

**PLANNING COMMISSION MINUTES**  
**July 7, 2022**

**PUBLIC HEARING**

**CASE NO. 21-AREA-0001**

**NOTE:** The following case was heard out of order. It was heard immediately following Case No. 22-ZONE-0027.

Project Name: Butchertown/Phoenix Hill/Nulu Neighborhood Plan  
Case Manager: **Mike King, Director, Office of Advanced Planning and Sustainability**

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. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

00:16:30 Michael King presented the case and showed a Power Point presentation (See staff report and recording for detailed presentation.)

00:31:40 In response to a question from Commissioner Mims, Mr. King said that rezoning wasn't as much of an issue as form districts which affect many properties in the study area. See recording for detailed discussion.

00:32:48 In response to a question from Commissioner Mims, Mr. King discussed the Community Benefits Agreement (see recording.)

00:33:39 In response to a question from Commissioner Mims, Mr. King discussed enforcement of short term rental regulations.

00:35:01 Commissioner Mims and Mr. King discussed the proposed "parking district" or resident parking passes.

00:35:53 In response to a question from Commissioner Price, Mr. King, Commissioner Howard, and Travis Fiechter, Legal Counsel for the Planning Commission, explained why the neighborhood Plans and the Executive Summary were usually voted on separately (see recording.)

00:39:39 In response to a question from Commissioner Mims, Mr. King briefly described the review process for the plan (see recording.)

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**The following spoke in support of the request:**  
No one spoke.

**The following spoke in opposition to the request:**  
No one spoke.

**Deliberations:**  
00:41:15 Commissioners' deliberation.

**An audio/visual recording of the Planning Commission hearing 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.**

**Butchertown/Phoenix Hill/Nulu Neighborhood Plan**

00:43:25 On a motion by Commissioner Howard, seconded by Commissioner Clare, the following resolution, based on the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

**WHEREAS**, the Louisville Metro Planning Commission finds that the Butchertown, Phoenix Hill, and NuLu Neighborhood Plan is in conformance with Plan 2040. More specifically, the recommendations support the following goals of the comprehensive plan; and

**WHEREAS**, the Commission further finds that the plan meets Community Form Goal 1 The proposed recommendations guide the form and design of development to be responsive to the distinctive physical, historic and cultural qualities of the Butchertown, Phoenix Hill, and NuLu area; and

**WHEREAS**, the Commission further finds that the plan meets Community Form Goal 2 The proposed recommendations encourage sustainable growth and density around corridors; and

**WHEREAS**, the Commission further finds that the plan meets Community Form Goal 3 The proposed recommendations enhance the Butchertown, Phoenix Hill, and NuLu

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area by protecting and integrating open space, watersheds and other natural resources;  
and

**WHEREAS** the Commission further finds that the plan meets Community Form Goal 4  
The proposed recommendations promote the historic resources that contribute to the  
Butchertown, Phoenix Hill, and NuLu area's authenticity; and

**WHEREAS**, the Commission further finds that the plan meets Mobility Goal 1. The  
proposed recommendations promote an accessible system of alternative transportation  
modes; and

**WHEREAS**, the Commission further finds that the plan meets Mobility Goal 2. The  
proposed recommendations promote a safe, accessible and efficient transportation  
system.; and

**WHEREAS**, the Commission further finds that the plan meets Mobility Goal 3. The  
proposed recommendations encourage land use and transportation patterns that  
connect the Butchertown, Phoenix Hill, and NuLu area and support future growth; and

**WHEREAS**, the Commission further finds that the plan meets Community Facilities  
Goal 2. The proposed recommendations support community facilities to improve quality  
of life; and

**WHEREAS**, the Commission further finds that the plan meets Livability Goal 1. The  
proposed recommendations encourage the protection and enhancement of the natural  
environment and integration with the built environment as development occurs; and

**WHEREAS**, the Commission further finds that the plan meets Livability Goal 2. The  
proposed recommendations promote equitable health and safety outcomes for all; and

**WHEREAS**, the Commission further finds that the plan meets Livability Goal 3. The  
proposed recommendations promote equitable access to land use planning and policy-  
making resources; and

**WHEREAS**, the Commission further finds that the plan meets Livability Goal 4 The  
proposed recommendations integrate sustainability and resilience in the community  
planning process' now, therefore be it

**RESOLVED**, the Louisville Metro Planning Commission does hereby **RECOMMEND** to  
the Louisville Metro Council that the requested Butchertown, Phoenix Hill, NuLu  
Neighborhood Plan (with Appendix) be **APPROVED**; and that the Butchertown, Phoenix

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Hill, NuLu Neighborhood Plan Executive Summary be adopted as an Amendment to Plan 2040.

**The vote was as follows:**

**YES: Commissioners Price, Clare, Brown, Howard, Mims, Daniels, Sistrunk, and Lewis.**

**ABSENT: Commissioners Carlson and Cheek.**