

**MINUTES OF  
Case No. 17NEIGHPLAN1002 and Case No. 17NEIGHPLAN1003 ONLY  
HEARD AT THE  
LOUISVILLE METRO PLANNING COMMISSION  
August 3, 2017**

A meeting of the Louisville Metro Planning Commission was held on Thursday, August 3, 2017 at 1:00 p.m. at the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

**Commission members present:**

Vince Jarboe – Chair  
Marilyn Lewis – Vice Chair  
Rich Carlson  
Ramona Lindsey  
Lula Howard  
David Tomes  
Jeff Brown  
Laura Ferguson  
Rob Peterson

**Commission members absent:**

Emma Smith

**Staff Members present:**

Emily Liu, Director, Planning & Design Services  
Brian Davis, Planning & Design Supervisor  
Kendal Baker, AICP, Planning Manager  
Laura Mattingly, AICP, Planner II  
Julia Williams, AICP, Planning Manager  
Paul Whitty, Legal Counsel  
Chris Cestaro, Management Assistant (minutes)

The following matter was considered:

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**Public Hearing**

**Case No. 17NEIGHPLAN1002**

**(NOTE: This case is associated with Case No. 17NEIGPLAN1003)**

**Request:** Irish Hill Neighborhood Plan Update

**Council District:** 9 – Bill Hollander

**Case Manager:** Kendal Baker, AICP, Planning Manager

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 Planning and Design Services offices, 444 S. 5th Street.)

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

**Agency Testimony:**

Ken Baker presented the case and reviewed the information that was presented during the July 20, 2017 Planning Commission public hearing. He showed a Power Point presentation (see staff report and recording for detailed presentation.)

**The following spoke in favor of the request:**

Chandler Bainter (sp), 1315 Hull Street, Louisville, KY

Ray Schuman (sp), 200 Distillery Commons, Louisville, KY 40206

**Summary of testimony of those in favor of the request:**

Chandler Bainter (sp) read a letter of support into the record from the Irish Hill Neighborhood Association (see recording for verbatim presentation.)

Ray Schuman (sp), owner of Distillery Commons, spoke in support of the plan.

**The following spoke in opposition to the request:**

Glenn Price, Frost Brown Todd, 400 West Market Street, Suite 3200, Louisville, KY 40202

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**Summary of testimony of those in opposition to the request:**

Glenn Price, representing River Metals, spoke in opposition (see recording for detailed presentation.)

**The following spoke neither for nor against:**

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202

**Summary of testimony of those neither for nor against :**

Cliff Ashburner discussed issues with having property designated as "historic re-use." He discussed intensity of uses in the area.

**Rebuttal:**

Mr. Baker said staff has spoken with Mr. Ashburner and had no problem with his comments/suggestions. He said that, if this plan moves ahead, staff is open to revising it.

**Deliberation:**

Commissioners' deliberation. See recording for detailed discussion.

**Review of Irish Hill Neighborhood Plan Update - 17NEIGHPLAN1002**

On a motion by Commissioner Carlson, seconded by Commissioner Howard, the following resolution was adopted:

**WHEREAS**, the Louisville Metro Planning Commission finds that the Irish Hill Neighborhood Plan is in conformance with the Cornerstone 2020 comprehensive plan, because the recommendations support the following plan elements and policies of the comprehensive plan; and

**WHEREAS**, the Commission further finds that the plan meets the intents of **Guideline 1 Community Form**. The proposed Land Use/Community Form recommendations in the Irish Hill Neighborhood Plan include the creation of a Planned Development District (PDD) to protect and promote the substantial diversity in land use, community form and neighborhood character that currently exists within the proposed PDD. Further recommendations, such as the proposal

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to extend the Bardstown Road Overlay District, seek to ensure that new development will be designed to be compatible with the scale, rhythm, form and function of existing and trending development; and

**WHEREAS**, the Commission further finds that the plan meets the intents of **Guideline 2 Centers**. The historic re-use and commercial mixed use sub areas of the PDD ensure that appropriate land uses and development standards will be put in place to foster a mix of uses that are organized around proposed and existing activity centers; and

