

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

April 13, 2023

NEW BUSINESS

23-ZONE-0019

Request: Change in Form District from TNFD to TWFD, Change in Zoning from R-4 to EZ-1 with Detailed District Development Plan and Binding Elements and Waiver

Project Name: Bayus Millers Lane

Location: Parcel ID 100400250002

Owner/Applicant: Pipe Fitters Joint Education and Training

Representative: Wyatt, Tarrant & Combs, LLP

Jurisdiction: Louisville Metro

Council District: 3 – Kumar Rashad

Case Manager: Dante St. Germain, 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. This report was available to any interested party prior to the Land Development & Transportation Committee meeting. (The Staff Report is part of the case file maintained in Planning and Design Services offices, at 444 South 5th Street).

Agency Testimony:

00:36:43 Dante St. Germain presented the applicant's proposal to bring a building in compliance with the Zoning District. St. Germain reasoned that on one side is the Traditional Neighborhood Form District (TNFD) and the other is the Traditional Work Place Form District (TWFD).

00:40:48 Commissioner Carlson questioned the precipitation of this request. Dante St. Germain advocated that Planning and Design Services discovered the error on a proposed development plan.

00:41:08 Commissioner Carlson clarified if there are non-conforming rights. Dante St. Germain responded no.

00:41:28 Commissioner Mims clarified if the applicant is proposing landscaping along the residential side. Dante St. Germain acknowledged that the applicant is not requesting a Waiver of planting requirements.

The Following Spoke in Support of This Request:

John Baker, 400 West Market Street, Suite 2000, Louisville, KY 40202

Summary of Testimony of Those in Support:

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00:42:26 John Baker acknowledged that the applicant was not aware of the non-compliance. Baker confirmed that to the East is the Traditional Neighborhood Form District (TNFD) and to the West is the Traditional Work Place Form District (TWFD).

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.

00:46:24 The Land Development & Transportation Committee by general consensus scheduled case number 23-ZONE-0001 to be heard at the May 11, 2023 Planning Commission public hearing.