

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
November 12, 2020

NEW BUSINESS
CASE NO. 20-ZONE-0079

Request: Change in Zoning from U-N to R-6 with Conditional Use Permit for Boarding and Lodging House, Detailed District Development Plan, Binding Elements and Associated Waiver

Project Name: Page 89 House

Location: 531 East Kentucky Street

Owner: Jennifer Terry

Applicant: Jennifer Terry

Representative: Jennifer Terry

Jurisdiction: Louisville Metro

Council District: 4 – Barbara Sexton Smith

Case Manager: Dante St. Germain, 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.)

Agency Testimony:

02:49:48 Ms. St. Germain discussed the case summary, standard of review and staff analysis from the staff report.

02:52:25 Commissioner Carlson asked if there are any photographs or elevations of the existing buildings. Ms. St. Germain said she will provide a google street view photograph of the front of the building at the public hearing. Chair Lewis asked how many borders can be accommodated at this house. Ms. St. Germain said 6.

The following spoke in favor of this request:

Jennifer Terry, 1711 Lily Lane, New Albany, In.

Summary of testimony of those in favor:

02:54:06 Ms. Terry stated her goal is to have 1 house manager and 7 residents. There will be no construction to the outside of the building and there is parking in the rear.

02:55:03 Commissioner Daniels asked if this will be a rehabilitation house. Ms. Terry said it will be a sober living house (women only) who are working on mental issues. The home will be a safe and secure environment.

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02:55:57 Commissioner Carlson requests floor plans and outside elevations. Ms. Terry described the home and will bring photographs to the public hearing.

02:58:20 Commissioner Peterson asked if there are licensing procedures and inspections that need to be met for operating the house. Ms. Terry said there will be no treatment at the home (residential only). Ms. Terry said she will research and make sure there are no licensing issues.

02:59:36 Commissioner Daniels stated, the Russell neighborhood has been inundated with rooming houses and they can be problematic. Have you checked with the city to see if you have to meet any special requirements? Ms. Terry said she spoke with David James, Metro Council president, and he wants to make sure these types of houses are above board. Ms. Terry said she wants to do everything she's supposed to do to be in compliance. Ms. Terry also met with the neighborhood association.

03:03:00 Ms. St. Germain stated, there is a requirement in the Land Development Code that mentions licensing for boarding and lodging houses as part of the CUP, conditional use permit. There is definitely a license required by metro and sometimes the state requires a license as well.

Deliberation

03:04:21 LD&T 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 Consent Agenda for the December 17, 2020 public hearing via Webex.