

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
OCTOBER 26, 2017**

NEW BUSINESS

CASE NUMBER 17ZONE1025

Request:	Schedule Night Hearing
Project Name:	Artis Senior Living
Location:	4922 Brownsboro Road
Owner:	Kinman Compound, LLC
Applicant:	Artis Senior Living, LLC
Representative:	Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	7 – Angela Leet
Case Manager:	Laura Mattingly, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

An audio/visual recording of the Land Development and 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.

Agency Testimony:

00:09:48 Laura Mattingly stated that Staff has received a petition for a night hearing for this case to be held on November 6, 2017 at 6:00 p.m.

00:10:41 On a motion by Vice Chair Peterson, seconded by Commissioner Lindsey, the following resolution was adopted:

RESOLVED, that the Louisville Metro Land Development & Transportation Committee does hereby **SCHEDULE** case number 17ZONE1025 for a night hearing with the Planning Commission on November 6, 2017 at 6:00 p.m. at the Old Jail Building.

The vote was as follows:

Yes: Peterson, Lindsey, Carlson, Brown and Lewis

Absent: None

Abstain: None

No: None

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
OCTOBER 12, 2017**

NEW BUSINESS

CASE NUMBER 17ZONE1025

Request:	R-4 to C-N and Conditional Use Permit
Project Name:	Artis Senior Living
Location:	4922 Brownsboro Road
Owner:	Kinman Compound, LLC
Applicant:	Artis Senior Living, LLC
Representative:	Bardenwerper, Talbott, & Roberts, PLLC
Jurisdiction:	Louisville Metro
Council District:	7 – Angela Leet
Case Manager:	Laura L. Mattingly, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

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02:55:37 Laura Mattingly presented the case. Because a gate is being proposed, Staff recommends the addition of a binding element that states, "The owner/developer will coordinate with appropriate emergency response agencies to ensure design and operation of gated entrances complies with emergency access gate requirements." (See Staff Report and recording for detailed presentation.)

The following spoke in favor of the request:

John Talbott, 1000 N Hurstbourne Pkwy., Louisville, KY 40203
Kevin Young, 503 Washburn Ave., Louisville, KY 40222

Summary of testimony of those in favor:

03:00:06 John Talbott spoke on behalf of the applicant and showed a presentation. The applicant is requesting a change in zoning, a conditional use permit, two variances, and a detailed district development plan.

03:10:08 Kevin Young stated that detention basins will be installed along Warrington Way. There is also an existing sanitary sewer that will assist with drainage.

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03:10:51 Mr. Talbott continued his presentation. Landscaping will be installed around the senior living area. An 8 ft. fence will go around the majority of the property in addition to landscape buffering. Both structures will be one story only. The back area will primarily be used by senior citizens, so noise will be minimal. Mr. Talbott discussed details of the elevations and building materials as well as the traffic study.

The following spoke neither for nor against the request:

Larry Kirschenbaum, 1803 Grantham Court, Louisville, KY 40222

Summary of testimony of neutral parties:

03:20:32 Larry Kirschenbaum lives near the subject property and is a Crossgate City Commissioner. Residents of Crossgate would like to know under what conditions the emergency gate would be opened and for how long. They are hoping to address other concerns with the developer by the end of the month.

The following spoke in opposition to the request:

Jen Charlton, 1911 Crossgate Lane, Louisville, KY 40222

John Hicks, 4924 Grantham Place, Louisville, KY 40222

Thomas Jones, Cincinnati, OH

Summary of testimony of those in opposition:

03:24:13 Jen Charlton is a neighbor who bought her home because it is in a family oriented neighborhood. She is concerned that this project will bring more traffic to the neighborhood and make it less safe for pedestrians.

03:27:51 John Hicks is another neighbor who is in opposition to the request. If the case is scheduled for the full Planning Commission, he would like to request a night hearing. He is also concerned that traffic will worsen due to this project. He would like to request a binding element that the front parcel not be developed without approval from the City of Crossgate Commission.

Rebuttal:

03:30:12 Mr. Talbott spoke in rebuttal. He feels that traffic and safety will not be adversely affected by this development. Regarding gate usage, Mr. Talbott stated that he is currently negotiating with the Mayor of Crossgate who has been called to duty by the Army Reserves.

03:31:28 Thomas Jones stated that there will still be a large grassy area on the property and that sidewalks will be constructed around the property to facilitate pedestrian traffic.

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03:33:14 Ms. Mattingly stated that she spoke to Mr. Hicks about the requirements for a night hearing. Brian Davis stated that if the case is scheduled to be heard on November 2, 2017, the deadline for the night hearing petition would be Wednesday, November 18, 2017.

03:33:51 By general consensus, the Committee scheduled Case Number 17ZONE1025 for the November 2, 2017 Planning Commission public hearing.