Mr. Young explained that there are areas of the sidewalks that are dilapidated which will need to be repaired. Mr. Pimsler reviewed building entries again.

01:52:29 Commissioner Brown asked about parking and Mr. Young explained that there will be 265 on-site parking spots.

01:52:56 Commissioner Jarboe asked about whether the residents commented about the signage on the smokestack. Mr. Young pointed out that only the initials are proposed.

01:53:42 Mike Morris, representative of the neighborhood association (specific neighborhood was not mentioned), spoke in support of the proposal.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1020

A decision was made by general consensus that Case 13ZONE1020 be scheduled to be heard before the Louisville Metro Planning Commission on January 16, 2014.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1003

Project Name	Lagos Logos
Location	448 and 450 Roberts Avenue
Owner	Tommy and Donna Lago
Applicant	Tommy and Donna Lago
Representative	Tommy and Donna Lago
Jurisdiction	Louisville Metro
Council District	13 – Vicki Aubrey Welch
Case Manager	Julia Williams, Planner II

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.)

Request:

Change in Zoning from R-4 to C-2 to permit an embroidery shop on property located at 448 and 450 Roberts Avenue (Tax Block 1132, Lots 48 and 50) containing 0.994 acres and being in the City of Louisville. A landscape waiver is also being requested.

The following spoke on behalf of Case No. 13ZONE1003:

Tommy Lago, 448 Roberta Ave, Louisville, KY 40214

DISCUSSION:

01:55:17 Julia Williams reviewed the requests, case summary/background/site context, interested party comments, staff analysis for the rezoning and form district change, technical review, and staff conclusions from the staff report.

01:58:32 Tommy Lago provided a brief history of the site.

A decision was made by general consensus that Case 13ZONE1003 be scheduled to be heard before the Louisville Metro Planning Commission on January 2, 2014.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1012

Project Name	Kenwood Business Center Lot 2
Location	7001 Southside Drive
Owner	Kenwood Business Center LLC
Applicant	Kenwood Business Center LLC
Representative	Mindel, Scott, and Associates; Bardenwerper Talbott & Roberts, PLLC
Jurisdiction	Louisville Metro
Council District	13 – Vicki Aubrey Welch
Case Manager	Julia Williams, Planner II

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.)

Request:

Change in Form District from Traditional Neighborhood to Suburban Workplace, a change in Zoning from R-4 (Single Family Residential) and C-1 (Commercial) to M-2 (Manufacturing) to permit a warehouse on property located at 7001 Southside Drive (Tax Block 1036, Lots 68, 69, & 70) containing 11.17 acres and being in the City of Louisville. A revised Category 3 plan, a Variance to exceed the maximum setback from Southside Drive, and a Land Development Code waiver to omit a required 6 foot berm along the north property line is also being requested and is associated with 451 Kenwood Business Drive & 5539 National Turnpike.

The following spoke on behalf of Case No. 13ZONE1012:

Bill Bardenwerper, Bardenwerper Talbott & Roberts, 1000 N. Hurstbourne Pkwy, Louisville, KY

Todd Lanning, Mindel Scott & Associates, 5151 Jefferson Blvd, Louisville, KY 40219

Steve Scott, Mindel Scott & Associates, 5151 Jefferson Blvd, Louisville, KY 40219

DISCUSSION:

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1012

02:00:33 Julia Williams reviewed the requests, case summary/background/site context, interested party comments, applicable plans and policies, technical review, and staff conclusions from the staff report.

02:04:54 Bill Bardenwerper, attorney representing the applicant, showed some aerial photos of the site and reviewed the points of access to the site. He explained the historic preservation designation of the sign on the site and the applicant's efforts to save the sign. Mr. Bardenwerper discussed the neighborhood meeting and reviewed the comments made at that meeting.

02:09:17 Todd Lanning, Mindel Scott & Associates, reviewed plans for the proposed entrance.

02:09:59 Steve Scott, Mindel Scott & Associates, pointed out where the sign is proposed to be moved. He then addressed detention and explained that there is ample detention volume for the development.

02:12:07 Commissioner Turner asked about traffic impacts. Mr. Scott said a trip generation report was done for the Category 3 plan. Ms. Williams said a report was not required for the rezoned property. Mr. Bardenwerper stated he would be prepared to address traffic at the public hearing. Mr. Scott said the proposed development would not be a large peak hour generator.

A decision was made by general consensus that Case 13ZONE1012 be scheduled to be heard before the Louisville Metro Planning Commission on January 2, 2014.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1018

Project Name	The Standard at Louisville
Location	1900 South Floyd Street
Owner	Cardinal Land Development
Applicant	908 Development Group
Representative	Deborah Bilitski Land Design & Development
Jurisdiction	Louisville Metro
Council District	6 – David James
Case Manager	Christopher Brown, Planner II

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.)

