

PLANNING COMMISSION MINUTES

PUBLIC HEARING

CASE NO. 19AREAPLAN0002

Request: Adoption of Neighborhood Plan and Executive Summary as
Amendment to Plan 2040
Project Name: South Floyds Fork Plan
Location: East of I-265, South of Shelbyville Rd, West of Jefferson
County Line, North of Bardstown Rd
Owner: Louisville Metro
Applicant: Louisville Metro
Representative: Louisville Metro
Jurisdiction: Louisville Metro
Council District: 19 - Piagentini), 20 - Benson, 22 - Engel
Case Manager: Michael King, Urban Planner

Notice of this public hearing appeared in The Courier Journal, a 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 Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

03:39:40 Mike King presented the case via Power Point slide show summary (see staff report and recording for detailed presentation). Mr. King discussed the background concerning the case, the advisory group, South Floyd's Fork Vision Study, and MSD involvement with Water and Wastewater infrastructure.

03:58:55 Commissioner Carlson asked for clarification for fire and police dispatch facilities. Mr. King stated as the area continues to grow the need for additional local serving police and fire will be needed. Not a full dispatch facility.

03:59:50 Travis Fietcher asked if staff had any opinions on the proposed language changes. Mr. King replied after the plan was drafted and recommendations were drafted there were comments taken from the public and advisory groups; from Louisville Metro perspective this was the consensus which is represented in the plan presented today.

The following spoke in favor of this request:

Linda Gibson Cecil, 9215 Dayflower Street, Louisville, Kentucky, 40059

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Harrel Hurst, 36200 Taylorsville Road, Fisherville, Kentucky, 40023

Mike Farmer, 15100 Old Taylorsville, Fisherville, Kentucky, 40023

Bert Stocker, 16313 Crooked Lane, Fisherville, Kentucky, 40023

Jeff Frank, 16509 Bradbe Road, Fisherville, Kentucky, 40023

Steve Porter, 2406 Tucker Station Road, Louisville, Kentucky, 40299

Barbara Kelly, 6009 Mint Spring Branch Road, Prospect, Kentucky, 40059

Summary of testimony of those in favor:

04:01:39 Linda Cecil, chairperson of the Greater Louisville Association of Realtors, provided comments from the members of GLAR. Ms. Cecil gave spoke how this plan will affect the reality industry for the area (see recording for detailed presentation).

04:05:50 Harrel Hurst presented a Power Point slide show detailing the advisory group objectives and perspectives regarding the South Floyd's Fork Plan (see recording for detailed presentation). Mr. Hurst described the SFF vision process, the Guiding Principles (CHASE), and various plan elements.

04:18:29 Mike Farmer, support, stated this has been an excellent important process, there was good feedback from the community, that the highest priority is Floyds Fork and the protection of the Tree Canopy. Mr. Farmer noted low impact development would benefit this area and decrease heat islands (see recording for detailed presentation).

04:22:07 Bert Stocker noted there is a greater risk to the conservation in this area if this plan is not implemented soon. Mr. Stocker stated he would like to see a general timeline for this project (see recording for detailed presentation).

04:24:27 Jeff Frank stated the document presented tonight is a guideline for the South Floyds Fork plan going forward. Mr. Frank noted the plan presented is community oriented. He would like to see that no more than 30% of impervious surfaces allowed would help save and maintain Floyds Fork (see recording for detailed presentation).

04:28:55 Steve Porter stated parklands are important and the water shed from Floyds Fork is important to preserve regardless of development (see recording for detailed presentation).

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04:33:38 Barbara Kelly spoke of conservation easements, South Floyds Ford Tree Canopy, and dark sky compliant lighting regulations. Ms. Kelly noted her concerns with trespassing in the conservation easements (see recording for detailed presentation).

The following spoke in opposition to this request:

Rachael Armstrong, 1000 North Hurstbourne Parkway, Louisville, Kentucky, 40223

Chuck Kavanaugh, 8500 Nottingham Parkway, Louisville, Kentucky, 40222

David Mindel, 5151 Jefferson Boulevard, Louisville, Kentucky, 40219

Teena Halbig, 6505 Echo Trail, Louisville, Kentucky, 40299

Summary of testimony of those in opposition:

04:40:08 Rachael Armstrong, BIA, stated the vision statement lacks balance between growth and development with environmental protection. Ms. Armstrong noted the need for an appropriate boundary for the conservation form district. She presented documents to the Planning Commission of issues addressed by the BIA regarding the South Floyds Fork Plan (see recording for detailed presentation).

