

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
August 27, 2020

NEW BUSINESS

CASE NO. 20-ZONE-0055

Request: Change in Zoning from EZ-1 to C-2 and Conditional Use Permit for blood/plasma collection center with detailed plan

Project Name: Octapharma

Location: 2809 W. Broadway

Owner: Eida KY LV, LLC

Applicant: Octapharma Plasma, Inc.

Representative: Bardenwerper, Talbott, and Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 5 – Donna Purvis

Case Manager: Joel P. Dock, 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.)

Discussion

00:16:57 Joel Dock presented the case via Power Point slide show (see staff report and recording for detailed presentation.) Joel noted the blood/plasma collection center is proposed within an existing multi-tenant center. He stated while the existing zoning district allows for C-2 uses, it does not allow for a conditional use permit to be requested for this use within the EZ-1 district. The proposed site will need to be downzoned to allow for the CUP to be reviewed.

00:19:51 Commissioner Daniels asked if the applicant will be in the existing building with no new construction. Joel Dock replied there will be no site construction except for curb and sidewalk improvement along 29th Street.

00:20:19 Commissioner Brown asked if the applicant would need a conditional use permit for the portion of the parking that will serve this business. Joel Dock replied the applicant will not need a permit the parking lot is permitted by right use in C-1.

00:21:11 Commissioner Daniels asked if staff has received proposals from the existing businesses in the building. Joel Dock replied there were no public comments received for this project. He stated the applicant can elaborate on comments made at the neighborhood meetings.

The following spoke in favor of this request:

Paul Whitty, 1000 N. Hurstbourne Parkway, Suite 200, Louisville, Kentucky 40223.

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Summary of testimony of those in favor:

00:21:54 Paul Whitty, representing the applicant, presented a Power Point slide show (see recording for detailed presentation.) Mr. Whitty detailed the site area, the multi-tenant building, and the curb cut reduction to 26 feet on 29th Street. Paul noted the relief from CUP requirement 4.2.10 which requires the plasma center to be located 1000 feet from any property zoned residential. He clarified Octapharma will only collect plasma on this site

00:36:15 Commissioner Daniels asked for the hours of operation for this site. Paul Whitty replied the hours of operation will be normal business hours, 9 a.m. to 5 p.m., the exact hours will be available at the public hearing.

00:36:33 Commissioner Carlson asked for clarification regarding the rezoning for this portion of the building. Joel Dock detailed the re-zoning will be C-2 to allow the conditional use permit and the rest of the building will remain EZ-1 (see recording for detailed presentation.) Commissioner Carlson and Joel Dock discussed the existing uses/zoning for the site (see recording for detailed presentation.)

00:39:05 Commissioner Peterson asked if this site would require a variance. Joel Dock replied this site will not require a variance.

00:40:15 Commissioner Carlson asked Joel Dock if residents within the 1000-foot CUP radius will be notified prior to the public hearing. Joel replied those residents would normally not be notified but can be notified upon request for the public hearing. Paul Whitty stated there were notices sent to residents and adjacent neighborhood groups for this zoning change. Mr. Whitty noted conversations with Council representative Donna Purvis to notify the community of this change in zoning (see recording for detailed presentation.)

00:42:59 Commissioner Daniels stated she is a resident of this neighborhood and has not received a notice of this zoning change from Donna Purvis or HOA's in this area. Commissioner Carlson asked that residents within the 1000-foot radius for the CUP to be notified. Paul Whitty replied the public hearing notice radius can be expanded to include those residential properties and he will provide those addresses to Planning and Design staff.

Commissioner Deliberation:

00:45:02 Commissioner Deliberation. Joel Dock detailed the notice process for public hearings via GovDelivery and mailed paper notices (see recording for detailed presentation.)

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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 September 17, 2020 Planning Commission public hearing agenda.