Request:

Change in Zoning from EZ-1, Enterprise Zone, to C-2, Commercial, for a proposed multi-family structure on property located at 1900 South Floyd Street (Tax Block 035C, Lot 0004) containing 1.6 acres and being in Louisville Metro. A Detailed District Development Plan with setback and height variances and landscape waivers are also being requested.

The following spoke on behalf of Case No. 13ZONE1018:

Deborah Bilitski, Wyatt Tarrant & Combs, 500 W. Jefferson St, Louisville, KY 40202

Ann Richard, 503 Washburn Ave, Louisville, KY 40205

Justin Wilson, 2209 E 7th Ave, Tampa, FL 33605

DISCUSSION:

02:15:00 Christopher Brown reviewed the requests, case summary/background/site context, technical review, and staff conclusions from the staff report.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1018

02:20:24 Deborah Bilitski, attorney representing the applicant, reviewed the subject site location and surrounding areas. She discussed the requested rezoning. She clarified that the height variance request should be to exceed the maximum height by 40', instead of 36'. Ms. Bilitski reviewed the requested variances and waivers. She also discussed the neighborhood meeting.

02:26:02 Commissioner Brown said he would like to see more pedestrian connectivity. Ms. Bilitski explained that there will be sidewalks.

02:26:21 Ann Richard, Land Design & Development, pointed out the proposed pedestrian connection. She also discussed the proposed enhanced street tree plan. She pointed out that the stormwater drainage will be detained on site. She said an underground storage tank will be used under the parking lot. Ms. Richards addressed the landscaping waivers and stated that all required landscaping will be provided. The waivers are to just reduce the area of the buffers themselves. She also pointed out that there is an existing 57" brick sewer; the applicant is trying to get away from that as much as possible. She explained that MSD is aware of the brick sewer.

02:29:22 Commissioner Brown asked if the applicant has been in contact with University of Louisville. He explained that they were trying to work on streetscape improvements in the area. Ms. Bilitski said there was a representative of UofL at the neighborhood meeting.

02:30:00 Commissioner Brown asked about security. Justin Wilson, 908 Development Group, said there are only two accesses to the garage and will be key-card accessible by residents. He said visitors will need to call the resident to gain access to the building. He confirmed that the apartments will not only be for university students but non-students as well.

02:31:24 In response to Commissioner Turner's question, Ms. Bilitski confirmed that the applicant does not yet have a contract with UofL.

02:31:35 Commissioner Brown restated that he would like to see more pedestrian connectivity. Ms. Richard said there should be opportunity for more connectivity. She said she would bring updated information to the public hearing.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1018

A decision was made by general consensus that Case 13ZONE1018 be scheduled to be heard before the Louisville Metro Planning Commission on January 16, 2014.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1019

Project Name	Jefferson Post Apartments
Location	4600 Fern Valley Rd.
Owner	Noltemeyer Capital LTD
Applicant	Michael Keal – Keal & Associates, Inc.
Representative	Bill Bardenwerper – Bardenwerper, Talbot & Roberts, PLLC
Jurisdiction	Louisville Metro
Council District	Louisville Metro
Case Manager	David B. Wagner, Planner II

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.)

Request:

Change in Zoning from EZ-1, Enterprise Zone, to R-6, Multi-Family Residential, Revised General District Development Plan, Detailed District Development Plan, and Amendment to Binding Elements

The following spoke on behalf of Case No. 13ZONE1019:

Bill Bardenwerper, Bardenwerper Talbot & Roberts, 1000 N. Hurstbourne Pkwy, Louisville, KY

Mike Keal, Keal & Associates, 410 W Chestnut Street # 524, Louisville, KY 40202

DISCUSSION:

02:34:52 David Wagner reviewed the requests, case summary/background/site context, previous cases on the site, technical review, and staff conclusions from the staff report.

02:37:43 Bill Bardenwerper, attorney representing the applicant, showed some photographs of the subject site and surrounding areas. He then reviewed the requests.

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1019

02:39:32 Mike Keal, Keal & Associates, explained that the Hurstbourne Corridor Study requirements were followed.

02:40:27 Mr. Bardenwerper said the proposal is appropriate given the area.

02:41:11 Mr. Wagner clarified that the binding elements for the original general development plan will stay with that plan and the newly proposed binding elements will be with the proposed development plan.

02:42:15 Commissioner Brown asked about whether the site will be gated. Mr. Keal said it will not be gated and access will come off Jefferson Post Drive.

02:42:50 In response to Commissioner Brown's question, Mr. Keal pointed out proposed sidewalks.

There was further discussion about possibilities for sidewalks on the site.

A decision was made by general consensus that Case 13ZONE1019 be scheduled to be heard before the Louisville Metro Planning Commission on January 16, 2014.

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

DECEMBER 12, 2013

The meeting was adjourned at approximately 2:42 pm.

Chairman

Division Director