

**Unedited Captioning Transcript of Planning and Zoning Committee Meeting -  
February 21, 2023**

Good afternoon and welcome to planning and zoning committee.  
I'm councilman Madonna flood the chair of the committee I'm joined today  
by my vice chair councilman Scott Reed by committee members councilman  
Mackenzie chambers Armstrong councilman Betsy rwi councilman.

We are also joined by.  
Councilman Philip Baker, and momentarily will be joined by Jennifer  
chapel. Also.

Robin ingol has an excused absence and virtually we have councilman Jeff  
Hudson on the screen just to do a little bit of housekeeping.

We will not be we will not be calling items 1345 and 6 that leaves us  
item number 2 item number 7 and 8 that we will hear to. will hear to

Today, I will leave the room, because 1 of the title says it is part of  
the property is owned by the Roman Catholic bishop of Louisville. And in  
full disclosure, I'm on the board of Catholic charities.

So, I will be leaving the room and Scott Reed will chair those 2 items  
and then we will go into discussion with Emily. Lou, Julia Williams Joe  
haberman. And probably Brian Davis will still have to be here to help us  
through some.

We'll get some updates from.

Design, and then maybe go over what we're going to do in the next 2 or 3  
weeks in the committee.

So, our 1st item on the agenda is going to be an ordinance relating to  
the closure of the unnamed alleys adjacent to 739 7,410,743 745, 747  
751st.

seven hundred and forty one hundred and seven hundred and forty three  
seven hundred and forty five seven hundred and forty seven seven hundred  
and forty nine second

South 23rd street in 2017, 2019 2021 2023.

Excuse me 22,017 2019 to 22,212,223 and 2225 maple street, containing  
approximately 0.68 acres and being in level metro case number 22 street  
closure. 0 0 2 6.

approximately zero point six eight acres and being in level metro case  
number twenty two street closure zero zero two six

Motion to approve. Okay. Probably move back councilman Cassie chambers  
Armstrong and 2nd and back councilman bat shown where you are ready for  
discussion. All right. Good afternoon. Brian Davis little metro planning  
and design. This is blank mission doc, number, 22 street closure 26.

twenty six

This is an unnamed Alley, uh, a lot of ad of butting addresses that you just read it's located in metro castle district for the, uh, the red outline here is the area of the right of way,

which is being proposed to be closed. So, you have maple street here to the South and then you can see the, the, the alley comes off of Anderson and then tease over to and I can't remember the number. And of course, it doesn't show up on the map.

But the only this portion.

And right here is the 1 that's being proposed to be closed right now.

So the request is a closure of the public right away for the Valley. This, uh, closure is associated with the little property acquisitions that are related to local stormwater flooding.

So they have acquired a number of properties.

And so all of the properties that but this portion of the of the alleyway have been purchased and are owned by local, as part of the reason why some of the other alley area that you saw hasn't been, are not being proposed to be close to this time because.

They have not acquired those properties, um.

But, uh, this right away property, in addition to the ones that owns, uh, they will be all be used for the development of the maple street part project,

which you may have heard about this is the street closure plan that was provided by and public works. Was part of the application, uh, so again, you can see the area in red is, uh, the area in which they're proposing to close at this time.

Uh, the land development transportation committee had their meeting on January 12th 2023 and then the planning commission is public hearing on this item was on January, 19 2023. no one's spoken opposition.

And then the blank missions motion was to recommend approval valet, closure and that passed by a vote of 7 to 0 with 1 extension. That's all. I have much have any questions for me. all i have much have any questions for me

I was in contact with councilman Arthur yesterday, and he is fully supportive of this road closure and gave him an opportunity for any questions or comments. But he just said that he would appreciate our going forward and approval of this culture.

Does anyone else have any questions or comments?

C. Nan, and no 1 in the queue vote please.

My mouse isn't working. I don't mind. I just spoke.

Okay, I used to it I did, I tested.

Okay is closing there are 7 yes.

Votes and this will go to consent calendar at our next meeting and I will be stepping out of the room and.

Turn it over to councilman

next item is item number 70 dash. 0. 0 dash. dash

109 dash 23 and ordinance relating to the zoning and of of an alternative plan for connectivity for properties located at 4,700, Southwest from Parkway and parcel ID numbers.

00440503000and0 04404680000 containing approximately 19.70 acres and being in loyal metro case number 22 zone. 0. 0 1.

zero and zero zero four four zero four six eight zero zero zero zero containing approximately nineteen point seventy acres and being in loyal metro case number twenty two zone zero zero one

Do I have a motion.

Motion? 2nd, motion councilman batch on I think it was the 2nd council woman chambers Armstrong.

Alright, alright, thank you very much. This is blank mission doc, number 22 zone 12. this was the 4,700 South firstborn Parkway apartments. So the address of the property is 4,700 South firstborn Parkway is located metro Council district. 26.

this is an outline line of this project. So you can see the property has friends on South firstborn Parkway. It also has a little bit of friends on Laurel spring drive, which if you reviewed the case file, you've heard a lot.

case file you've heard a lot

About that potential connection and so the, the request for alternative plan for connectivity involves Laurel spring drive.

Uh, the property's currently single family use, and they are proposing residential use on this parcel. The existing zonings are 4. they are proposing to change this parcel to our 7.

So again, the changes, uh, is, uh, the request is, it changes only from our for our 7. there were a couple of waivers and then you have the detailed district development plan.

So this case is located, or it is related to the next item, which will present momentarily, which is 2276 2012 as to the North. And the southern portion was 2276. those site plans are connected, which you'll see on the 1 of the slides here in a little bit.

you'll see on the one of the slides here in a little bit

Again, both sides are developed with the single file residences on 22 zone. 12. again, they're proposing to go to our 7 on this portion proposing 360 units for an overall density of 18.48 dwelling years per acre.

point four eight dwelling years per acre

This is the development plan that the applicant submitted and presented, so to give you some orientations South firstborn Parkway is at the bottom of the screen on this development plan. And then the Laurel Springs drive right of ways over onto the right side of the plan.

So, you can see that the evidence proposing a number of 3 story units throughout the site for the for multi family, residential.

These are some of the elevations that were provided by the applicant to show what the typical buildings would look like.

Uh, and then this is just a, um.

An exhibit that was provided by the applicant to show you how the 2 sites would tie together. So you have a 22 zone 12 on the right? And then you have the next case, which is 2276 on the left.

