

PLANNING COMMISSION MINUTES
October 1, 2015

PUBLIC HEARING

CASE NO. 15NEIGH1002 & 15NEIGH1003

NOTE: Commissioner Jarboe and Commissioner Turner left the meeting at approximately 2:30 p.m., therefore, did not vote on this case.

Request: Highview Neighborhood Plan
Applicant: Louisville Metro Advanced Planning
Location: Louisville Metro
Council District: 23 – James Peden

Case Manager: Ken Baker, AICP

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.)

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.

Agency Testimony:

01:21:30 Ken Baker presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation).

The following spoke in favor of this request:

Jonathan Henney, Gresham Smith & Partners, 101 S. 5th Street, Suite 1400, Louisville, KY 40202

David Steff, President of Apple Valley Homeowner's Association, 7812 Applevue Lane, Louisville, KY 40228

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Summary of testimony of those in favor:

01:26:16 Jonathan Henney spoke on behalf of the applicant, and also referred to the PowerPoint presentation (see recording for detailed presentation).

01:40:03 David Steff spoke in favor of the case. Mr. Steff stated they have the perfect area to make a Town Center right down Fegenbush Lane.

01:41:47 In response to a question from Commissioner Peterson, Ken Baker described the public process for this Neighborhood Plan. He stated that instead of asking the community to come to us they had actually gone to them when there were community events, the Fall Festival or Summer Music Festivals. He stated they had booths at those events and gave updates and asked for input at those events, and got a lot of community input.

The following spoke in opposition to this request:

No one spoke.

Commissioners' Deliberation

01:44:15 The Commissioners discussed the case.

01:46:36 On a motion by Commissioner Tomes, seconded by Commissioner White, the following resolution was adopted:

WHEREAS, the Louisville Metro Planning Commission finds that the proposed Land Use/Community Form recommendations in the Highview Neighborhood Plan promote new development that will be designed to be compatible with the scale, rhythm, form and function of the existing development as well as with the pattern of uses. The proposed form district changes/rezonings support existing land uses and patterns of the Neighborhood and Town Center Forms, and preserves/enhances the neighborhood character, and

WHEREAS, the Commission further finds that the focus on encouraging investment/reinvestment in the revised Town Center and the network of neighborhood activity centers/nodes, promotes efficient use of land and investment in existing infrastructure and encourages vitality and a sense of place in the neighborhood and community, and

WHEREAS, the Commission further finds that the plan proposes recommendations for expanding commercial opportunities while maintaining the existing residential character

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of the neighborhood. The proposed development locations will minimize impacts to existing residences, schools and other sensitive areas in the neighborhood, and

WHEREAS, the Commission further finds that the plan proposes recommendations for maintaining existing open spaces (Highview Park) and enhancing neighborhood access to these community assets. The proposed recommendations seek to enhance existing open spaces serving the neighborhood, and

WHEREAS, the Commission further finds that the Land Use/Community Form recommendations propose strengthening the Town Center and establishing a network of strategic neighborhood activity centers. These recommendations encourage redevelopment and reinvestment opportunities that will be compatible with and stabilize the residential land use, and

WHEREAS, the Commission further finds that the proposed Mobility recommendations in the Highview Plan provide for adequate services to support existing uses and promote growth. Implementation of the mobility recommendations will provide walking and bicycling opportunities that will decrease the use of single-occupant vehicles and improve safety, and

WHEREAS, the Commission further finds that the Mobility recommendations place an emphasis on making improvements to the current street and sidewalk networks to support access to community facilities via walking and biking. The recommendations also would provide for safer access to public transit. The Land Use/Community Form recommendations support expanding opportunities for neighborhood-serving commercial uses, which could lead to a reduction in vehicle trips for retail goods and services, and

WHEREAS, the Commission further finds that the proposed Highview Neighborhood Plan recommendations reduce the impacts of pollution caused by vehicular traffic and land uses by encouraging compact development in centers and promoting alternative modes of transportation by improving bicycle and pedestrian access in the neighborhood, and

WHEREAS, the Commission further finds that the Plan recommends enhancing connections to Highview Park and throughout the neighborhood via walking and biking. As such, the plan supports the guideline's goals to have community facilities that are accessible to the adjacent neighborhoods; now, therefore be it

RESOLVED, that the Louisville Metro Planning Commission does hereby
RECOMMEND TO METRO COUNCIL APPROVAL of 15NEIGH1002 & 15NEIGH1003 Highview Neighborhood Plan and the Executive Summary of the plan which is to be an

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amendment to Cornerstone 2020, based on evidence and testimony heard today and the staff report.

The vote was as follows:

YES: Commissioners Lewis, Peterson, Brown, White, Tomes and Chair Person Blake

NO: No one

NOT PRESENT: Commissioners Kirchdorfer, Turner, Jarboe and Vice Chair Proffitt

ABSTAINING: No one