

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**January 11, 2018**

**CASE NO. 17ZONE1050**

**Request:** Change in zoning from M-3 to EZ-1 and a change in form district from Traditional Neighborhood to Downtown, with Waivers and Variances

**Project Name:** Louisville City FC

**Location:** 237-243, 249-251, 255-257, 261, 267-275, & 270nrth Campbell Street; 250, 350, 375 & 1080 Adams Street; 214, 225-229, 249-257, 261-265, & 271 Mill Street; 200, 203/203R Cabel Street; and 275 North Shelby Street.

**Owner:** Louisville Metro Government  
Outdoor Systems Inc.  
Waterfront Development Corporation  
LG&E

**Applicant:** Louisville City FC

**Representative:** John Talbott – Bardenwerper, Talbott & Roberts PLLC  
Mindel Scott & Associates

**Jurisdiction:** Louisville Metro

**Council District:** 4 – Barbara Sexton Smith

**Staff Case Manager:** Julia Williams, RLA, AICP, Planning Supervisor

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 public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

02:41:12 Julia Williams presented the case (see staff report and recording for detailed presentation.)

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

John Talbott, Bardenwerper Talbott & Roberts PLLC, 1000 North Hurstbourne Parkway, Louisville, KY 40223

Kent Gootee, Mindel Scott & Associates, 5151 Jefferson Boulevard, Louisville, KY 40219

Greg Oakley, P.O. Box 7368, Louisville, KY 40257

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

02:48:27 John Talbott, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

02:59:02 Kent Gootee, an applicant's representative, said he will submit clarifications about where the pedestrian zone is between today and the Planning Commission public hearing date.

02:59:38 Greg Oakley, the developer, made a statement.

03:00:55 Commissioner Brown asked why the applicant had requested the EZ-1 rezoning, instead of the C-2 zoning that staff had suggested. Mr. Talbott explained (see recording for detailed presentation.) He said there may be some unforeseen uses on the site, and the applicant wants the EZ-1 zoning because it may be more flexible.

03:01:50 In response to a question from Commissioner Brown, Mr. Talbott clarified the boundaries of the form district change requests.

03:03:09 In response to a question from Commissioner Carlson, Mr. Talbott and Mr. Oakley discussed seating (approximately 12,000 seats), and project phases.

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

No one spoke.

**03:07:48 Commissioners' Discussion**

**An audio/visual recording of the Planning Commission hearing 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.**

**03:08:06 The Committee by general consensus scheduled this case to be heard at the February 1, 2018 Planning Commission public hearing.**