

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
January 12, 2023

NEW BUSINESS

22-ZONE-0138

Request:	Change in zoning from R-6, OR-2 & C-2 to PDD, with associated Pattern Book
Project Name:	Paristown Pointe – Urban Government Center Redevelopment
Location:	768, 810 & 850 Barret Avenue, 1235 E Breckinridge Street
Owner:	Jefferson County Kentucky Capital Projects Corp, Louisville Metro Housing Authority, Louisville/Jefferson County Metro Government
Applicant:	Upper Paristown Preservation Trust
Representative:	Wyatt Tarrant & Combs
Jurisdiction:	Louisville Metro
Council District:	6 – Vacant
Case Manager:	Dante St. Germain, 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:

00:06:45 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing (See video for presentation). The applicant is proposing a change in zoning to redevelop the site and tear down the existing buildings, which are vacant.

00:10:30 Commissioner Mims asked for clarification about the development of a PDD. The PDD is a zoning change but instead of a neighborhood meeting they are required to hold a neighborhood charrette.

The following spoke in favor of this request:

Jonathan Baker, Wyatt, Tarrant, Combs, 400 W Market Street, Suite 2000 Louisville, KY 40202

John Carman, Wyatt, Tarrant, Combs, Land Architect and Civil Engineer, 400 W Market Street, Unit 106 Louisville, KY 40202

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Adam Kirk, Traffic Engineering Consultant, 137 McClelland Springs Drive, Georgetown, KY 40324

Troy Burden, 1228 Breckinridge St. Louisville, KY 40204

Delquan Dorsey, 13302 Tucker Wood Place, Louisville, KY 40299

Al Cornish, 10241 Dorsey Point Circle, Louisville, KY 40223

Joann Robinson, 854 Vine St. Louisville, KY 40204

Cindy Pablo, 1039 Lampton St, Louisville, KY 40204

Cliff Hayden, 751 Vine St, Louisville, KY 40204

Summary of testimony of those in favor:

00:12:50 Johnathan Baker spoke in support of the application and gave a PowerPoint presentation (see video for presentation). The applicant hopes to revitalize the property with a more diverse and sustainable use that will be successful in the long-term. This will also bring more activity to the Barrett corridor. The project is looking at putting in a hotel, condominiums, and cottages that would go along vine street.

00:32:38 John Carman focused on the design guidelines. The design guidelines will primarily apply at the next step of the process, which is when we start the actual development and create a development plan for the site.

00:38:24 Adam Kirk discussed the traffic analysis. The first was completed in April 2022 and the second was done in November. The land uses changed slightly between the two; the PM peaks tend to be higher and heavier than the AM peaks. The applicant is proposing to update signal timing in the area.

00:45:56 Commissioner Carlson asked will all the old building be replaced and how will the buildings be inspected for asbestos. Jonathan Baker stated that will be something we will discuss at the public hearing. They have done a review of the site of all different environmental issues and will elaborate on that at the public hearing.

00:47:05 Commissioner Carlson asked will traffic have to be reevaluated if things are changed on the property. Jonathan Baker said if anything changes the would provide an update.

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00:48:11 Commissioner Mims asked a question about the traffic impact analysis. n Baker said the trip generation used the data from the pattern book to the get the information on the traffic study and did not include an internal credit capture.

00:50:16 Commissioner Mims asked if there would be an affordable housing component to the development. Baker stated that has not been finalized.

00:51:18 Troy Burden spoke in support of the application. Burden stated that this will be a great asset to our community. There will be more possibilities for low income and affordable housing.

00:53:54 Delquan Dorsey spoke in support of the application. Dorsey is representing Bates Community Development, who is in support of this development.

00:55:42 Al Cornish spoke in support of the application. Cornish is also part of the Bates Community Development.

00:58:02 Joann Robinson spoke in support of the application. Robinson feels that this developer will work with the neighborhood and is very happy with the developer. She feels that the neighborhood association has worked hard to make it the best area.

01:01:05 Cindy Pablo spoke in support of the application. Pablo stated a number of problems have been addressed during the planning process for this development. The proposal will create additional parking, and hopefully more people will have the ability to own their own home.

01:10:05 Cliff Hayden spoke in support of the application. Hayden stated that him and his business partner support this project. They feel the existing buildings are an eye sore.

The following spoke in opposition to the request:

Shannon Musselman, 1036 Lampton Street, Louisville, KY 40204

James Schorch, 1503 East Breckinridge Street, Louisville, KY 40204

Leslie McCabe, 1330 East Breckinridge Street, Louisville, KY 40202

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Summary of testimony of those in opposition:

01:10:50 Shannon Musselman spoke in opposition of the application. Musselman stated that the biggest concern was the parking.

01:30:20 Jim Schorch spoke in opposition of the application. Schorch stated that there are so many unknowns. Schorch stated that he would like more definitive answers when it comes to the architecture.

01:34:30 Leslie McCabe spoke in opposition of the application. McCabe asked how does this proposal fit into the comprehensive plan? Also how does a 550+ unit apartment, 100+ hotel room, 180,000 office space and 1,000+ parking space benefit the families and elderly in this corridor.

01:39:30 Commissioner Mims asked Shannon Musselman if her association was doing their own traffic study. Musselman stated they did receive some funding to look at parking and traffic in the area.

REBUTTAL

01:43:22 Jonathan Baker reiterated that a traffic study was completed. Parking is an area that we are working on when it comes to the community benefits agreement. In the pattern book you will see a separate parking requirement attached to each proposed use. The traffic study and parking study are two different documents.

01:46:20 Commissioner Carlson asked if relocating the hotel to another part of the site as an option. Jonathan Baker said that is something they can explore.

01:48:03 Commissioner Mims asked if MSD has reviewed the proposal. Baker stated MSD has conducted a preliminary review, but because so many details are not shown (and won't be until there is a form development plan), final construction level approval is down the road. There have been conversations with MSD on how the drainage would convey from the site to Beargrass Creek area. Tony Kelly spoke in response to Commissioner Mims as well. The area is a combined sewer; the storm water and sanitary water go into the same system which then proceeds to go to the treatment plant.

Deliberation

01:56:15 Land Development and Transportation Committee deliberation.

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01:56:40 The Committee by general consensus scheduled this case to be heard at the **February 7, 2023**, Planning Commission public hearing at 701 S Hancock St, Louisville, KY 40217 at 6:00 p.m.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
December 8, 2022

NEW BUSINESS

CASE NO. 22-ZONE-0138

Request: Change in zoning from R-6, OR-2 & C-2 to PDD, with associated Pattern Book

Project Name: Paristown Pointe – Urban Government Center Redevelopment

Location: 768, 810 & 850 Barret Avenue, 1235 E Breckinridge Street

Owner: Jefferson County Kentucky Capital Projects Corp, Louisville Metro Housing Authority, Louisville/Jefferson County Metro Government

Applicant: Upper Paristown Preservation Trust

Representative: Wyatt Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 6 – David James

Case Manager: Dante St. Germain, 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:

00:06:20 Commissioner Sistrunk stated the applicant has requested to continue this case to the January 12, 2023 LD&T meeting.

Deliberation

00:39:09 Land Development and Transportation 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.

On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted.

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NEW BUSINESS

CASE NO. 22-ZONE-0138

RESOLVED, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case indefinitely to give the applicant an opportunity to work with staff, Metro Council and the residents to address the concerns raised at today's meeting.

The vote was as follows:

YES: Commissioners Brown, Carlson, Mims and Sistrunk