

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

**FEBRUARY 27, 2014**

**New Cases**

**CASE NO. 13ZONE1009**

<b>Project Name</b>	Dandridge Office and Housing Development
<b>Location</b>	920 Dandridge Office and Housing Development
<b>Owner</b>	T.C. Peters Construction
<b>Applicant</b>	Architectural Artisans, Inc.
<b>Representative</b>	Architectural Artisans, Inc.
<b>Jurisdiction</b>	Louisville Metro
<b>Council District</b>	10 – Jim King
<b>Case Manager</b>	<b>David B. Wagner, Planner II</b>

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. 5<sup>th</sup> Street.)

**Request:**

Change in Zoning from M-2, Industrial, to C-1, Commercial, Revised Detailed District Development Plan, Waivers and Amendment to Binding Elements

**The following spoke on behalf of Case No. 13ZONE1009:**

Carter Scott, Architectural Artisans, 748 East Market Street, Louisville, KY 40202

Martha Elson, Courier Journal, 525 W. Broadway, Louisville, KY

**DISCUSSION:**

David Wagner reviewed the requests, case summary/background/site context, and previous cases on site from the staff report. He explained that he received e-mail correspondence from Councilman King's office regarding concern from neighbors about the two new duplexes.

Carter Scott, Architectural Artisans, explained the concern comes from issues with other rental properties in the immediate areas who have issues with landlords who are not present and renters that are not desirable.

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Martha Elson, Courier Journal, asked about potential tenants for the office complex. Mr. Scott responded that a daycare was originally going to be the tenant but they backed out. He said he would like to see a local business occupy the office.

In response to Ms. Elson's question about why C-1 was requested, Mr. Scott explained that C-1 offered the most flexibility for the property. Mr. Scott then gave some history to the site.

Mr. Wagner pointed out that the commission will need to consider the fact that offices are being requested on the site and duplexes, which would be allowed in some type of Office/Residential zoning. But C-1 is requested. He said there is a mixture of zoning around and pointed out the different zoning and uses in the area that are not classified in the appropriate zoning district.

Commissioner Jarboe recognized that no residents were present to object to C-1.

Mr. Wagner explained that staff's original recommendation was a rezoning to a multi-family zoning district with a CUP for a daycare.

Mr. Scott explained that the only opposition to the project expressed at the neighborhood was to the renters.

In response to Commissioner Turner's question about the basin in the alley, Mr. Scott explained that the site is parked by gravel, so all the site is currently grading off and into existing MSD catch basins. He said a more permeable area will be added, which will alleviate some of the stormwater runoff that is currently on the site.

**It was decided by general consensus that Case 13ZONE1009 is to be scheduled for public hearing before the Planning Commission on March 20, 2014.**