

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**March 8, 2018**

**New Business**

**Case No. 17ZONE1069**

**Request:** R-6 Multi-Family Residential to R-7 Multi-Family Residential  
**Project Name:** Park Lake Apartment Expansion  
**Location:** 7100 Leisure Lane  
**Owner:** Dennis Anderson – Park Lake Apartments LLC  
**Applicant:** Park Lake Apartments LLC  
**Representative:** Cliff Ashburner – Dinsmore & Shohl, LLP  
**Jurisdiction:** Louisville Metro  
**Council District:** 23 – James Peden

**Case Manager:** **Laura 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. The Commissioners received this report in advance of the hearing, and 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. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:51:25 Laura Mattingly presented the case. She added that MSD still has some unresolved issues with the pump station that is on-site (see staff report and recording for detailed presentation.)

**The following spoke in favor of the request:**

Clifford Ashburner, Dinsmore & Shohl, 101 South 5<sup>th</sup> Street Suite 2500, Louisville, KY 40202

**Summary of testimony of those in favor:**

00:54:20 Cliff Ashburner, the applicant's representative, presented the case and showed a Power Point presentation (see recording for detailed presentation.)

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01:03:11 In response to a question from Commissioner Carlson, Mr. Ashburner said the proposed buildings nearest the lake will be three stories high on the parking lot side and four stories high on the lake side. He said revised elevations will be submitted showing this.

01:04:02 Commissioner Carlson asked if mature trees along Leisure Lane will be removed by the parking proposal/s, and if something will be done to mitigate that tree removal. Mr. Ashburner said he will address the issue and bring the answer to the public hearing. Commissioner Carlson explained that sometimes people park in the fire lanes on this street. He requested either a parking study or at least more information on how many people are using the current parking spaces. Mr. Ashburner discussed the parking issue (see recording for detailed discussion.)

01:08:20 Commissioner Carlson requested a binding element promising to install additional fire hydrants as requested by the fire department. He added that this complex pre-dates the fire hydrant ordinance, and the hydrants that are there may not be adequate to comply with the ordinance. Mr. Ashburner and Commissioner Carlson discussed the issue.

01:12:12 Commissioner Carlson requested some kind of construction features that would prevent people from parking too close to the fire hydrants (taking up pavement, putting in bollards, etc.) Mr. Ashburner said this could be acceptable to the applicant.

00:12:48 Commissioner Brown and Mr. Ashburner discussed completing a sidewalk on the south end of the property; fire lanes, parking, and traffic.

01:16:21 In response to some questions from Commissioner Brown, Tony Kelly, representing MSD, discussed the existing pump station on the site. He suggested a Condition of Approval stating that MSD's preliminary approval is needed.

**The following spoke in opposition to the request:**

No one spoke.

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**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.**

The Committee by general consensus scheduled this case to be heard at the **March 29, 2018** Planning Commission public hearing.