And so this is just kind of give you an overall sense of how the 2 developments tie into 1 another. two developments tie into one another

So, they advocate conducted their neighborhood meeting on May 12 2022. the 1st lt. and team meeting was on October 13, 2022. we did receive a petition for a night hearing for this case.

And so, the planning commission conducted the 1st of those night hearings on November, 14th, 2022, 6 people spoke in opposition at that meeting the motion at the end of the meeting was to send the plan back to the land development transportation committee with the.

to send the plan back to the land development transportation committee with the

So, the the road that you see here, extending between South firstborn Parkway and bars town road, originally, that was the applicant showed that as a private road.

And so it was the planning commission was very interested in seeing that being shown as a public road.

So the plan went back to the land development transportation committee on December 8th a 2nd night hearing was conducted on January, 17, 2023 3 people spoken opposition at that hearing. And again, that was. hearing and again that was

It's kind of a continuation of the 1st hearing to discuss the potential changes that were made because of that proposed public road.

In the in the planning commission made a motion to recommend approval the change in zoning from our floor to our 7 that vote that passed by vote of 6 to 0. I didn't include the vote for the alternative plan for connectivity.

But that also passed by vote of 6 to 0 as well and basically what they wound up doing there was having a, the development plan. Sorry?

So they wound up having a gated entrance between Laurel spring drive and the development, because they're working.

About the, the proposed with and then a bridge that was located on the whole Springs drive.

And so, the kind of the, the alternative that was settled upon by the planning commission, the applicants was to have a gated drive there. If there is a pedestrian connection included there.

And so that that's what the alternative plan for connectivity means for this development plan. So, that's all that I have for this 1 and, of course, here to answer any questions that you may have.

Thank you any questions 1.

Seeing done this requires a roll call vote. Um, Mr. if I might jump in for just a 2nd yes assistant county attorney did we.

Deal with the minimum by substitution. Okay. Oh.

Okay, counsel vote.

We need somebody to make a motion. I make the motion to change the ordinance into my name councilman bedroom.

4th.

Get some a bigger welcome and just to clarify the committee via the body of the ordinance is identical as well as the title with the exception of.

A council member reads name makes sense to for council and flood and the little by substitution brackets being inserted.

Any questions.

No ready. Oh, voice voice vote on the amendment of all in favor say, aye.

I suppose I save it.

I will do the roadmap looks like the votes Erin,  
and we have 123460svotes no votes and this will pass and go to all  
business in the next council meeting. to all business in the next council  
meeting

We need to introduce the on the next 1 2.

Okay.

Next up is item number 80 dash. I'm sorry. Oh, 2020 dash 23 and ordinance  
relating to the zoning of properties located at 1900 southwest from  
Parkway. I have 109 and 5201 bardstown road and parcel ID numbers.  
00500207000and0 0. 5.

and five two zero one bardstown road and parcel id numbers zero zero five  
zero zero two hundred and seven zero zero zero zero zero and zero zero  
five

00271000containingapproximately 2842 acres and being in Louisville, Metro  
case number 22 zone. 0076 do I have a motion motion motion bed? Shown  
4th.

2nd Armstrong councilman the chamber's Armstrong, you're up, Brian.

Okay, this is a blank page doc number 2276 this is 4,900 South firstborn  
Parkway. So a lot of this is going to look very similar. So again, the  
property questions 4,900, South Hertzberg Parkway located metro Council  
district 26. so this is an outline of the property.

It is mostly vacant with some residential development on the bardstown  
roadside akron's proposing a mix of resident well, residential on the  
development plan that you'll see, and then reserving a portion of the  
area for commercial uses.

then reserving a portion of the area for commercial uses

Designs of these properties you have 1 parcel, has its own. That has a  
little bit of frontage on South firstborn Parkway. The rest of the sites  
currently are for. They are requesting a change to.

So, again, the changing zonings from our along with the general  
development plan. As we discussed this case was heard with 2212 because  
of the connectivity and the common ownership between some of the parties.

some of the parties

Um.

So, for 2276, again, they're proposing and, and 216 dwelling units on  
with a overall density of 14.886 units, per acre and then there are the 2  
additional tracks,

which you'll see on the proposed development plan. Momentarily. They have a frontage on bars down road, which they're showing for a future phases of the development. The access road connecting South.

for a future phases of the development the access road connecting south

Born Parkway and bardstown road was originally presented as a private street. However, that changed and came back as a public.

Public proposed public street on the 2nd plan. It was discussed in January, uh, as you can see from the request that was made there.

So, this was the development plan that was provided by the applicant again, on the northern portion of the site. They are proposing to extend that multi family development from the adjoining site, which we just discussed onto this portion of the development.

And then the southern portion of the site, which has furniture bars, town road, they are proposing some commercial zoning and then they would bring that back in the future. Once they had a better idea of what they wanted to do on that side.

Uh, so, um.

The bottom right hand corner here you can see the house of South firstborn Parkway, frontage, bardstown roads located on the left side of this picture.

And then you have the proposed public road that extends between the 2 that the applicant did at the request of the planning commission over the course of the public hearings.

Um, similar, elevations for the multi family portion of the development. And then again, you can see how the 22 zone 12, and then 2276 are both connected and how those 2 would function.

If approved. would function if approved

And then similar meeting schedule here in neighborhood meeting on May 12th for Saturday and team meeting on October 13th, 2022 planning commission's 1st, public hearing on November 14th sent back to plan to on December 8th.

And then the planning commission public hearing was conducted on January, 17 2023 and then that motion was to recommend approval of change and zoning from our by 0 to 6. 0.

of change and zoning from our by zero to six zero

That's all that had much any questions for me. Very quickly. The 6 has spoken opposition plus the 3 others has spoken opposition where they the same that's spoken opposition in the prior ordinance.

I think the 3 who spoke at the 2nd, were included in the 6 who spoke at the 1st there may have been 1.

1 person who is different, but I know for sure 2 of them spoke at the 1st and the 3rd I'm trying to remember if they did or not, but they.

Okay, similar people speaking both console, women chambers Armstrong Thank you. Mr chair. It's my understanding that we need to do a committee amendment by substitution similar to what we did with the last 1.

um, and so with that, I would make a motion that we move propose to 123 loaded into the system as the 1st item. And I make that in the form of a motion. a motion

Have a 6th guy councilman.

