

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

**DECEMBER 12, 2013**

**New Cases**

**CASE NO. 13ZONE1018**

<b>Project Name</b>	The Standard at Louisville
<b>Location</b>	1900 South Floyd Street
<b>Owner</b>	Cardinal Land Development
<b>Applicant</b>	908 Development Group
<b>Representative</b>	Deborah Bilitski Land Design & Development
<b>Jurisdiction</b>	Louisville Metro
<b>Council District</b>	6 – David James
<b>Case Manager</b>	<b>Christopher Brown, 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 EZ-1, Enterprise Zone, to C-2, Commercial, for a proposed multi-family structure on property located at 1900 South Floyd Street (Tax Block 035C, Lot 0004) containing 1.6 acres and being in Louisville Metro. A Detailed District Development Plan with setback and height variances and landscape waivers are also being requested.

**The following spoke on behalf of Case No. 13ZONE1018:**

Deborah Bilitski, Wyatt Tarrant & Combs, 500 W. Jefferson St, Louisville, KY 40202

Ann Richard, 503 Washburn Ave, Louisville, KY 40205

Justin Wilson, 2209 E 7<sup>th</sup> Ave, Tampa, FL 33605

**DISCUSSION:**

02:15:00 Christopher Brown reviewed the requests, case summary/background/site context, technical review, and staff conclusions from the staff report.

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02:20:24 Deborah Bilitski, attorney representing the applicant, reviewed the subject site location and surrounding areas. She discussed the requested rezoning. She clarified that the height variance request should be to exceed the maximum height by 40', instead of 36'. Ms. Bilitski reviewed the requested variances and waivers. She also discussed the neighborhood meeting.

02:26:02 Commissioner Brown said he would like to see more pedestrian connectivity. Ms. Bilitski explained that there will be sidewalks.

02:26:21 Ann Richard, Land Design & Development, pointed out the proposed pedestrian connection. She also discussed the proposed enhanced street tree plan. She pointed out that the stormwater drainage will be detained on site. She said an underground storage tank will be used under the parking lot. Ms. Richards addressed the landscaping waivers and stated that all required landscaping will be provided. The waivers are to just reduce the area of the buffers themselves. She also pointed out that there is an existing 57" brick sewer; the applicant is trying to get away from that as much as possible. She explained that MSD is aware of the brick sewer.

02:29:22 Commissioner Brown asked if the applicant has been in contact with University of Louisville. He explained that they were trying to work on streetscape improvements in the area. Ms. Bilitski said there was a representative of UofL at the neighborhood meeting.

02:30:00 Commissioner Brown asked about security. Justin Wilson, 908 Development Group, said there are only two accesses to the garage and will be key-card accessible by residents. He said visitors will need to call the resident to gain access to the building. He confirmed that the apartments will not only be for university students but non-students as well.

02:31:24 In response to Commissioner Turner's question, Ms. Bilitski confirmed that the applicant does not yet have a contract with UofL.

02:31:35 Commissioner Brown restated that he would like to see more pedestrian connectivity. Ms. Richard said there should be opportunity for more connectivity. She said she would bring updated information to the public hearing.

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**A decision was made by general consensus that Case 13ZONE1018 be scheduled to be heard before the Louisville Metro Planning Commission on January 16, 2014.**