**WHEREAS**, the Commission further finds that the plan meets the intents of **Guideline 3 Compatibility**. The proposed PDD and its constituent sub-areas have been designed to ensure that all land uses and transportation facilities will be compatible with nearby land uses while minimizing impacts to sensitive areas in the community. The proposed recommendations will minimize impacts to existing residences, schools and other sensitive areas in the neighborhood; and

**WHEREAS**, the Commission further finds that the plan meets the intents of **Guideline 4 Open Space**. The plan proposes recommendations for preserving and enhancing the Irish Hill and Breslin neighborhood parks; and

**WHEREAS**, the Commission further finds that the plan meets the intents of **Guideline 5 Natural Areas and Scenic and Historic Resources**. The plan recommends efforts to Preserve and enhance Beargrass Creek and its banks and allow for the future construction of a multi-use path along the creek; and

**WHEREAS**, the Commission further finds that the plan meets the intents of **Guideline 6 Economic Development and Sustainability**. The Mixed Use Corridor sub-area encourages traditional neighborhood commercial development while providing for the flexibility to accommodate the types of businesses and mix of uses that are becoming increasingly common in nearby neighborhoods; and

**WHEREAS**, the Commission further finds that the plan meets the intents of **Guideline 7 Circulation**. The proposed Mobility recommendations in the Irish Hill Neighborhood Plan seek to increase connectivity between developments, improve major intersections, and expand the sidewalk network. Implementation of the mobility recommendations will ensure a balanced and comprehensive multimodal transportation network; and

**WHEREAS**, the Commission further finds that the plan meets the intents of

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**Guideline 12 Air Quality.** The proposed Irish Hill Neighborhood Plan recommendations improve the cleanliness and air quality of the neighborhood's residential, commercial and industrial areas; and

**WHEREAS**, the Commission further finds that, based on the staff report, the applicant's findings of fact, and the evidence and testimony presented today, that all of the applicable guidelines of Cornerstone 2020 and the Land Development Code are being met; now, therefore be it

**RESOLVED**, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the requested Irish Hill Neighborhood Plan Update (Case No. 17NEIGHPLAN1002) be **APPROVED**.

**The vote was as follows:**

**YES: Commissioners Tomes, Carlson, Howard, Lewis, Brown, Ferguson, Lindsey, and Jarboe.**

**NO: No one.**

**NOT PRESENT: Commissioner Smith.**

**ABSTAINING: Commissioner Peterson.**

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**Case No. 17NEIGHPLAN1003**

**(NOTE: This case is associated with Case No. 17NEIGPLAN1002)**

**\*NOTE: All testimony, the motion, and the vote applicable to Case No. 17NEIGHPLAN1002 apply to this case.**

**Request:** Irish Hill Neighborhood Plan Executive Summary Update

**Council District:** 9 – Bill Hollander

**Case Manager:** Kendal Baker, AICP, Planning Manager

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 Planning and Design Services offices, 444 S. 5th Street.)

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

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**Summary of testimony of those in favor of the request:**

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Ray Schuman (sp), owner of Distillery Commons, spoke in support of the plan.

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**The following spoke in opposition to the request:**

Glenn Price, Frost Brown Todd, 400 West Market Street, Suite 3200, Louisville, KY 40202

**Summary of testimony of those in opposition to the request:**

Glenn Price, representing River Metals, spoke in opposition (see recording for detailed presentation.)

**The following spoke neither for nor against:**

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Cliff Ashburner discussed issues with having property designated as "historic re-use." He discussed intensity of uses in the area.

**Rebuttal:**

Mr. Baker said staff has spoken with Mr. Ashburner and had no problem with his comments/suggestions. He said that, if this plan moves ahead, staff is open to revising it.

**Deliberation:**

Commissioners' deliberation. See recording for detailed discussion.

