

ORDINANCE NO. _____, SERIES 2019

AN ORDINANCE CHANGING THE ZONING FROM R-4 RESIDENTIAL SINGLE FAMILY TO R-6 RESIDENTIAL MULTI-FAMILY AND C-N NEIGHBORHOOD COMMERCIAL ON PROPERTY LOCATED AT 6875 S. HURSTBOURNE PARKWAY CONTAINING 23.01 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 18ZONE1071)(AS AMENDED).

SPONSORED BY: COUNCILWOMAN MADONNA FLOOD

WHEREAS, The Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning commission and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 18ZONE1071; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning changes in Case No. 18ZONE1071 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records, with the addition of binding elements and an amendment to binding element 3.

NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: That the zoning of the property located at 6875 S. Hurstbourne Parkway containing 23.01 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 18ZONE1071, is hereby changed from R-4 Residential Single Family to R-6 Residential Multi-Family and C-N Neighborhood Commercial; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission

in Case No. 18ZONE1071-, with the following amendments to binding element 3 and the addition of binding elements 8, 9, 10, and 11:

3. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy or the temporary certificate of occupancy, unless specifically waived by the Planning Commission.

8. The R-6 portion is restricted to 199 units until connection to Downs Farm is completed and approved by Public Works, including the completion of the final grade of asphalt.

9. The area designated as C-N shall be prohibited from residential use and must remain commercial/neighborhood serving.

10. The apartment community shall be capped at 304 units, as approved by the Planning Commission and as mentioned in the public hearing.

11. Any changes in the development plan shall require a public hearing at the Planning Commission level and final approval by the Metro Council.

SECTION II: This Ordinance shall take effect upon its passage and approval.

H. Stephen Ott
Metro Council Clerk

David James
President of the Council

Greg Fischer
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____
O-315-19 – Zoning at 6875 S. Hurstbourne Parkway (as amended)(10-4-17).docx (TF)