04:44:56 Commissioner Jarboe asked for clarification that Ms. Armstrong does not want the Planning Commission to take action for the South Floyds Fork Plan in today's hearing. Rachael Armstrong stated is opposed as written. Chuck Kavanaugh, advisor role to the BIA, stated the paper documents presented to Commissioners today were submitted previously for review and again today to ensure the documents are part of the record. They are not wanting to delay on taking action on the plan today (see recording for detailed presentation).

04:46:49 David Mindel stated there should be changes to the plan to the conservation areas with the Metropolitan Sewer District (see recording for detailed presentation). He noted every site is different for the preservation of the Tree Canopy in this area that should be considered.

04:55:13 Teena Halbig stated she submitted an article from WFPL to Commissioners prior to the hearing. Ms. Halbig noted the changes made to the Floyds Fork DRO (see recording for detailed presentation). Teena stated she would like to see more transparency regarding landownership and a 55% tree canopy preserved for the area.

05:04:29 Mike King stated Joe Daley, not present today, wanted to make sure Commissioners received a letter to note that he does not support the plan in it's current form but provide constructive comments towards the plan.

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Deliberation

05:05:07 Planning Commission deliberation (see recording for detailed presentation). Commissioners, Steve Porter, Travis Fietcher discussed the verbiage for plan. Commissioners, Emily Liu, Travis Fietcher, and Brian Davis discussed the timeline and deadline date for the Floyds Fork Vision Plan (see recording for detailed presentation).

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.

Adopt the South Floyd's For Vision Plan Executive Summary as an Amendment to Plan 2040

05:20:10 On a motion by Commissioner Brown, seconded by Commissioner Howard, the following resolution, based on Plan 2040, Standard of Review and Staff Analysis, and testimony heard today, was adopted.

WHEREAS, the Louisville Metro Planning Commission finds that the proposal meets the **Community Form Goal 1** because The proposed recommendations in the Plan guide the form and design of development to be responsive to the distinctive physical, historic and cultural qualities of Russell.
; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Community Form Goal 2** because the proposed recommendations in the Plan encourage sustainable growth and density around mixed-use centers and corridors; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Community Form Goal 3** because the proposed recommendations in the Plan enhance neighborhoods by protecting and integrating open space, watersheds GOAL and other natural resources; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Community Form Goal 4** because the Plan promotes historic and archeological resources that contribute to neighborhood authenticity; and

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WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Mobility Goal 1** because The plan proposes the implementation of an accessible, system of alternative transportation modes; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Mobility Goal 2** because the Plan promotes a safe, accessible and efficient transportation system; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Mobility Goal 3** because the Plan encourages land use and transportation patterns that connect the neighborhood and support future growth; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Community Facilities Goal 1** because the Plan recommendations ensuring community facilities are accessible; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Community Facilities Goal 2** because the Plan recommendations support community facilities to improve quality of life; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Community Facilities Goal 3** because the plan recommends community facilities be resilient and compatible with the surrounding neighborhood; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Economic Development Goal** because The Plan supports an economic climate that improves growth, innovation, investment and opportunity for existing and future residents; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Livability Goal 1** because the plan recommends protecting and enhancing the natural environment and integrating it with the built environment as development occurs; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Livability Goal 2** because the Plan promote equitable health and safety outcomes for all residents and visitors; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Livability Goal 3** because the plan ensures equitable access to land use planning and policy-making resources; and

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WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Livability Goal 4** because the Plan integrates sustainability and resilience in community planning processes; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Housing Goal 1** because the Plan promotes a diverse range of housing choices in the area; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Housing Goal 2** because the Plan supports the development of connected, mixed-use neighborhoods; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal meets the **Housing Goal 3** because the Plan promotes long-term affordability and livable housing; and

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council to **APPROVE** to Adopt the South Floyds Fork Vision Plan Executive Summary as an Amendment to Plan 2040.

The vote was as follows:

YES: Commissioners Peterson, Brown, Howard

NO: Commissioners Howard, Carlson, Jarboe, and Lewis

NOT PRESENT AND NOT VOTING: Commissioners Tomes, Daniels, and Smith

Approval of the South Floyds Fork Vision Plan

05:22:14 On a motion by Commissioner Howard, seconded by Commissioner Carlson, the following resolution, based on Plan 2040, Standard of Review and Staff Analysis, and testimony heard today, was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council to **APPROVE** South Floyds Fork Vision Plan and the Executive Summary and the four revisions to items 4.b, 5.a, 21.a, and 27.a

The vote was as follows:

YES: Commissioners Peterson, Howard, Carlson, Lewis and Jarboe

NO: Commissioner Brown

NOT PRESENT AND NOT VOTING: Commissioners Tomes, Daniels, and Smith

ABSTAINING: No one.