Would require a voice vote all those in favor say, aye aye.

Suppose I have it any other questions.

And we need to do the other amendment, right? That's what you just did got it. Okay.

Thank you any other questions.

Seeing none of this requires a roll call vote.

The voting is closed we have 6 yes. Votes no votes and this item will has passed and we'll go to the next council meeting into business.

And I believe chair flood is coming back.

I will go ahead and read the, uh, the item is special discussion.

Number number 9, special discussion, 82, 3 dash 0159. this is annual report by and we allow and staff planning and design services.

Welcome good afternoon. Everyone.

My name is Emily am the director of micro planning and design services. You're very familiar with Brian Davis already. Uh, he served as the assistant director, and he staffed this meeting.

So, he comes here every other week, basically to present zoning cases, strict closure cases and probably in the future, you'll see more and more of development plan cases.

Also, I would like to introduce, uh, 2 other senior leadership role and planning desires. Julie Williams.

Um, sitting right behind me here, she supervised zoning team,

customer service team so those are the things you probably very familiar as well because the zoning case eventually forward here and also Joe haberman who manage many different teams, including zoning enforcement.



We hear a lot from you complain about zoning related to violations he supervised team and also.

For the zoning adjustment as well as urban design and historic preservation. So we'll talk a little bit more about that later about different teams and how they work.

So, planning design, our mission is basically oversee all the planning and what.

Okay, can you put this on the screen? Oh, here it is. Oh, yeah this is something.

So sorry about that, uh, we'll continue. So now you can see it on the screen, uh, basically, um, the mission planning design, or see the language planning and design services.

Uh, it basically jeff's calendar and Lou, whichever, the entire to direct economic growth and physical development in a manner as to ensure the prosperity, health safety and gender, welfare of the community.

So, how do we do that? So what do we really do.

To accomplish that, basically, we are responsible for administering the policies programs and regulations that related to land use and development in law jeff's and counting.

So, 1 of the most important policy and document is the comprehensive plan. There are other document, too like the neighborhood plan laws.

You are very familiar in your district, you probably have neighborhood plan, but the comprehensive plan is the most important document that guiding the future of the law metro development. It looks into at least 20 year in this case called plan 2040.

this was developed a few years ago, so we're looking more than 20 years in the. years in the

Future, and also he covered the entire geographic area, not just the, but also all the small cities that the entire jeff's jeff's, and kind of, which is 400 square miles.

So, it really apply to the entire Jefferson County, and also it has multiple element, including land use transportation and then also, when we did the plan 2040 update for the 1st, time, we added the housing element.

That's very important. So, we're a multiple element on that as well. on that as well

So the comprehensive plan is really call it up.

Policy because it is a policy, it's a guide, it's a recommendation. So that's why we call it a policy document. However, there's another very

important document. You probably already touching on that already. It's a zoning code.

Zoning code is different from the comprehensive plan neighborhood plan, because it is law it is a requirement. It's a mandate. So everything in here, you know, the developer has to comply in the event.

It's not in compliance. They either require waiver. Viruses was sometime rezoning.

So there are 2 parts of the zoning code I put it in here. 1, is a map the case that you heard today, the 2 rezoning basically means they want to change the map from 1 category to another category.

So, the map on the left, that's a logic map. I'm pretty sure you're very familiar with logic by now. All the citizens everybody around the world can come in and the Internet can search the property what he's done for.

It's a very good interactive map. I heard a lot of.

Compliment about the mapping part of our zoning and so people ask me what is the official zoning map. I said, I don't have an office it's online.

So, the digital origin is our official zoning map, and I want you to have a comparison. The little corner of the black white. That is our very 1st, zoning was adopted 931. it's almost 100 years now. And it's a black white.

Very simple. It's only 34 category. I believe it's only for category residential. believe it's only for category residential

So industry, so the whole purpose is very beginning is to separate industrial from.

Residential, they are incompatible because it was public health concerns, safety concerns, but all over the years, it has grown more and more and more category. As of today we have 40 zoning categories.

If you look at logic mass, very busy, because you have a lot of colors, you have to distinguish so 40 zoning categories right now in the zoning map just residential zoning alone.

Is 13 different categories, you know, very low density. We can rule that potential and then, uh, estate residential, you know, for all the way to our. So, it's a lot of.

A lot of cities started looking at it, do we really need to separate these different densities you know, WH, what's, uh, you know, uh, so it's, it's really just make 2 separate different use industrial from residential, but if you have that many category,

you tend to separate people separate 1 good people from another. So that's 1 of the reason we're looking at zoning reform right now. Um, and that's from that perspective as well.

So, the other 1 is a text every time there's a couple of resolution here say, hey, you know.

Planning design, planning commercial when you look at the tech want the tax amendment, that means you change the text of the zoning code that's on this 1. I have this big binder here. You can also see that right now we are clarity is close to 900 pages.

Look at the 1, the corner that was the 1st 1 it's 1 page. So I had grew from 1 page to not every single year. I keep adding it to keep adding it. So it become very complex. So that's 1 of the common.

We go when we have. have  
Public engagement people say you Sony code is very complex. It's not user friendly. It is true.

It is true. This book is not user friendly and that's something we really start working. I think we just got that started hopefully, this eventually will be online base and easy to which is like, the other 1 the other 1 is great.

Everybody like it, but the text man is not so much. So we work with you in the next, maybe couple years to make some effort to make that easier to use and make it probably do some more work on that.

Not just like the format, but also there's some equity issues we need to address as well. Um, so.

You are 1 of 13 legend bodies have zonings so you are not the only 1. so we also have many small city in Jefferson County. It's like.

Or 80 of them, but 12 of them.

I do have zoning authority, so Lou Metro, this body oversees about 19%, 99, 090% of land in Jackson County, in terms of zoning activities the other 10%, um, uh, for under, uh,

the small cities, their list of cities here anything shows in color. Those are the city. Has only assorted you can see Chevy is the only 1 on the West side of doable. The other 11 all located.

the other eleven all located

And so those are the cities have zoning authority, um, the, the, the air, so angry that small city, but they don't have domain authority. So, sometime we make a recommendation to you sometime, if it's located say J town.

So, matthew's the staff and the planning commission will make a recommendation to those cities.

