

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
June 25, 2020

NEW BUSINESS

CASE NO. 20-ZONE-0030

Request: Change in zoning from UN to C-1, with Detailed District Development Plan and Binding Elements and associated Variance and Waiver

Project Name: Smoketown Hopebox

Location: 534 - 538 E Breckinridge Street

Owner: Young Adult Development

Applicant: Young Adult Development

Representative: Youthbuild/Young Adult Development

Jurisdiction: Louisville Metro

Council District: 4 - Barbara Sexton Smith

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.)

Agency Testimony:

03:25:46 Dante St. Germain presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

03:29:46 Commissioner Brown asked if there were renderings to support justification/s for the variance and waiver. Ms. St. Germain said she did not receive renderings in time to put them into her presentation but the applicant may have some to present today. Commissioner Brown also asked about a proposed three-foot wall with a three-foot fence for a six-foot-total high barrier along the east Breckinridge side. Is this Code compliant? Ms. St. Germain said the applicant would require a variance for that because it is in a Traditional Neighborhood form district.

The following spoke in favor of this request:

Lynn Rippy, 800 South Preston Street, Louisville, KY 40203

Patty Clare, representing Youthbuild, 800 South Preston Street, Louisville, KY 40203

Summary of testimony of those in favor:

03:31:37 Lynn Rippy, president of Youthbuild Louisville, introduced the applicant's case (see recording.)

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03:33:15 Patty Clare presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.) She noted that she received the elevations yesterday and had sent them to Ms. St. Germain.

03:42:19 Ms. St. Germain said that, according to the LDC for fencing, the 42-inch limit does not apply in the C-1 zone. That is only for residential zoning and residential uses in the PD form district.

The following spoke in opposition to this request:
No one spoke.

Deliberation

03:43:07 Commissioners' 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 July 30, 2020 Planning Commission public hearing.