

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO PLANNING COMMISSION MEETING
August 18, 2022 – 22-LDC-0004 Only**

A meeting of the Louisville Metro Planning Commission was held on Thursday, August 18, 2022 at the Old Jail Building, located at 514 West Liberty Street, Louisville KY 40202, and via Webex.

Commissioners present:

Marilyn Lewis, Chair
Jeff Brown
Jim Mims
Glenn Price
Lula Howard
Suzanne Cheek
Te'Andre Sistrunk
Ruth Daniels

Commissioners absent:

Patti Clare
Rich Carlson

Staff members present:

Joe Reverman, Assistant Director, Planning & Design Services
Brian Davis, Planning & Design Manager
Julia Williams, Planning & Design Supervisor
Chris French, Planning & Design Supervisor
Savannah Darr, Historic Preservation Officer
Joel Dock, Planning & Design Coordinator
Dante St. Germain, Planner II
Jay Lockett, Planner II
Molly Clark, Planner II
Clara Schweiger, Planner I
Laura Ferguson Assistant County Attorney
Beth Stuber, Metro Transportation Planning
Pam Brashear, Management Assistant

Others Present:

None

The following matters were considered:

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PUBLIC HEARING

CASE NO. 22-LDC-0004

Project Name: W-2 LDC Amendments
Jurisdiction: All Jurisdictions with Zoning Authority
Case Manager: Chris French, AICP, Planning & Design Supervisor

Notices were sent to all privately owned properties located within the W-2 District and notification of the Planning Commission public hearing was conducted in accordance with KRS 100 requirements.

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:

Chris French presented the case, showed a Power Point presentation, and responded to questions from the Commissioners (see staff report and recording for detailed presentation). The proposal is to amend the list of permitted uses in Section 2.6.5 of the Land Development Code (W-2 Waterfront District).

The following spoke in support of the request:

Ashley Smith, Waterfront Development Corporation, 129 W. River Road, Louisville, KY 40202

Commissioner Mims asked if there had been any response to the notices that were sent out. Ashley Smith there has been no opposition.

Summary of testimony of those in support:

Ashley Smith spoke in support of the proposed amendments to the Land Development Code.

The following spoke in opposition to the request:

No one spoke.

Rebuttal:

None.

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Deliberations:

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.

W-2 Land Development Code Amendments

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

WHEREAS, Waterfront Park is the most visited destination in downtown Louisville, with over 150 events and 2.2 million visitors annually;

WHEREAS, a large portion of Waterfront Park and the properties immediately adjacent to and across River Road from Waterfront Park are zoned W-2 Waterfront District, which is a special purpose zoning regulation created for the Waterfront area;

WHEREAS, the Waterfront Development Corporation has requested the Planning Commission to initiate an amendment to the Land Development Code to expand the permitted uses in the W-2 district to allow general retail uses, banquet and event spaces, recreation, sports, and similar entertainment uses, distilleries, breweries, and other uses, that complement Waterfront Park and provide additional amenities for park visitors and tourists;

WHEREAS, Louisville Metro's current comprehensive plan, known as Plan 2040, became effective on January 1, 2019;

WHEREAS, Plan 2040 sets a framework for growth by using five guiding principles – Connected, Healthy, Authentic, Sustainable, and Equitable (CHASE) – to strategically manage all the benefits and challenges that come from adding more people;

WHEREAS, Economic Development Goal 2, Policy 6 recommends to review and update the Land Development Code to promote development and redevelopment of underutilized land;

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WHEREAS, Mobility Goal 3 encourages land use and transportation patterns that work together to connect neighborhoods and to promote growth;

WHEREAS, Community Form Goal 1, Objective f encourages Infill development, revitalization and adaptive reuse of property;

WHEREAS, Community Form Goal 2, Objective b encourages diverse land uses that promote quality of place and walkability in all neighborhoods;

WHEREAS, Community Form Goal 3, Objective d to promote connections between the built environment between parks, recreation and natural resources;

WHEREAS, the Planning Commission finds that the proposed text amendment generally conforms to the goals, objectives, and policies of Plan 2040; now, therefore be it

RESOLVED, the Louisville Metro Planning Commission does hereby **RECOMMEND** to Louisville Metro Council and All Jurisdictions with Zoning Authority to **APPROVE** the amendments to Section 2.6.5 of the Land Development Code (W-2 Waterfront District) as follows:

Additions

~~**Deletions**~~

2.6.5 W-2 Waterfront District

The following provisions shall apply in the W-2 Waterfront District unless otherwise provided:

A. Permitted Uses:

Antique shops and interior decorating shops

Art galleries

Artist studios

Bakeries, retail sales on premises only

Banquet and event facilities

Bed and Breakfasts

Bicycle sales and service

Breweries and distilleries, including accessory tasting rooms and tap rooms (where production activities occur indoors in a space 15,000 square feet or less)

~~Automobile service stations, c~~ Convenience stores and branch banks ~~when located on parcels without river frontage~~

Dwellings, Multiple family

Florist shops

Governmental services

Hotels, motels; including accessory docking facilities

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Libraries, museums, historical buildings and grounds, arboretums, aquariums

Offices: professional, general

Pleasure boat sales and boat service if contained within a building or performed in the water

Private river-oriented recreational facilities, including boat charter, private boat docking, sight seeing

Public assembly and festival gathering

Public parks, playgrounds and recreational facilities

Recreation, sports, and similar entertainment uses (excluding night clubs, bars, and adult businesses)

Restaurants (indoor and outdoor alcohol sales and consumption with proper ABC license)

~~River-theme retail commercial uses including restaurants and other~~

†Retail establishments complementary to uses listed above

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The vote was as follows:

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

ABSENT: Commissioners Carlson and Clare..

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The case ended at 1:41 pm.

Chairman

Division Director