

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

**November 14, 2013**

**New Cases**

**CASE NO. 18998**

<b>Project Name:</b>	Waverly Hills Hotel and Conference Center
<b>Location:</b>	4400 Paralee Drive
<b>Owners:</b>	CEM Land Company, LLC
<b>Applicant:</b>	CEM Land Company, LLC
<b>Representative:</b>	Blomquist Design Group
<b>Architect/Designer:</b>	Keyes Architects
<b>Project Area/Size:</b>	19.7 acres (C-2) and 2.8 acres (C-M)
<b>Existing Zoning District:</b>	R-4 and OR-3
<b>Existing Form District:</b>	N-Neighborhood
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	25 – David Yates
<b>Case Manager:</b>	<b>Julia Williams, 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 R-4 Residential and OR-3 Office/Residential to C-2 Commercial and C-M Commercial Manufacturing for a hotel, conference center, and bottling facility on property located at 4400 Paralee Drive (Tax Block 1041, Lots 134 and 135) containing 19.7 acres (C-2) and 2.8 acres (C-M) and being in Louisville Metro.

**The following spoke on behalf of Case No. 18998:**

Marv Blomquist, Blomquist Design Group, 10529 Timberwood Circle, Louisville, KY

Charlie Mattingly, 4400 Paralee Drive (owner)

**DISCUSSION:**

05:18:33 Julia Williams presented the case (see staff report for detailed presentation.) She emphasized that much of the property will remain R-4; the rezoning request is only for portions of the site. Using the site plan, she pointed out the locations of the proposed rezonings on the site. She said she had received an "interested party" comment from Charles Severs, who said he had

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no objection to the proposed change in zoning. She said her recommendation is to remove the existing binding elements and replace them with the proposed binding elements, with the exception of existing binding element #6, which should be discussed further. That binding element reads as follows:

- 6. If certificates of occupancy or building permits are not issued within one year of the date of approval of the plan or rezoning whichever is later the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission except that the property may be used for a Halloween-themed haunted house which may be open to the public up to four weeks per year during the Halloween season, provided the haunted house activities conform with the Department of Planning and Design Services policies for historic buildings and grounds and provided the activities are not for profit.**

05:23:23 Marv Blomquist, the applicant's representative, said the C-2 zoning is required out to the public ROW for the existing roadway that leads to the old hospital. He said the applicant has tried to keep R-4 around the property as a buffer. He discussed the small bottling facility that is being proposed on the site. He said the property owner would like to keep the haunted house use while the site is being developed because it is a "revenue-generator". He said the project will be developed in phases; eventually the haunted house use will cease. He said the applicant is fine working with staff to get the binding element revised between now and the public hearing. Ms. Williams said she and the applicant had discussed phasing the parking, and adjusting the language for binding element #6.

05:26:03 In response to a question from John Carroll, legal counsel for the Planning Commission, Mr. Blomquist described the small bottling operation.

05:27:29 In response to a question from Commissioner Turner, Mr. Blomquist said the old hospital is approximately 140,000 square feet. The haunted house operation takes place only on the first floor.

05:28:00 Charlie Mattingly, the owner, described the haunted house operation in more detail. He said it's primary goal is to raise funds to preserve and maintain the old hospital.

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**The Committee by general consensus placed Case No. 18998 on the agenda for the December 5, 2013 Planning Commission public hearing.**