

ORDINANCE NO. _____, SERIES 2018

AN ORDINANCE CHANGING THE ZONING FROM R-4 RESIDENTIAL SINGLE FAMILY TO R-6 RESIDENTIAL MULTI-FAMILY ON PROPERTY LOCATED AT 8016 SHEPHERDSVILLE ROAD CONTAINING 16.94 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 16ZONE1027)(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. 16ZONE1027; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 16ZONE1027 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records; with amended and additional binding elements.

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 8016 Shepherdsville Road containing 16.94 Acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 16ZONE1027, is hereby changed from R-4 Residential Single Family to R-6 Residential Multi-Family; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 16ZONE1027, with the following amended and additional binding elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon or imposed binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding elements(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid require a public hearing by the Planning Commission with final approval by Louisville Metro Council.

11. Construction plans, bond and permit for a 5 foot sidewalk along Robbs Ln. between the Park and TARC located and proposed on the development plan to the existing sidewalk along Robbs Ln. frontage of 5100 Outerloop shall be submitted prior to issuance of the first building permit. Sidewalks shall be completed prior to the issuance of the 131st building permit. Construction plans, bond, and permit for a 5-foot sidewalk along either the East or West side of Robbs Ln. between the proposed location of the TARC Park and Ride on the development plan to the existing sidewalk along Robbs Ln. frontage of 5100 Outer Loop shall be submitted prior to issuance of the first building permit. The ultimate location of the sidewalk will be determined in consultation with Public Works.

12. Sidewalk along Robbs Ln. and turning lanes on Shepherdsville Rd. shall be installed and completed prior to issuance of certificate of occupancy.

13. There shall be no increase in density beyond what was shown and approved at the October 9, 2018 meeting of the Planning Commission.

14. There shall be no increase in building height beyond what was shown and approved at the October 9, 2018 meeting of the Planning Commission.

15. There shall be on-site management and emergency maintenance personnel available at all times as testified to during the October 9, 2018 meeting of the Planning Commission. As testified to during the October 9, 2018 meeting of the Planning Commission, there shall be on-

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site management at Unity Place Apartments.
Management shall have the capability and procedures in
place to contact emergency maintenance at all times.

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-436-18- Zoning at 8016 Shepherdsville Rd-Unity Place (As Amended)(12-10-18).docx