And also for I briefly introduced Julia and Joe there we are big team. I do give you an organizational chart. I think that would be helpful. So we

are our big office. We're bigger than some of the department in little metro government.

We have 49 staff. They are pretty much under 4 different teams for the zoning adjustment. Also do tax amendment plenty of resources. That is a customer service. So, if you or 1 of you can. can

Teachers want to know what is my properties on what I can do and cannot do with your property, cause our customer service. I think they're the best in the country customer service team. You pick up the phone call and tell you what you can do.

Cannot do with your property and we'll have transportation planning. They do a lot of review from transportation perspective. They also do construction plan review.

You need to incorporate permit say you want to add a driveway.

You need to get encroachment permit from them. That is a team can go back and forth between planning department and public work. So it's there for a number of years, and come over here. So it's back and forth. Open design is also include historic preservation.

There. We have very good urban design team. They are operate under a separate chapters of the new metro government ordinance. 1 is really to overlay the other 1 is related to historic preservation. So.

There's a whole team there, we have the entire planning design we have mostly planners, but in this team also have heart attack and transportation. We also have an engineer.

So, professional planners, architect, engineers, our primary, our staff, uh, their, uh, their, uh, field of expertise and the zoning team.

They're the 1 who review all the zoning cases subdivision cases development plan cases and last not least it's a zoning enforcement team I think, by now.

Probably, every 1 of you probably have heard some complaints or district doing something illegal, or you're just not sure whether it's permanent or not. Usually, that goes to our zoning enforcement team.

They'll open up a case and they will re, investigate on that to determine whether it's permitted or not permitted if not. We're trying to make that into compliance. Sometime. It takes a long time to make that happen. Sometimes we have to take the case to court.

The other thing that would work was, we also have a lot of board commissions and committees our office manage and staffing.

Like, probably the most important board commission in in Jefferson County or law, including the, the planning commission board zone adjustment, historic, landmark, preservation, district overlay district.

Total of 18 of them was about 100 members. So we're very busy doing a lot of important work for the community. community

We are very proud, proud of that. These.

A little square doesn't mean that for you to really just give you an idea. How many board we, uh, we manage. Most of our meetings are held in just 1 block from here on 636 and liberty.

And sometime the citizen competition, a meeting in their neighborhood to be held in a neighborhood, the 2 previous cases that you just heard, those are held in Central, uh, government center.

So it's an outer loop. outer loop

So it doesn't always have to be held here. Sometimes people feel like it's easier for people to attend the meeting in their district. If they submit a petition, usually we can manage to accommodate that.

I can tell you 1 of the most attended night hearing in the district is top golf. Uh, we have 2 night hearing on that each last YouTube from 6 to midnight.

And each meeting was attended by 500 people. people

That's the most I've ever heard most of the time, like this 1, um, is the urban governance and is, uh, I think, close to 200, but not 500. so, top golf is very, very controversial case at the time.

I hope you'll be able to go and enjoy now. I think that's great. My kids loved it. That's 1 of the things that keep them here in law that. God. And, um, let me see um, there are a lot of complaints.

I'm trying to not to brag, but I have to do. to do

A little bit, because we have 2009 people not brag about me about old, outstanding work that our staff is doing these professionals amazes me every single day that how much they can do above and beyond.

So, you know, when ahead, we immediately went into hybrid meeting. I think metro constantly is the same. I have to give a lot of crappy to Brian. He figured out quickly how to do before that.

We never we never basically do virtual meeting. do virtual meeting

So we have to figure out very quickly so within 2 years, we're pretty much operate. Um.

Uh, virtually now, we do offer an office, um, in planning design building, just in case people do not have access to Internet. You can never assume everybody has it. So they do have people attended.

So we operate under virtual format, but ways to offer a place for people to come. Then May of last year, we are ready to come back to do all in person meetings.

So, the question at the time, can we.

To do it virtually, because it's different if you do over to provide a small area, but if you do work, but also, like, what we're doing. Now, I know there was a few members purchase online. That's kind of very new to us too.

And I really appreciate our staff. I, you know, your revenue was here at the time, the previous in director and Brian, both of them figured it out.

So, in May we started to do this real hybrid meeting like, all the commissioner come.

Here we asked required commission to come to the in person meeting. We only allow citizens to do virtual when they cannot be here. Or they prefer not to come here and things may of last year. To the end of the year. It's less than 7 months.

We have over 1000 people who participate virtually I can't imagine all of the 1000 people will come to downtown if we don't have this option.

So, I'm really glad that staff planners seem to be able to do a lot of the thing. I don't know. don't know

How they figured out, but between Brian and Joe haberman at your recommend, they be able to figure it out. So, since then we, we, we've been doing pretty well. Right?

A couple of times we're late, but we have not canceled any meeting because of that. So, it seemed to work very well knock on wood and also we work with, uh, American, plenty Association, Kentucky chapter.

And this is something that we're proud. This is the 1st ever.

Planning conference that held a law for the last 14 years. They're over 400 people attended. There's extra couple of council member attendees, even presenting at the conference. So that was a big success.

Um, there's some audiences that pass metric Council last year. The big 1. I have a big shout out that council.

I'm strong the childcare regulation path metric represent a lot of work and we already see the result. result

Some people started to be able to operate small skill chocolate in their neighborhood, and people start to be able to use the child care in their neighborhood. So they can walk over. So that's a huge accomplishment.

I'm really glad that was done and there's a few other thing console. Women fled really championed on outdoor dining and that was passed to. We didn't know that it's going to work, but don't comb it. You know, everybody die outside right?

Eat outside and seem to be.

People like it, and we, we receive a few comments and complaint, but most people okay. With it. So that 1, we probably would never be able to do it without covance. So you're in college? We all test out. It works.

We had temporary use, right? We have temporary owners, love them for 2 years and then by the end of last year customer philosophy, can we change the law to make it permanent? And now, you know, you, did you pass that law?

So really, really great work and then have a.

Uh, parking regulation also passed, um, Metro council with some tweaks here and there, but that's also allow some, the working class. You know, we are working class city.

A lot of people do are, like, you know, truckers and and they just don't have anywhere to park and that ended up they park in the neighborhood. And that costs a lot of problems.

This open a little bit more area for the, uh, you know, truckers and a trucking company to park their trucks. So.

