

**PLANNING COMMISSION MINUTES
APRIL 23, 2026**

PUBLIC HEARING

CASE NO. 26-ZONE-0030

Request:	Change in Areawide Zoning from M-2 Industrial to C-M Manufacturing
Project Name:	1901 R Payne Street Areawide
Location:	1901 R Payne Street
Applicant:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	9 – Andrew Owen
Case Manager:	Brian Davis, AICP, Director

Notice of this public hearing notice was posted on the property and 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 (staff report is part of the case file maintained in Office of Planning offices, 444 S. 5th Street.)

Agency Testimony:

00:4:17 Brian Davis provided an overview of the request and presented a PowerPoint presentation. Davis responded to questions from Commissioners (see recording for details).

00:14:11 Laura Ferguson responded to questions from Commissioners (see recording for details).

The following spoke in favor of this request:

Pam Vetter, 313 Crescent Spring Dr, Louisville, KY 40206

Mike O’Leary, 1963 Payne St, Louisville, KY 40206

Summary of testimony of those in support of the request:

00:24:54 Pam Vetter spoke in support of the proposal. Vetter noted that changing the zoning from M-2 to CM would be a more appropriate use of the property and would be better for residents. Vetter stated that the zoning change would present a strong opportunity for neighborhood growth, with a less intensive land use that would be more compatible with the Traditional Neighborhood Form District (see recording for details).

00:27:20 Mike O’Leary spoke in support of the proposal. O’Leary noted that changing the zoning from M-2 to CM would increase the number of viable uses and attract more

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potential buyers. O'Leary mentioned that production reuse under CM zoning would generate increased economic activity and tax revenue. He also stated that changing the zoning would benefit not only the surrounding neighborhood, but the city as a whole. O'Leary responded to questions from Commissioners (see recording for details).

00:32:18 Brian Davis responded to additional questions from Commissioners (see recording for details).

The following spoke in opposition of this request:

None

Deliberation:

00:34:03 Planning Commission deliberation.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Change in zoning from M-2 Industrial to C-M Commercial Manufacturing

00:40:22 On a motion by Commissioner Mims, seconded by Commissioner Fischer, the following resolution, based on the staff report, applicant and staff testimony heard today and staff analysis, was adopted:

WHEREAS, the Planning Commission finds the proposed zoning advances Community Form Goal 1, Objectives b., c., and f. of Plan 2040 because the proposed zoning district is compatible with existing characteristics of the neighborhood. The areas surrounding the subject property are located in Traditional Form districts characterized by residential lots and neighborhood serving commercial uses. Future growth and development patterns shall foster health and prosperity for all neighborhoods. The current zoning district permits heavy industrial uses that could adversely affect the health and prosperity of residences who have been disproportionately impacted by industrial expansion. The proposed changes in zoning would promote infill development, revitalization, and adaptive reuse of existing structures and vacant land.

WHEREAS, the Planning Commission finds the proposing zoning advances Community Form Goal 1, Policies 15 and 16 of Plan 2040, which implores considering the impacts of heavy industry such as potentially nuisance uses and uses with air, noise, and light emissions have on human health, quality of life, and the environment including prevailing meteorological conditions and the potential to transport noxious odors, particulates, and emissions. Special attention should be paid to air and water quality when residences,

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schools, parks, or vulnerable populations may be impacted and disadvantaged populations shall not be disproportionately impacted.

WHEREAS, the Planning Commission finds the proposed zoning advances Livability Goal 2 of Plan 2040, which ensures equitable health and safety outcomes for all. The proposed zoning district would remove the potential for more intense industrial redevelopment on properties enveloped by residences. With the change new development would be encouraged that supports compatible uses that do not adversely affect the health and safety outcomes of nearby residences.

WHEREAS, the Planning Commission finds the proposed zoning advances Housing Goals 1 and 2 of Plan 2040, which call for the promotion of housing options and environments that support aging in place and locating housing within proximity to multi-modal transportation corridors and supportive goods and services. The proposed change in zoning would promote development and redevelopment the property for housing within a zoning district that is more compatible with residential used based on surrounding land uses.

WHEREAS, the Planning Commission finds the proposed zoning meets Housing Goal 3, Policy 2 of Plan 2040, which discourages displacement of existing residences from their communities. The proposal would help to ensure the property is not redeveloped for potentially noxious industrial uses that result in adverse impacts to existing residences in the community. The proposed zoning change could promote new residential housing that encourages residences to remain in their communities without the potential expansion of higher intensity land uses that could result in displacement; now, therefore be it.

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council to **APPROVE** the areawide change in zoning from M-2 Industrial to C-M Commercial Manufacturing and to consider authorizing the Commission and its staff to review the surrounding area in the future to see if addition rezonings from M-2 are appropriate.

The vote was as follows:

YES: Commissioners Steff, Mims, Fischer, Bond, Benitez, Stuber, Cheek, and Sistrunk

NO: Commissioner Lannert

ABSENT: Commissioner Lohan