

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
February 9, 2023

NEW BUSINESS

22-ZONE-0075

Request: Change in zoning from R-5 single family and R-7 multifamily to R-7 multifamily with a District Development Plan with Binding Elements and Waiver(s)

Project Name: Renaissance on Broadway

Location: 4422 W Broadway

Owner: Christ Temple Apostolic Church

Applicant: Christ Temple Apostolic Church

Representative: Jon Baker – Wyatt, Tarrant and Combs

Jurisdiction: Louisville Metro

Council District: 5 – Donna Purvis

Case Manager: Jay Luckett, AICP, Planner II

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. 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:

01:25:42 Jay Luckett discussed the case summary from the staff report and indicated that the application was ready for a public hearing (see video for presentation). Luckett stated the applicant is proposing to construct 42 multi-family dwelling units in a single building. The subject site would contain a mix of multi-family residential units, religious institution, and historic sites.

01:30:48 Commissioner Brown asked for more clarification on waiver number one regarding the traditional site design. Luckett stated the lot is more of a religious institution and not a traditional residential site, so the Land Development Code does not necessarily address this type of development well.

01:31:56 Commissioner Mims asked about the two buildings that were on the property. Luckett stated one fell then was demolished. The second building is still standing.

The following spoke in favor of this request:

Jon Baker, Wyatt, Tarrant & Combs, 400 W Market Street, Louisville, KY 40202

Michael Ford Jr., 4608 Creek Bend Court, Louisville, KY 40299

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Matt Gullo, Lockett & Farley, 636 3rd Street, Louisville, KY 40202

John Mays, 729 Southwestern Parkway, Louisville, KY 40211

Veronica Craig, 4440 West Broadway, Louisville, KY 40211

Vicky Caldwell, 8809 Greenfield Parkroad, Louisville, KY 40258

Summary of testimony of those in favor:

01:33:55 Jon Baker spoke in favor of the application and presented a PowerPoint presentation (see video). Baker stated this project is for affordable housing and they are targeting 60%, 50% and 30% AMI residents for this facility.

01:35:47 Michael Ford spoke in favor of the application. Ford stated the church has provide many necessities such as: foster care, child care, after school programming, food pantry, clothes pantry, etc. Ford states that it is time to have more affordable housing in the community and feels the open spaces at the church is the right spot.

01:40:30 Jon Baker resumed testimony. Baker stated the property is located between Shawnee Park and Chickasaw Park. Baker stated that a parking lot will be to the west of the structure. Due to some residents not having vehicles, the development is working with local services to provide vehicles for residents to get back and forth to work.

01:47:19 Matt Gullo spoke in favor of the application. Gullo stated the placement of the building is placed inline with the current form along Broadway. Gullo mentioned taking some of the characteristic of the church and incorporating them into the new facility.

01:57:06 Jon Mays spoke in favor of the application. Mays stated that he would like to put his family in a place that doesn't have a power bill over \$300 or doesn't have lead paint issues.

01:59:50 Veronica Craig spoke in favor of the application. Craig stated the church programs have helped her with past and current situation. Craig feels these programs will help with this project.

02:04:35 Vicky Caldwell spoke in favor of the application. Caldwell stated that it would provide much needed affordable housing, along with innovative amenities.

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The following spoke in opposition to the request:

Jean Griffin, 4530 W Broadway Street, Louisville, KY 40211

Marsha Moorman, 4710 Brewster Ave, Louisville, KY 40211

Summary of testimony of those in opposition:

02:05:48 Jean Griffin spoke in opposition to the application. Griffin stated that dumpsters are not getting disposed of properly as of now and if an apartment is built it will bring in more trash along with rodents. Griffin said the apartment will bring in more traffic that the street can't handle.

02:10:32 Marsha Moorman spoke in opposition to the application. Moorman stated that this project will increase traffic and parking. Moorman stated this project will take away parking from residents that already live in the neighborhood.

REBUTTAL

02:17:38 Jon Baker stated the design and structure has been through numerous meetings and have complied with the rules.

Deliberation

02:18:54 Land Development and Transportation Committee 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.

02:19:06 The Committee by general consensus scheduled this case to be heard at the **March 16, 2023**, Planning Commission public hearing.