

**MINUTES OF THE MEETING
OF THE
DEVELOPMENT REVIEW COMMITTEE
November 1, 2017**

A meeting of the Development Review Committee was held on November 1, 2017 at 1:00 p.m. in the Old Jail Building, located at 514 W. Liberty Street, Louisville, Kentucky.

Committee Members present were:

David Tomes, Chairman
Rich Carlson, Vice Chair
Laura Ferguson
Jeffrey Brown

Committee Members absent were:

Emma Smith

Staff Members present were:

Joe Reverman, AICP, Assistant Director, Planning & Design Services
Brian Davis, AICP, Planning & Design Manager
Jay Lockett, Planner I
John Carroll, Legal Counsel
Travis Fiechter, Legal Counsel
Tammy Markert, Transportation Planning
Chris Cestaro, Management Assistant (minutes)

The following matters were considered:

DEVELOPMENT REVIEW COMMITTEE
November 1, 2017

APPROVAL OF MINUTES

Approval of the minutes of the October 18, 2017 Development Review Committee meeting

00:02:37 On a motion by Commissioner Carlson, seconded by Commissioner Ferguson, the following resolution was adopted.

RESOLVED, that the Development Review Committee does hereby **APPROVE** the minutes of its meeting conducted on October 18, 2017.

The vote was as follows:

YES: Commissioners Carlson and Brown.

NO: No one.

NOT PRESENT: Commissioner Smith.

ABSTAINING: Commissioners Ferguson and Tomes.

DEVELOPMENT REVIEW COMMITTEE

November 1, 2017

NEW BUSINESS

CASE 17DEVPLAN1195

Request:	Category 3 Development Plan
Project Name:	Park Avenue Apartments
Location:	523 Park Avenue
Owner:	Thorpe Properties
Applicant:	Thorpe Properties
Representative:	Thomas Evers
Jurisdiction:	Louisville Metro
Council District:	6 – David James

Case Manager: **Jay Luckett, Planner I**

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the DRC meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

An audio/visual recording of the Development Review 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.

Agency Testimony:

00:03:34 Jay Luckett presented the case (see staff report and recording for detailed presentation.)

The following spoke in favor of the request:

Thomas Evers, 208 Gilliland Road, Louisville, KY 40245

Summary of testimony of those in support:

00:06:28 Thomas Evers, the applicant, presented his case (see recording for detailed discussion.)

00:07:36 Commissioner Carlson asked if the parking requirements are being satisfied. Mr. Luckett said they are, and explained the details of the requirements.

The following spoke in opposition to the request:

No one spoke.

The following spoke neither for nor against the request:

Candace Milligan, 1338 South Sixth Street, Louisville, KY 40208

DEVELOPMENT REVIEW COMMITTEE
November 1, 2017

NEW BUSINESS

CASE 17DEVPLAN1195

Summary of testimony of those neither for nor against the request:

00:08:35 Candace Milligan, a nearby resident, discussed the project. She asked what the rental prices would be. Commissioner Tomes said the Planning Commission is not permitted to consider prices as a part of a zoning decision.

00:11:08 In response to a question from John Carroll, legal counsel for the Planning Commission, Mr. Luckett brought a copy of the site plan to the Commissioners for them to review.

00:11:28 In response to a question from Commissioner Brown, Mr. Luckett said the applicant is not making any changes to the footprint of the structure. He said the small canopies over the entry porches and the parking lot area are the two areas on the property being altered. The other alterations are internal.

00:12:18 Commissioners' deliberation

00:12:37 Commissioner Brown said he received an e-mail of opposition this morning. Mr. Luckett said he has not seen it. This e-mail will be on file.

00:13:48 In response to a question from Commissioner Brown, Joe Reverman, Assistant Director of Planning & Design Services, discussed the Historic Preservation review process (see recording for detailed discussion.)

00:16:40 On a motion by Commissioner Brown, seconded by Commissioner Carlson, the following resolution was adopted:

WHEREAS, the Louisville Metro Development Review Committee finds that, based on the staff report, the applicant's justification and the evidence and testimony presented today, that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Category 3 Development Plan for property located at 523 Park Avenue, on condition that the plan content be updated to reflect comments from all applicable reviewing agencies.

The vote was as follows:

YES: Commissioners Brown, Ferguson, Carlson, and Tomes.

NO: No one.

DEVELOPMENT REVIEW COMMITTEE
November 1, 2017

NEW BUSINESS

CASE 17DEVPLAN1195

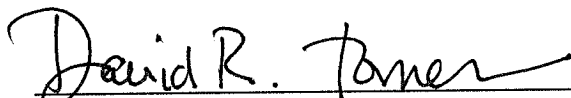
NOT PRESENT: Commissioner Smith.

ABSTAINING: No one.

DEVELOPMENT REVIEW COMMITTEE
November 1, 2017

ADJOURNMENT

The meeting adjourned at approximately 1:18 p.m.


Chair


Planning Director