

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

DECEMBER 12, 2013

New Cases

CASE NO. 13ZONE1020

Project Name	Germantown Mill Lofts
Location	900, 910, 946 Goss Avenue and 1318 McHenry Street
Owner	Fincastle Investment Co.
Applicant	Underhill Associates/JTJ LLC
Representative	Underhill Associates/JTJ LLC
Jurisdiction	Louisville Metro
Council District	10 – Jim King
Case Manager	Julia Williams, Planner II

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.)

Request:

Change in Form District from Traditional Workplace to Traditional Neighborhood, a change in zoning from M-2 (Manufacturing) to CR (Commercial/Residential) on property located at 900, 910, & 946 Goss Avenue and 1318 McHenry Street (Tax Block 26A, Lot 65) containing 7.7 acres and being in the City of Louisville. A Variance to exceed the height requirements for signage and a Waiver to permit an existing building to encroach into a landscape buffer area are also being requested.

The following spoke on behalf of Case No. 13ZONE1020:

Kevin Young, Land Design & Development, 503 Washburn Ave, Louisville, KY 40222

Randy Pimsler, Pimsler Hoss Architects, 1383 Spring St, Ste B, Atlanta, GA 30309

Mike Morris, 947 Goss Ave, Louisville, KY 40217

DISCUSSION:

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01:38:11 Julia Williams reviewed the requests, case summary/background/site context, previous cases on the site, technical review, and staff conclusions from the staff report.

01:40:54 Kevin Young, representative of the applicant, explained that this is an adaptive reuse of an existing industrial building. He said the proposal is for a mix-use development. Mr. Young reviewed the rezoning request. He pointed out the warehouse and small building that were added and are not historic, so they will be removed. He pointed out the two access points and reviewed the proposal for the access. Mr. Young briefly reviewed signage. He spoke about utilizing existing features of the site. He addressed the stormwater system and said detention on site will be proposed and all of that will be green infrastructure. Mr. Young addressed parking and discussed what is proposed and explained that the minimum parking requirements was exceeded and efforts were made to maximize onsite parking in order to relieve some neighbor concerns.

01:45:00 Randy Pimsler, architect, explained the proposed uses for the site. He said historic preservation applications have been filed and explained that this is a historic preservation adaptive reuse project. Mr. Pimsler then reviewed the proposed signage request.

01:48:02 Commissioner Brown asked about building entrances. Mr. Pimsler pointed out the building entrances. He then reviewed the proposed uses for the buildings. He also reviewed the historical significance of the buildings and their condition.

01:51:23 Mr. Young explained that there are areas of the sidewalks that are dilapidated which will need to be repaired. Mr. Pimsler reviewed building entries again.

01:52:29 Commissioner Brown asked about parking and Mr. Young explained that there will be 265 on-site parking spots.

01:52:56 Commissioner Jarboe asked about whether the residents commented about the signage on the smokestack. Mr. Young pointed out that only the initials are proposed.

01:53:42 Mike Morris, representative of the neighborhood association (specific neighborhood was not mentioned), spoke in support of the proposal.

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A decision was made by general consensus that Case 13ZONE1020 be scheduled to be heard before the Louisville Metro Planning Commission on January 16, 2014.