

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

FEBRUARY 13, 2014

New Cases

CASE NO. 19042

Project Name	Portland Promise Center
Location	1800 Portland Avenue and 1810 R. Portland Avenue
Owner	Portland Promise Center Inc.
Applicant	Portland Promise Center Inc.
Representative	Drew Watkins
Jurisdiction	Louisville Metro
Council District	5 – Cheri Bryant Hamilton
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 M-2 to CM, a Parking Waiver from Chapter 9.1.3 to reduce the required amount of parking spaces from 63 to 20 and to permit the use of on-street parking spaces not directly abutting the property per Chapter 9.1.10.D, a Waiver from Chapter 10.2.4 to permit the encroachments of and existing building and paving into a required 15' LBA along the northwest property line, a Waiver from Chapter 10.2.4 to reduce the 15' LBA along the northwest property lines to 14' and 11' as indicated on the development plan, and a District Development plan with binding elements.

The following spoke on behalf of Case No. 19042:

Jon Henney, Gresham Smith & Partners, 101 S 5th St #1400, Louisville, KY 40202

Drew Watkins, Portland Promise Center, 1831 Baird St., Louisville, KY 40203

DISCUSSION:

Julia Williams reviewed the requests and case summary/background/site context from the staff report. She explained that she did receive interested party comments from Portland Now requesting a binding element prohibiting certain uses on the site. Ms. Williams then reviewed the applicable plans and policies, staff analysis, and staff conclusions from the staff report.

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Jon Henney, representing the applicant, explained that this case is a straight-forward zoning request. He showed some exhibits displaying photos of the site and reviewed the intentions for the site. Mr. Henney then reviewed the details of the plan.

Speaker (name inaudible), with the Portland Promise Center, spoke about the center and services it offers.

Drew Watkins, Portland Promise Center, spoke about the proposed plan and the subject property.

Mr. Henney spoke about the proposed rezoning and responded to Commissioner Jarboe's question and clarified the parking waiver request.

It was decided by general consensus that Case 19042 be scheduled for public hearing before the Louisville Metro Planning Commission on April 3, 2014.