

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES
July 27, 2017

NEW BUSINESS

CASE NO. 16ZONE1056

Case No: 16zone1056
Project Name: Prospect Cove Senior Residences
Location: 6500 Forest Cove Lane and 7301 River Road
Owner(s): Prospect Development LLC
Applicant: LDG Multi-Family LLC
Jurisdiction: Louisville Metro
Council District: 16-Scott Reed
Case Manager: **Julia Williams, RLA, AICP, Planning Supervisor**

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:

01:01:221 Ms. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Cliff Ashburner, Dinsmore and Shohl, LLP, 101 South 5th Street, Suite 2500, Louisville, Ky. 40202

Kelli Jones, Sabak, Wilson and Lingo, 608 South 3rd Street, Louisville, Ky. 40202

Tony Butler, Studio A Architecture, 2330 Frankfort Avenue, Louisville, Ky. 40206

Summary of testimony of those in favor:

01:06:13 Mr. Ashburner gave a power point presentation on the following matters as requested by the Planning Commission: Re-visit building design; binding element on occupancy; and binding element on open space portion of the site.

01:08:39 Ms. Jones remarked, "Most of the plan revisions from the old to the new plan were based on revisions to the architecture." The outline of the plan is very similar. There's an increase of 7 parking spaces and there will be more trees where MSD ran the sanitary sewers.

01:11:24 Mr. Butler stated he gave the building a more traditional look with lots of strong vertical elements. The scale was greatly reduced and there are now more earth tone colors.

01:14:03 Mr. Ashburner also mentioned the proposed binding elements for the open spaces (WPA) and senior housing.

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The following spoke in opposition to this request:

Rachael Zollman, 5924 Timber Ridge Drive, Suite 201, Prospect, Ky. 40059
Roberta Wassexstrom, 7407 Smithfield Green Lane, Prospect, Ky. 40059
Arthur Rockwood, 7118 River Road, Prospect, Ky. 40059
Jeffrey M. Goldberg, 7405 Wycliffe Drive, Prospect, Ky. 40059
John Herb Shulhafer, 2 Autumn Hill Court, Prospect, Ky. 40059
Mayor John Evans, 8101 Montero Drive, Prospect, Ky. 40059
George Brutcher, 7405 Smithfield Greene Lane, Prospect, Ky. 40059
Grover Potts, Wyatt, Tarrant and Combs, 2500 PNC Plaza, Louisville, Ky. 40202

Summary of testimony of those in opposition:

01:21:25 Ms. Zollman stated construction will tear up the roads again (about 4X in past). Additional traffic to this small area will be detrimental, "More people equals more crime".

01:24:26 Ms. Wassexstrom is concerned about the size of the building.

01:28:53 Mr. Rockwood stated that the parking cannot adequately serve the development.

01:31:46 Mr. Goldberg commends the developer for the new elevations and look. The density is too great for the area.

01:35:19 Mr. Shulhafer stated he knows the site very well. Half the site is a very steep ravine and not usable for the seniors. Every unit will face one direction but only about 20% of the residents will have a nice view. Please think about quality over quantity.

01:39:07 Mr. Evans stated he agrees with the other speakers. The Prospect police provided a traffic count on Timber Ridge Dr. – 6,000 to 8,000 cars a day. There's only one access road and it feeds to Timber Ridge Dr. There are enough accidents in that area.

01:45:19 Mr. Brutcher stated the tree canopy started at 4.8 acres and decreased to 1.35 acres.

Mr. Brutcher is also concerned about the density - the proposal destroys the nature of the area.

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01:48:54 Mr. Potts, city attorney of Prospect, is concerned about the mass and scale of the project.

The following spoke neither for nor against the request:

John Simpson, 8501 Harrods Bridge Way, #201, Prospect, Ky. 40059

Summary of testimony of those neither for nor against:

01:19:00 Mr. Simpson stated that the location is not eligible for FHA insurance. It can't be located within 100 meters of a gas station.

Rebuttal:

01:50:22 Mr. Ashburner remarked, "The existing tree canopy is 4.7 acres and about 2.9 of that will be preserved. Two additional acres equivalent in terms of tree canopy credit will be planted so we'll actually end up with an increase in tree canopy at the conclusion of development of the site."

Deliberation

01:51:17 Planning Commission 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.

The Committee by general consensus scheduled this case for a Night Hearing on August 29, 2017 at the Kentucky Country Day School at 6:30 p.m.

