

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

March 22, 2018

New Business

Case No. 17ZONE1078

Request: Change in zoning from UN to OR-2 and a Conditional Use Permit for off-street parking in a residential zone

Project Name: ACME Artworks

Location: 952 & 953 S. Clay Street

Owner: Sarah Ferguson Holdings, LLC

Applicant: ACME Artworks, LLC

Representative: Wyatt, Tarrant & Combs LLP

Jurisdiction: Louisville Metro

Council District: 4 – Barbara Sexton Smith

Case Manager: Laura Mattingly, AICP, Planner II

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

Agency Testimony:

00:54:52 Laura Mattingly presented the case (see staff report and recording for detailed presentation.)

00:56:45 Commissioner Brown asked if the project development would be "phased in" to allow for on-street parking, followed by off-street parking. Ms. Mattingly said she believed so, but that the applicant could address that. Commissioner Brown also asked if the on-street parking across the street ^{could} could also be counted for this project, since the applicant owns both properties. Ms. Mattingly said she believes it is being counted, because it is adjacent to the CUP site.

The following spoke in favor of the request:

Jon Baker, Wyatt Tarrant & Combs, 500 West Jefferson Street Suite 2800, Louisville, KY 40202

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Kelli Jones, 608 South Third Street, Louisville, KY 40202

Sarah Ferguson, 1422 Debarr Street, Louisville, KY 40204

James W. May, 1422 Debarr Street, Louisville, KY 40204

Randall Webber, 325 East Kentucky Street, Louisville, KY 40203

Summary of testimony of those in favor:

00:57:47 Jon Baker, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

01:04:01 Kelli Jones, an applicant's representative, gave more details about the site plan (see recording for detailed presentation.) She addressed Commissioner Brown's questions about phasing in the plan, and parking.

01:08:11 In response to a question from Commissioner Brown, Ms. Jones said bike racks will be located on a concrete pad. Commissioner Brown requested that the applicant show the dimensions of the bike rack on the plan.

01:10:35 James May and Sarah Ferguson were called, but declined to speak (said they were available to answer questions.)

01:10:48 Randall Webber, speaking on behalf of the Smoketown Neighborhood Association, spoke in support. He said the proposed use is consistent with what is already in the neighborhood; the 3-foot masonry wall would not be consistent with the architecture in the neighborhood; and does not think there are any traffic concerns. He did express some concern about an art gallery serving alcohol at openings/etc. Otherwise, he said the Neighborhood Association supports the request for zoning change and waivers.

01:15:24 Commissioner Brown asked that the applicant show on the plan whether the alley to the south is public or not. In response to a question from Commissioner Brown, Ms. Jones said there is a gate on the alley.

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The following spoke in opposition to the request:

No one spoke.

An audio/visual recording of the Land Development and 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 scheduled this case to be heard at the **April 19, 2018** Planning Commission public hearing.