

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
November 8, 2018**

A meeting of the Land Development and Transportation Committee was held on, November 8, 2018 at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present were:

Jeff Brown
Richard Carlson
Ruth Daniels
Donald Robinson

Committee Members absent were:

Marilyn Lewis, Chair
Rob Peterson, Vice-Chair

Staff Members present were:

Emily Liu, Director, Planning & Design Services
Joe Reverman, Planning and Design Assistant Director
Brian Davis, Planning Manager
Julia Williams, Planning Supervisor
Paul Whitty, Legal Counsel
Rachel Dooley, Management Assistant

Others present:

Beth Stuber, Transportation Planning

The following matters were considered:

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APPROVAL OF MINUTES

OCTOBER LD&T COMMITTEE MEETING MINUTES

On a motion by Commissioner Brown, seconded by Commissioner Daniels, the following resolution was adopted.

RESOLVED, the Louisville Metro Land Development and Transportation Committee does hereby **APPROVE** the minutes of its meeting conducted on November 8, 2018.

The vote was as follows:

YES: Commissioners Brown, Daniels, and Pro-tem Chair Carlson

ABSTAINING: Commissioner Robinson

NOT PRESENT: Commissioner Peterson and Chair Lewis

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
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NEW BUSINESS
CASE NO. 18ZONE1032

Request: Change in Zoning from PEC to OR-1 with variances and waivers. Amendments to the General Plan Binding Elements and a Detailed District Development Plan with Binding Elements

Project Name: Clover Senior Housing
Location: 11700 Interchange Drive
Owner: Gault-Marsh Properties Southpoint LLC
Applicant: Clover Construction Management West
Representative: Blomquist Design Group
Jurisdiction: Louisville Metro
Council District: 13- Vicki Aubrey Welch
Case Manager: Julia Williams, 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:

00:11:24 Julia Williams presented the case (see staff report and recording for detailed presentation.)

00:14:27 Paul Whitty commented there is a difference in the detailed plan and the general plan in regards to the acreage. Williams replied they will look into it and solve the discrepancy.

00:15:22 Commissioner Richard Carlson inquired about the conditions of #17 general plan Binding Elements, Lot 2 shall be limited to home and garden center. Williams stated Lot 3 is the subject site, and she will look at the general plan for Case Number 92599 to see if Binding Elements #16 and #17 are still applicable to Lot 2.

The following spoke in favor of this request:

Rob Sweet, McBride Dale Clarion, 5721 Dragon Way, Suite #300, Cincinnati, Ohio, 45227

Summary of testimony of those in favor:

00:18:35 Rob Sweet presented a PowerPoint Slideshow to explain overview of project. He stated the need for a change in zoning from PEC to OR-1 is to allow for office and residential use. In addition, Sweet went into detail to explain the proposed rezoning, variance, and waiver requests for the case. They have reviewed the proposed binding elements and are in agreement with them.

00:23:25 Commissioner Jeffery Brown brought up a letter from the fire department

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regarding parking concerns for the site. Sweet replied he believes they had concern for residents parking in the cul-de-sac area. Sweet stated they do not propose to have parking in the cul-de-sac area and plan to discourage the use of the cul-de-sac for parking. However, they cannot prevent residents from parking outside of the property on the street.

00:24:03 Commissioner Carlson asked about who owns the road next to the site. Sweet believes the road is privately owned by Golf Marsh Properties. Commissioner Carlson asked if someone from Golf Marsh Properties could attend the next hearing. Sweet replied that they will ask.

00:25:33 Paul Whitty encouraged the applicant to work out the acreage question if it is advertised under the actual acreage then they would need to resend a notice. Sweet agreed.

The following spoke in neither for nor against to this request:

No one spoke

The following spoke in opposition to this request:

No one spoke

Deliberation

00:25:49 Commissioners' 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 placed this case on the December 6, 2018 public hearing at the Old Jail Building.

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NEW BUSINESS

CASE NO. 18ZONE1062

Request: Change in Zoning from R-6, R-7, C-M to R-8A with variances, waivers and District Development Plan with Binding Elements

Project Name: Butchertown Apartments

Location: 1043, 1045, & 1051 E Washington & Parcel 019G02150000

Owner: Joseph Brown & Todd Roman

Applicant: Joseph Brown & Todd Roman

Representative: Milestone Design Group; Wetterer and Clare

Jurisdiction: Louisville Metro

Council District: 4 – Barbara Sexton Smith

Case Manager: Julia Williams, 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:

00:26:45 Julia Williams presented the case (see staff report and recording for detailed presentation.)

00:29:16 Paul Whitty inquired about the alley closure. Williams stated there is an application for the closure of the alley but it is not ready for a hearing.

The following spoke in favor of this request:

Michael Marks, 2933 Bowman Ave, Louisville, KY, 40205
Mark Madison 108 Daventry Lane, Suite 300, Louisville, KY, 40223

Summary of testimony of those in favor:

00:30:10 Michael Marks represented the applicants for the proposed zone change. Marks presented a PowerPoint detailing reasons for the zoning change and showed a site plan of the proposed apartment facility and locations for parking. He explained there will be an alley closer of an unnamed alley off of Johnson Street. Referred to Mark Madison for any questions.

00:33:59 Commissioner Brown inquired about the design of the sidewalk and right of way and dedication on Johnson Street. Mr. Marks stated there is a 5 foot sidewalk going up Johnson Street sidewalk along property and ending at the entrance of the parking lot. Commissioner Brown explained the sidewalk including a curb there is a minimum of a 6 foot sidewalk.

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00:35:20 Mark Madison referred to the PowerPoint to explain the road closure on the property. He explained that given the dimensions and the shape of the building on the lot the sidewalk can be widened to meet the dedication of the right of way can be done normally. Commissioner Brown asked if the entrances of the building will be on the sidewalk side of the site or internal to the site. Madison showed elevations and explained there will be entrances on the Johnson Street side and that they can be compliant of the right of way and 6 foot sidewalk to comply with ADA requirements.

The following spoke in opposition to this request:

No one spoke.

Deliberation

00:38:53 Commissioners' deliberation.

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ADJOURNMENT

The meeting adjourned at approximately 1:35 p.m.

Chair

Planning Director