

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
October 28, 2021

NEW BUSINESS
CASE NO. 21-ZONE-0033

Request: Change in zoning from R-4 to R-7, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements

Project Name: Helck Avenue Multi-Family

Location: 1230 & 1230R Helck Avenue

Owner: Jonathan Martin Co LLC

Applicant: Helck Avenue Development LLC

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 21 – Nicole George

Case Manager: Dante St. Germain, AICP, 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.)

02:18:22

NOTE: Dante St. Germain stated that some people showed up at the Old Jail Building to log into this meeting and were turned away by the security guard. There may be more opposition at the public hearing (see recording for detailed presentation).

Agency Testimony:

02:23:38 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing (see recording for detailed presentation).

The following spoke in favor of this request:

John Talbott, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223
Nathan Wright, Mindel, Scott and Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219

Summary of testimony of those in favor:

John Talbott gave a power point presentation. This is a traditional infill-type site in a heavily developed area which is in desperate need of multi-family (see recording for detailed presentation).

Nathan discussed the proposed development plan (see recording for detailed presentation).

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The following spoke in opposition to this request:

Jim Shea, 1240 Gilmore Lane, Louisville, Ky. 40213
Evan Lamb, 1255 Helck Avenue, Louisville, Ky. 40213
Angela Talazari, 1236 Helck Avenue, Louisville, Ky. 40213
Marilyn Collins, 1232 Helck Avenue, Louisville, Ky. 40213
David Barker, 1257 Vim Drive, Louisville, Ky. 40213

Summary of testimony of those in opposition:

Jim Shea is concerned about the following: runoff; traffic; crime rate will increase because it will be affordable housing (see recording for detailed presentation).

Evan Lamb agrees with Jim Shea. This development will change the entire presence of the neighborhood (see recording for detailed presentation).

Angela Talazari said the bulk of the development abuts her back yard. She is in opposition because of the drainage issues, impact on the tree canopy, noise/light pollution and the overall impact to the health of the neighborhood (see recording for detailed presentation).

Marilyn Collins said she has a petition with 50 signatures opposing the zoning change. Please do not take the fence down and connect the street. There's also a lot of wildlife and wetlands (see recording for detailed presentation).

David Parker said he agrees with the previous speakers (see recording for detailed presentation).

The following spoke neither for nor against the request:

Rachel Roarx, 601 West Jefferson Street, Louisville, Ky. 40202

Summary of testimony of those neither for nor against:

Rachel Roarx said the area surrounding the site has some flood-prone area. What would the potential impact of draining the current wetlands be? Another concern is the second entrance (see recording for detailed presentation). Dante St. Germain stated, the 2nd connection to Quest Ave. is public right-of-way and there is no capacity for the apartments to close it on either side (public street). Nathan explained detention and will be working with MSD (see recording for detailed presentation).

Rebuttal:

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John Talbott said most of the comments are more appropriate for the public hearing. This plan has satisfied comments/reviews from Metro Public Works, Transportation and MSD. The only outstanding issues are the wetlands.

Deliberation

LD&T deliberation.

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 November 18, 2021 public hearing.