**Executive Summary of Plan Update to be an Amendment to Cornerstone 2020 - 17NEIGHPLAN1003**

On a motion by Commissioner Carlson, seconded by Commissioner Howard, the following resolution was adopted:

**WHEREAS**, the Louisville Metro Planning Commission finds that the Irish Hill Neighborhood Plan Summary is in conformance with the Cornerstone 2020 comprehensive plan, because the recommendations support the following plan elements and policies of the comprehensive plan; and

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**WHEREAS**, the Commission further finds that the plan Summary meets the intents of **Guideline 1 Community Form**. The proposed Land Use/Community Form recommendations in the Irish Hill Neighborhood Plan include the creation of a Planned Development District (PDD) to protect and promote the substantial diversity in land use, community form and neighborhood character that currently exists within the proposed PDD. Further recommendations, such as the proposal to extend the Bardstown Road Overlay District, seek to ensure that new development will be designed to be compatible with the scale, rhythm, form and function of existing and trending development; and

**WHEREAS**, the Commission further finds that the plan Summary meets the intents of **Guideline 2 Centers**. The historic re-use and commercial mixed use sub areas of the PDD ensure that appropriate land uses and development standards will be put in place to foster a mix of uses that are organized around proposed and existing activity centers; and

**WHEREAS**, the Commission further finds that the plan Summary meets the intents of **Guideline 3 Compatibility**. The proposed PDD and its constituent sub-areas have been designed to ensure that all land uses and transportation facilities will be compatible with nearby land uses while minimizing impacts to sensitive areas in the community. The proposed recommendations will minimize impacts to existing residences, schools and other sensitive areas in the neighborhood; and

**WHEREAS**, the Commission further finds that the plan Summary meets the intents of **Guideline 4 Open Space**. The plan proposes recommendations for preserving and enhancing the Irish Hill and Breslin neighborhood parks; and

**WHEREAS**, the Commission further finds that the plan Summary meets the intents of **Guideline 5 Natural Areas and Scenic and Historic Resources**. The plan recommends efforts to Preserve and enhance Beargrass Creek and its banks and allow for the future construction of a multi-use path along the creek; and

**WHEREAS**, the Commission further finds that the plan Summary meets the intents of **Guideline 6 Economic Development and Sustainability**. The Mixed Use Corridor sub-area encourages traditional neighborhood commercial development while providing for the flexibility to accommodate the types of businesses and mix of uses that are becoming increasingly common in nearby neighborhoods; and

**WHEREAS**, the Commission further finds that the plan Summary meets the intents of **Guideline 7 Circulation**. The proposed Mobility recommendations in the Irish Hill Neighborhood Plan seek to increase connectivity between developments, improve major intersections, and expand the sidewalk network. Implementation of the mobility



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recommendations will ensure a balanced and comprehensive multimodal transportation network; and

**WHEREAS**, the Commission further finds that the plan Summary meets the intents of **Guideline 12 Air Quality**. The proposed Irish Hill Neighborhood Plan recommendations improve the cleanliness and air quality of the neighborhood's residential, commercial and industrial areas; and

**WHEREAS**, the Commission further finds that, based on the staff report, the applicant's findings of fact, and the evidence and testimony presented today, that all of the applicable guidelines of Cornerstone 2020 and the Land Development Code are being met; now, therefore be it

**RESOLVED**, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the requested Irish Hill Neighborhood Plan Executive Summary of Plan Update to be an Amendment to Cornerstone 2020 (17NEIGHPLAN1003) be **APPROVED**.

**The vote was as follows:**

**YES: Commissioners Tomes, Carlson, Howard, Lewis, Brown, Ferguson, Lindsey, and Jarboe.**

**NO: No one.**

**NOT PRESENT: Commissioner Smith.**

**ABSTAINING: Commissioner Peterson.**

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**STANDING COMMITTEE REPORTS**

**Land Development and Transportation Committee**

No report given.

**Legal Review Committee**

No report given.

**Planning Committee**

No report given.

**Policy and Procedures Committee**

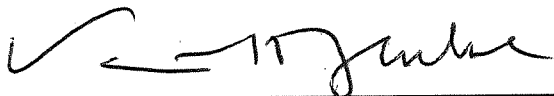
No report given

**Site Inspection Committee**

No report given.

**ADJOURNMENT**

The cases ended at approximately 1:35 p.m.



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**Chairman**



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**Division Director**