And also, 1 of the other complaints we did is got accessory to all the units and I was watching 1 of your meetings in December. When I open it up before this meeting official, start this little short video, less than 2 minutes.

And that was a little short way to about. So I was really thrilled to see that. I think what's played a natural TV as well. So, this is something was past 2021. it does have a huge impact. I'm not saying this is going to solve.  
is going to solve

Affordable housing problem it will not by itself, but it it will help. So we are not the only 1. we're kind of, uh, on the leader on this 1, the other states are looking at across the country or by looking at. Can we allow it to you?

By right, so your mother, your mother in law, or for me, your grandchildren can move back and live with you for a little bit, or when it's needed. So they take care of each other. So it's being very popular right now.

We do have a website dedicated to there's a lot of people.

In there, the onus is listed there. They're also frequently asked question. There's a little brochure. There's a little video.

There's also something that we told you we're going to keep track of is the application so everything's, we're open transparent old application. We receive within a few weeks. We update every time we have some new cases we post online.

I know there are some cities that want to know, you know, where are these are, they are all posted online so you can check them.

You can find them out.

And the other thing we did, even though we're as busy as we are, but the planners are very passionate about serving our community and they want to make sure that it's easier access to office is easy for them to access.

So, obviously, our office located downtown, but a few planners put together some proposals. They, we really need to go to our community. So we can do W, we kind of kinda like, did a road show. Uh, we would have to.

We go there sometimes 3 or 4. we'll go to the library. So this is a lot of fun. They asked their opinion, but they also make it very engaging interactive, put some logos there. What's your ideal neighborhood? How you want the street to be built?

We want you to have single family, multi family commercial to be located. It's very interesting. So that's become so popular that people ask me like, Emily. Can you do this next year? I didn't promise the time, but we'll talk about that later.

This is something really, really well received.

The other thing is we have done a lot of historic preservation work 1 of the things we continue to receive grant from the queen chapel,

which is a very iconic building here in downtown and in lieu history itself. So, we continue to receive bread from that. Thanks to our urban design team. Savannah, Dora she has a magic hand.

Every time she submits something like grant.

Got it so she got quite a few grand is 100 grand that she wrote and we got it. And this is let me be the 5th. I think we have over 1.5 meeting for this project alone. So this is just 1 of the many grants. We receive for this 1 project.

The other 1 is we, did the landmark commission receive a award from the, uh, uh, you know, the National alliance of preservation very, um, you know, national. you know national

Preservation Commission, and because the work that we did in district 21 in beechmont neighborhood, and sit in limbo, we do a lot of historic preservation surveys,



because those proactive preservation work, the landmark commission 1 award the other 1, I wish to complement read it here. It was award, uh, that was worthy to planning design for district. 16.

uh, James Taylor neighborhood has a lot history. history

For America and neighborhood, so when that James Taylor neighborhood plan was developed, a historic preservation staff was involved in that, and identify a need to survey this neighborhood.

And so the, um, we submit a grant and that grant was awarded to us, like December. So this was this work has not started so we're going to do that work this year. We're going to do some numbers. It's going to be a little bit boring, but bear with me.

So we are seeing a lot of applications.

Implanted on top of everything else we do. So last year we have 4,682 applications, um, just regular planning and design applicant.

This does not include some of the construction, uh, transportation or only enforcing, which are separate. Um. only enforcing which are separate um

And so there's a lot of numbers are up, like.

Conditional use permit free app that's probably most really to short term rental.

Everybody know, we have a lot of short term rental request, and also a formal application for up 58% this year, compared to the previous year up zoning Pre app.

And also almost every category is up. is up

Look at this chart here. This is 10 year worth of data. I'm a data person so I mean, cause I do, I see the data, but this is starting from 201,310 years ago. This is a 10 years worth of data. 2013.

we have 1814 cases submitted to our office look at this year. 4,682. during that time, period, we did pick up a more work. The sign permit, used to be under construction review the permitting department.

did pick up a more work the sign permit used to be under construction review the permitting department

We took that over of course, we have new sort of rental owners. Somebody got the minister right? That.

We have a haberman is the 1 who drafted that regulation of both in the land of on code in separate ordinance, Metro. So we also manage and implement that ordinances.

We also do the register every day, like, ongoing registration each year. They're supposed to be registered with us as of last year we have closed 1000, short term registration. Now these are 1 that we do find that. that

Who do not register those become enforcement actions so I'm very proud of staff for the last year. Pretty much flat. We're doing a lot more work.

You know, occasionally you would say, you know, we missed a deadline here and there, but I will say our staff has everything they can and also last year, not just us. Other people had experienced too. We have high turnover.

At 1 time we have turnover as high at 30% last year and was all of that we managed to get these much work done. I'm really proud of everybody here. And 49 people just very proud director.

And also that reflect in the feast who are theses more than tripled.

During the last 10 years, look at 2013, how short that bar is and today we're over 1Million dollars the collected, just for the application fee this does not include zoning enforcement citation fee that paid that's also separate. So there's more than tripled.

So, there's a lot of work that we did really produce some tangible benefits for low metro government. And, of course, we come from every single day receive does. And if not hundreds of phone calls inquiry about their property inquiry about their property

Or the property they want to invest, so every day will feel very proud. We're helping everybody, uh, in the community.

And this is very interesting so we have plenty commission border zone adjustment a landmark and overlay feel like half the time I'm sitting in the in the auditorium, you know, in a meeting.

It is probably true. Last year we had a total of 156. these are the require meeting these are the planning commission meeting, you know, the 156 if you divided that into, uh. fifty six if you divided that into uh

552 we got exactly 3 meetings per week. Not including this meeting.

We attend these are the meeting we hosted in staff from making the advertisement of the meeting sending notices for meeting, uh, put it up or uploading all those documents, make a quorum, uh,

check, uh, present the case and then during the minutes and then, you know, answer questions so all of that 156 of them last year and this is not the highest. and this is not the highest

1, and a lot of work, I'm really proud of my staff and the planning design services and also these can give you a number of what has been approved. These are the units what?

I call units represented residential anytime have residential. We measure it by housing units. So this is how much housing unit we approved last year is a little over.

6,000 used to be, you know, you know, 10 years, more than 10 years ago. ago

We have more single family multifamily, but now you can see, we have a lot of multi family. That's why you see a lot of rezoning too much of family, because there's a lot of, uh, requests and there are lots of demand out there. What is missing? Now here?

