

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

FEBRUARY 13, 2014

New Cases

CASE NO. 13ZONE1014

Project Name	Eiderdown
Location	979/983 Goss Avenue
Owner	Nineeightthree LLC
Applicant	Nineeightthree LLC
Representative	James Gunnoe
Jurisdiction	Louisville Metro
Council District	10 – Jim King
Case Manager	Julia Williams, AICP, 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 zoning from R-6 to C-2, a Variance to permit encroachments into a 5' side yard setback, and Landscape Waivers

The following spoke on behalf of Case No. 13ZONE1014:

Alan Bryant, 1905 Lynn Way, Louisville, KY 40222

James Gunnoe, 2584 E. Burnett Ave, Louisville, KY 40217

Mike Morris, 927 Goss Avenue, Louisville, KY 40217

DISCUSSION:

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

Alan Bryant, attorney representing the applicant, spoke about the rezoning request and explained that a liquor license can't be issued without a C-2 zoning. He explained that the use will enhance the neighborhood. Mr. Bryant said that the warehouse building to be demolished is old and dilapidated. He pointed out that there is no interference with any neighbor access to Kreiger or parking. He explained that there was no concern expressed at the neighborhood meeting.

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He said the only issues are the buffer zones, but the staff recommendations cover those.

James Gunnoe, applicant, stated his name for the record.

Mike Morris, representing the German-Paristown Neighborhood Association, stated that the neighborhoods are in favor of the proposal. He spoke about suggested binding elements that have been agreed to and a binding element regarding binding out some C-2 uses to which have not been agreed upon.

Commissioner Blake explained that the commission would not impose binding out uses; but it would have to be an agreement among the parties. He said it would be appreciated if the binding elements were sorted out prior to the public hearing.

Mr. Bryant explained that the applicant does not find anything offensive about the suggestions of the neighbors, but they don't want the binding element binding out uses if it is not required by the Planning Commission. He submitted a copy of binding elements that have been agreed upon.

Commissioner Blake suggested that the binding elements be discussed and settled prior the hearing.

It was decided by general consensus that Case 19042 be scheduled for public hearing before the Louisville Metro Planning Commission on March 20, 2014.