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

December 8, 2016

New Business

CASE NO. 16ZONE1056

Request: Change in zoning from C-1, R-5A, R-4, and OR-1 to R-7 on approximately 9.61 acres with a Waiver, a Revised District Development Plan, and Amendments to Binding Elements

Project Name: Prospect Cove

Location: 6500 Forest Cove Lane & 7301 River Road

Owner: Prospect Development LLC

Applicant: LDG Multi-Family LLC

Representative: Cliff Ashburner – Dinsmore & Shohl
Kelli Jones - Sabak Wilson & Lingo

Jurisdiction: Louisville Metro

Council District: 16 – Kelly Downard

Case Manager: **Julia Williams, RLA (IN), AICP, Planning Supervisor**

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.)

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Agency Testimony:

03:09:11 Julia Williams presented the case and showed the site plan (see staff report and recording for detailed presentation.) She noted that she received one e-mail after the staff report was published; she passed around a copy of that e-mail to the Commissioners. A petition for a night hearing has been received.

The following spoke in favor of the request:

Clifford Ashburner, Dinsmore & Shohl, 101 South Fifth Street Suite 2500, Louisville, KY 40202

**MINUTES OF THE MEETING
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December 8, 2016

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CASE NO. 16ZONE1056

Kelli Jones, Sabak Wilson & Lingo, 608 South Third Street, Louisville, KY 40202

Michael Gross (applicant), 1469 South Fourth Street, Louisville, KY 40207

Diane Zimmerman, CDM Smith, 9420 Bunsen Parkway #225, Louisville, KY 40220

Summary of testimony of those in favor:

03:15:33 Clifford Ashburner, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

03:20:04 Kelli Jones, an applicant's representative, discussed the revised plan being presented today (see recording for detailed presentation.) She explained that MSD took out a lot of trees during their installation of a trunk line; otherwise, it is the applicant's intention to preserve as many trees as possible between their site and River Road.

03:25:15 In response to a question from Commissioner Carlson, Ms. Jones said there are no plans to put in nature trails or walking areas. There will be no walking areas along River Road; the applicant has been in discussion about paying a fee-in-lieu to not put in sidewalks. In response to a question from Commissioner Lewis, Ms. Jones discussed the existing unpaved road that foes to River Road. It is not to be used as a vehicular connection.

03:27:11 Mr. Ashburner discussed recreational areas, specifically how to accommodate bicyclists, and improvements to River Road. He showed pictures of what the proposed elevations could look like. He discussed the walkability of the area, and said that the applicant's ability to improve this area is dependent on the City of Prospect.

03:31:14 Diane Zimmerman presented the traffic impact study (on file.)

The following spoke in opposition to the request:

Grover Potts (attorney for the City of Prospect), 2500 PNC Plaza, Louisville, KY 40202

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John Evans (Mayor of City of Prospect), 8101 Montaro Drive, Louisville, KY 40059

Sandra Leonard, 7302 Edgemore Place, Louisville, KY 40059

Don Gibson, 7605 Smithfield Green, Louisville, KY 40059

Summary of testimony of those in opposition:

03:36:50 Grover Potts, attorney for the City of Prospect, said the Springdale Community Church is a larger venue for the proposed night hearing. He said the City of Prospect owns the adjoining property along Timber Ridge (which is a Prospect road, not a Louisville Metro road.) He said Prospect objects to the mass, scale, and height of the property because they say it is inappropriate here.

03:42:01 In response to a question from Commissioner Peterson, Mr. Potts discussed Prospect's attempt to annex this property. In response to a question from Commissioner Carlson, Mr. Potts said a traffic study commissioned by the City of Prospect will be submitted prior to a night hearing.

03:43:32 John Evans, Mayor of the City of Prospect, said the city council unanimously opposes this proposal, again for the size, density, and height of the project. He said a transcript of the neighborhood meeting has been submitted into the record [on file]. He said the maximum capacity of the project would be about 800 residents; and said there just aren't a lot of activities out there for people. He said traffic is already bad in this area.

03:49:02 Sandra Leonard said she agreed with the prior statements of opposition. She added that the area of greenspace floods regularly, particularly during the spring.

03:50:11 Don Gibson said Smithfield Green residents are concerned about density and overflow parking issues.

The following spoke neither for nor against:

No one spoke.

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Applicant's rebuttal:

03:51:40 Mr. Ashburner had no response to those who spoke in opposition.

03:52:31 Commissioners' Discussion:

It was agreed that the City of Prospect should have their traffic study submitted to Public Works/staff by January 17 or 18, 2017 to give staff and the Commissioners time to review it.

04:03:02 On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution was adopted:

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** the discussion of this case to the full Planning Commission public hearing on **December 15, 2016** to determine a date for a night hearing for this case.

The vote was as follows:

YES: Commissioners Brown, Gazaway, Carlson, Peterson, and Lewis.

NO: No one.

NOT PRESENT: No one.

ABSTAINING: No one.