

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

July 12, 2018

New Business

Case No. 17ZONE1073

Request:	Change in form district from Traditional Workplace and Traditional Marketplace Corridor to Traditional Workplace; and a change in zoning from C-1, R-6, and EZ-1 to
Project Name:	Passport Health Campus
Locations:	Multiple properties on West Broadway, Dixie Highway, South 20 th Street, and Kendall Court
Owner:	University Healthcare Inc.
Applicant:	University Healthcare, Inc.
Representative:	Sabak Wilson & Lingo Inc. Frost Brown Todd PLLC
Jurisdiction:	Louisville Metro
Council District:	4 – Barbara Sexton Smith
Case Manager:	Julia Williams, RLA, 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:

00:19:20 Brian Davis presented the case on behalf of Julia Williams (see recording for detailed presentation.) He also handed out applicant's booklets to the Commissioners.

The following spoke in favor of the request:

Jon Baker, Wyatt Tarrant & Combs, 500 West Jefferson Street, Louisville, KY 40202

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

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

Summary of testimony of those in favor:

00:20:06 Jon Baker, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) Phase I is already under construction; this request for a form district change and rezoning are part of a more detailed development phase.

00:30:22 Kelli Jones, an applicant's representative, continued the presentation by discussing the master site plan and phases of development (see recording for detailed presentation.)

00:35:16 Mr. Baker resumed the presentation to further discuss how the applicant proposes to proceed with the master development plan.

00:37:34 Commissioner Carlson asked if the applicant had considered a "Campus" form district. Ms. Jones explained about how the applicant had chosen their form district requests, and added that a Campus form district is suburban in its design, and this site is located in an urban area. An urban design would be more appropriate.

00:38:52 In response to a question from Commissioner Brown, Mr. Baker said that there are no major subdivision planned at this time. Ms. Jones said that the applicant has been working with staff regarding appropriate language and requests for what the applicant is proposing on this large property. Emily Liu, Director of Planning & Design Services, explained more about how this process works (many buildings on one site.)

00:41:47 Steve Porter spoke in support.

The following spoke in opposition to the request:

No one spoke.

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.

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The Committee by general consensus scheduled this case to be heard at the **August 16, 2018** Planning Commission public hearing.