I just want to say that's something we're working on a lot of single family. A lot apartment. There's nothing in between hardly anything in between. Have you seen, like, duplex? A trip? Flat? A little courtyard being built right now. Very few.

And that's something we need to work on because those.

Fit in the neighborhood fairly why? They're not much skill. They can look exactly the same as a single family home Baker house 2 single.

You know, personal household instead of, you know, 4 people. So that's something we're working on and that's something we really need to support to our city need all different types of housing. Not just apartment. Not just single family lot.

We need some other type of housing. You order to solve this affordable housing issue that facing all of us today.

This is non residential developed. We measure them by square feet. So this is not maker by units. So, this is, um.

9 residential, all the years, it's up and down a little bit. So I think last year was kind of on average year giving, like, we don't have a lot of office proposals, so that's not too bad. 2016 is exceptional.

That's because there's 1 project closer to the report was 4Million square feet alone that 1 project alone is 4Million square feet. It's kind of screwed the numbers a little bit. But this tell you overall. So last year we have about average year for non residential development.

year for non residential development

And it's only enforcement is looking for not mentioned to you it's meant a lot to you with a lot of phone calls from you. So we handle that number a little bit differently because they are not the traditional application number. They don't apply somebody turn them in.

So, this is kind of, uh, the, uh, the numbers here. We opened a 1596 cases last year. By the way I do appreciate metro council added some staffing. So we're staff is really flat, except.

we're staff is really flat except

Enforcement for the last 10 year Sony enforcement have added 3 new staff last 3 years. So 2019 we have 4 staff in the zoning enforcement team and this year we have 7.

So that does increase our capacity. So we can start to do some proactive work. We did not do any proactive. So now we can look at the binder element and even check on them on a regular basis. Not.

100 proactive still, we're still based on complaint driven, because a lot of time you don't know people working in the garage or facing a car. 1 thing.

We can be a little proactive is short term rental, because certain rental use a lot of technology, even with sitting in the office we can check out and find out who is doing this illegally. But for any other use, we pretty much have to rely on the eyes and from the community.

So that's unfortunate. And also from you, too, we got a lot of feedback from you guys. guys

And let us know what's going on in your neighborhood, your community since we're in that annual report mode customer flag we did local number for your community. So this is your planning zoning committee. So you had.

20 meetings last year, 2022, this committee held 20 meetings. 47 of them are zone in case. This does not include the repeat if you have something for next meeting. We don't count it 47 zoning cases and 9 revise detailed developed plan.

We do not have revised developed plan before because this new binding line you added seeing anytime you make significant changes, you need to come back. So you start to see that last year. You'll probably see more of that this year.

see more of that this year

In the future, if you continue to add that binding element, we also have you also have nicely closures um, there's that vertical amendment like the childcare and a few others have passed through this committee.

And then there's 1 neighborhood plan that was approved or through metro Council. That, uh, the butcher town, new neighborhood plan, uh, there's 7 resolution and 5 ordinances.

So we summarize this for you as well.

So, what we're going to happen this year, we just, you know, think about we want to continue to serve the community, go above and beyond obviously, that big book there and I'm not very proud of either a lot of work. So we'll continue to work on that.

We continue to do our zoning reform, the zoning reform that we complete a phase 1 actually catches national attention. We were in the news at the national level a lot of time, American planning Association, Urban Institute Lincoln.

To let policy, all of that interviewed our office and said I have a lot of articles about planning design and little metro government.

You are the 1 who you mentioned adopted those only reform atom like, urban agriculture is huge. We allow urban agriculture and now by. Right.

Which is huge, uh, to some agriculture community, because we're not rural community. We have smaller half acre. You feel 5 acres war by Kentucky statue you are.

Do aggregate by right. What, if you are less than 5 acres in the past, it was not allowed, but now people can do urban agriculture in the city, regardless of the size of your life, or your plot.

Um, the other 1 will be working, uh, continue to work on is missing middle housing. As I mentioned, we have lot apartment. A lot of single families miss. The middle is missing. It's not just unique rule is across country.

So there's this movement across country. We need to add more nascent middle housing.

Forever this big book here, the zoning code does not allow it by. Right it's like, the biggest barrier is that there's nothing there. So we say you can make it easier for me like oh, whoa.

Uh, there's some, uh, you know, highlight that you've looked at all the, the, the, the, uh, neighborhood that bill before 940. S. they have a diverse housing type.

Yeah, you have single family, you have 12 units apartment, but you still have a triplet for all of that, uh, to provide more, uh, kind of choices for people, you know, if you have different stages of life or you,

you have different income level that accommodate different type of people. type of people

That's something we're working on. That's something we really need to support on the capacity standards. Metro Council asked us to look at the capacity. There are certain area. Probably just not ready at this moment. Do not have the capacity or the capacity.

So, the capacity standard, something, we got some funding, we just sent an, this week for console. There's something we're going to have a consultant. We have 150,000 dollars to hire consultant. We ran a focus on the road capacity. on the road capacity

Maybe just do not have the capacity right now, then how you mitigate that so hopefully, this study will come back and make some recommendation or

read some ordinance. So we can adopt it in that zoning book ending a subdivision.

So, it will be applied to both zoning cases when they have a reason. And when people do subdivision, when subdivision subdivide land at the time, they look at the capacity.

So we'll see how many proposals we'll keep. Um.

Working on this with consultants, and we'll keep her in the loop, uh, updated on that and the comprehensive plan plan 140. don't you feel like we just got adopted like.

We are in the 5th year, that comprehensive plan right here the planet talk the most important plan for planning zoning. We are in the 5th year and prepares 100.

Every 5 years, we have to either updated or totally start new or review it. So I think Jim was speaking still good. We are going to do a comprehensive review.

And also, the other reason is this when this was adopted, all the data is based on.

I think 2010 and since then, 2020 census has been released. So we really need, like, 2020 senses and see if the foundation of research at data still support the goals objectives and policies.

And so, if so all we have to do is adopt those new data and probably core graphic and adding here and there. So hopefully, it's only a minor revision and re, adopt the goals objective at that time.

At the end of the year is kind of our deadline. end of the year is kind of our deadline

End of year, early, next year. Um, we need to get that done and also a streamlining development review process. Every few year we'll look at ourselves and, you know, there are things to improve. Every time you look at, you know, there's always room to improve.

So this time we can look at how we can streamline a little bit more to make lubo easier to invest for other people to move into, you know, there's lots of different factors.

But I think the process alone needs to be looked at at this time.

We're also gonna help, you know, we're very busy too, but also we're helping building, permit a department to help with you to make sure the binding elements conditional approval. The development plan is followed. So we are committed to work.

Will help.

The building permit department to review all kinds of building permit, including single family, new, single family addition, 9, single, 9, residential, all of development work and review every single 1 of them to make. Sure.

Um, you know, the, you know, the binding element, conditional approval and development. Is followed, um, I'm not going to guarantee we're going to be 100 accurate, but probably how to do best.

We can also there's another thing going on and we'll continue this year. Is. is

Historic Preservation guidelines revision on that. It was developed mostly in the 90 s. so it is over. It's about 30 years old right now.

So, historic preservation staff have been going through a different parts of town to seek input on Windows on, um, you know, set plans on different avenues.

And eventually we have the whole guideline review. And then revised 1 of the thing is sustainability because the old historic preservation gotten out.

And 1 actually does not address, like, the solar panels, anything related to sustainability. At that time. It was developed in the 19th. So those are something we really need to look at from the new perspective as well. Um.

And this is something I give you another local brochure. This is something I think it will help you what can be on the road again. I mentioned earlier that we did that last year. People asking. Can you do next year?

I couldn't promise the time because we were like, 30% down, but as we still started to have more people getting hired, and especially our staff, they are the 1 who's willing to do that they said, you know, no problem. I'm willing to serve the community.

So, we're going to put a take an office on the road again. So, 10 locations starting in March. march

And then, and in August, we're going to have our office hours in the library in your district. So please find a close location putting newsletter, put some fires in the meeting you're going.

And we'll be happy in addition to this meeting. If you have a town hall meeting, we'll be happy to go there with you as well to answer questions. There's a lot of planning on a question where you have a meeting your neighborhood. So, this is something I think our staff are very passionate about.

They want to serve our community.

They want to make it easier for cities and to ask a question, or to have access to our office. So we are going to have 10 office hours in the community.

The good news is that because we are able to really do remote work anywhere. So, if nobody shows up, and usually we have quite a few people show up, we can still do work there. So we're not wasting our time at all. Um.

Everybody know, probably where our office located, but if you don't, we are located and the metro development center for, for 4005th street. Our office is on 3rd for most of the month. We have a few people on the 2nd floor.

I'll backside have ton of information. We encourage you to look at the short term rental, for example, your haberman optic that paid last week. I look at it over the weekend. It was tremendous amount of information.

It tells you where all the short term rentals. term rentals

Okay, there's a map, there's interactive mapping there tell you who has a, who has a by right you know, the warranty itself freaking out question.

So, if you have that question, or you want to find more information, of course, you can call us, but you can also check online and find a lot of information there and our.

Most of the time our meeting location is in the auditorium 1 block from here. I know some of you sometime attend those meetings just listening in not just the planning commission.

I know their zoning case is going to be in front of you tend not to speak. But sometimes it's board, it's only adjustment. There's landmark commission. If you're interested in speaking those cases, you can attend a meeting as well.

What's that?

I'll be happy to ask a question 1 of the things console, women flood and I talk about this kind of very brief, just like, you know, very high level and talking about any report, but I have a lot of talent in your office.

I'd like to reduce to you in the next few sessions, if you like, about 30, 35 minutes, each if you ended up early, like, today we piggy back. Some of those we'll talk about, you know, historic preservation, the zoning process or how to sign up. up

Notices we have a lot of good notice different ways to know these people. And then how about, you know, if we want to know about short term rental, we can have 1 session talk about that zoning unfortunately is used. We can talk about that too.



So just let, you know, the things we can offer to you and help you. Our goal is here to help you and help our community.

Thank you we have a few questions if that's okay. Yes. Cancel all my Cassie chambers Armstrong.

Thank you, Madam chair Thank you. Director Lou for being here. 1st a comment and then a question, I just wanted to, thank you for, uh, all you do in the community, and particularly your commitment to community engagement.

Um, when we were working together on the child care, zoning reform, um, very short notice you put together a series of public meetings to accommodate all of the needs of the community with sort of a traditional virtual 1 and then literally going on the road to parks.

Where we thought families.

With young children would be to talk about daycare access issues and so, um, I see your commitment to go into where people are and working with them and hearing from them. And I know that it requires a lot of extra work and I am grateful for it. And I think people are grateful for it.

I think it, um, serves a good role in the community and it's good for, uh, government to get out there and talk to folks and folks to see government and actions. So thank you for that. Um, I was just curious what else you can share.

Um, I'm looking at this time.

In terms of land development code, and I know we pass sort of the 1st wave of land development code what it must have been over a year ago now and, um, I know that there are conversations about what sorts of things might be in land development code Wave 2,

and what it may, or may not look like, and I'm just curious what you could share about a timeline for that and what sorts of issues the public might expect for us to be addressing in those to the extent.

You know, and if you don't know, um, maybe when we might expect to have a more firm idea about.

Thank you.

Thank you that's a very good question as, you know, we started the lending banker reform. I would say, 2020, summer of 2020 there's a lot of interest that focused on equity, actual law people. Really really that was during the Nazis make, but the social justice movement.

I think everybody's doing their job to the Justice Department what we plan, or can do, you know, we can look at our, the zoning from the perspective. zoning from the perspective

Equity and Metro consult Super supportive, you pass a resolution unanimously saying, hey, that's the direction we want to go so we quickly mobilize effort to do that.

We don't have full time staff at all ahead of time. So, basically, everybody say I was asking, hey, planners in office, you want to walk to everybody volunteer. We have some 20.

Per person volunteer this doing above and beyond we quickly assemble a team of the good news is that we don't have our hair consultant, which take a long time to do the alone for the standards.

It takes months and months. And so we can get it started very quickly and so we don't have to work. The other thing is we have all different people so they bring different perspective, not just me or somebody talking about.

We have young planner who have a lot of good ideas.

So, that was really good getting started and we divided up into different phases. The 1st phase is really just low hanging fruit. We have 6 different ones. That's why we put in there.

Um, edu is, you know, it's just a very small unit, not change the character of your neighborhood or just, but adding 1 unit so you can be together with your family, or maybe generate some income run that out.

I know we'll have a lot of, uh, carriers houses. That's really helpful.

And help diversify the house we've talked to so the phase 1 got quickly the phase 2. there's something that childcare's actually in the phase 2. so we started looking at those chocolate got adopted.

There are a lot of other things to 1 of the most important in the phase. 2 is missing mutual housing.

These will be like, how we can allow triplex duplicate probably up to 4 plats or a courtyard like a small courtyard, single family by small lot. Allow them by, right when we.

need to do a lot more education. So that's why last year we on the road again doing legals trying to ask people to come here. Where do we think the middle middle housing need to go? We got a lot of feedback.

So I think this is something. We just want to make sure we engage the community as much. We can as. We can we don't have exact timetable. But, uh, we are still moving forward on that.

It's just like we go as when the community.

Is ready, uh, there's also other thing we're working on, which is part of the phase 2 is, um, the conservation district, a form district.

There are 2 new district that was mentioned in phase 2, and the urban, uh, kind of a center districts. Those are.

As we speak, they are, we're working on that we speak. Now I have to say we get the total different zoning code. The big book I'm talking about.

Most cities will hire consultant do that cost about 34Million dollars? Here's the good news. Here's the good news.

The federal government just released, uh, like a kind of news they are 85Million dollars going to be available. Probably, in the next few months to support city.

Who are doing zoning reform because we are the leaders of zoning we've already done the work. We can show that the community is embracing the. community is embracing the

Idea I hope we're in a good position to win some federal money. If that's a case, we can get 3Million dollars or couple 1Million dollars.

We can get that whole landform code revise, make it easier to use, make it more equitable and total change. So, I'm hoping that we can get that.

So, in the next few months, we'll probably know a little bit more, whether we'll be able to apply or you receive that huge grand huge opportunity. opportunity

Really glad we're doing all these background work that naturally no, like old articles about that. I think that's really help us. So I'll stay tuned on that 1. I think if we get a lot of help right now I.

Wait, which is staffing is 1 issue, and also we want to make sure the community's ready. You know, we can't only do so much engagement. We're trying to best. We can, we're going to office hours, but we're hoping we can do more.

The other thing I was thinking about, maybe we can kind of increase some of the capacity in terms of tax amendments about the city, have a team doing the zoning administration, like administering zoning code right now.

We're just spread them out pretty much. So.

We're working on that, uh, hopefully, uh, we'll have some, a breakthrough, uh, in next few months, but we are going to start it to send it back to you. A few things we're hoping before the end of the year.

We'll go to get something to you to consider, um, and then some of the new form that you're working on, there's 1, we're also working on the development review, like a, uh, the, uh, we're working on that capacity standards.

Has the standard we're talking about is also part of the land on Co reform so we are looking at little piece at the time. Each piece take a little bit longer time because these are, uh, the bigger changes.

Compared to the phase 1, so I don't have exact table. We're moving as fast as we can.

Thank you for the answer and for the work you do thank you Madam chair.

Thank you councilman chamber Armstrong I just want to say, thank you for all the years that we've worked on different projects and I'm sure you remember, I can't believe it's been 5 years since we did land development code changes that huge.

We actually had to have an ad hoc committee to do that and we, how we tried to do, it was takes certain sections at a time and approve them. So that we didn't have to do the whole huge document. And once there were just so many, but I.

I'm really interested in the missing middle housing and I really love the concept of duplexes because for all the bad that Kobe had brought in.

It also pointed out some deficiencies where we could make some changes in the land development code.

Whether it was for childcare, or if it was for tracking for restaurants, but it really pointed out, I think the middle housing, and how we use the accessory dwelling units for folks who, who have maybe have a.

Child who didn't want to move that far away from home, because they needed special help, but they were able to stay in their own, like, residency of themselves, but be close to supportive services like mom and dad or grandma or grandpa.

But, I'm really interested in the duplex idea. I've seen some added shepherds bill I went and looked at those, and it looks like 1 house.

The way the pitch of the roof is just with 22 front doors.

2 porches and 2 front doors, but the pitch of the roof you would if you look at it.

From a glance, you would think it was a single family home, and I think it brings opportunity for people to me for 1st time home buyers. You have your Radisson residency and maybe you can lease out the other side.

And then when you get enough equity, you can run out both sides and buy another house yourself. So, I think it's just a. It's just a win win economically for everyone in the city.

Well, thank you for that. And also, I forgot to mention that we are going to do a missing middle tour workshop, like a workshop but it's like a tour, uh, maybe 3 different days in April and may.

So I will definitely keep you posted. We're going to have to do some really, really on the groundwork and show people and how these middle middle housing fit in the neighborhood. Very well.

And bring it up and thank you for the capacity study. I know that we had some issues at the beginning, getting people interested, because it was too broad of a project, but I think it's great that we chose to do the roadway infrastructure.

1st, so, thank you for your leadership on that and pointing out the errors of our way of our ways on this side of the room saying, let's do it all. It was just too too big of a job for people to want to bid on right now.

But, you know.

I was going to say something to you about, you know, how a lot of things we approve the zoning here and it seems like it doesn't get to the finished product.

And I was talking to CVS out of my area that the CVS store has been there for a while. It's brand new.

But the reason they can't open like, they had thought they were because they're still supply chain issues and it wasn't for building materials. It's for what you need on the inside of that building to make it.

The commercial CVS, but it's been lit very well lit for the last 3 months and hopefully they'll open in March maybe, but it's been lit for probably 6 months.

Oh, so that's part of the issue when you see that. Thank you.

Mr. Mike, thank you, Madam chair Thank you for being here.

And your team, you actually answered the question that I had, but I just want to continue to encourage you all and thank you for working with the council and thank you for taking,

although it's not addressing this totality of affordable housing. But I hear you, when you're saying you're taking those steps to address some of those concerns. So I just want to only want to echo what we're all doing.

Thank you for your work, thank you for your passion. We definitely get your energy and just thank you to your entire team because I know the importance of those who is working behind the scenes. So thank you back to you, Madam chair.

Thank you did anyone else have any questions or comments that not in the queue?

Going once twice, 3 times the charm, then we will that objection will stand adjourn and then next week or in 2 weeks, we'll take up from here for another topic. Thank you so much. Thank you. Adjourned Very much.