

**PLANNING COMMISSION MINUTES
MARCH 29, 2018**

PUBLIC HEARING

CASE NUMBERS 18NEIGHPLAN1000 & 18NEIGHPLAN1001

Project Name: South Dixie Highway Master Plan
Applicant: Louisville Metro Advanced Planning
Jurisdiction: Louisville Metro
Council District: 14 (Cindi Fowler)
Case Manager: Michael King, Urban Planner

Notice of this public hearing appeared in The Courier-Journal.

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:

01:22:00 Michael King provided a brief background for the South Dixie Highway Master Plan, which was initiated by Councilwoman Cindi Fowler as an extension of the Dixie Highway Corridor Master Plan.

The following spoke in favor of this request:

Charles Cash, 815 W Market St., Suite 302, Louisville, KY 40202
Mohammad Nouri, Concepts 21, LLC, Louisville, KY
Councilwoman Cindi Fowler, Louisville Metro Council District 14

Summary of testimony of those in favor:

01:24:20 Charles Cash spoke about Urban 1, LLC's role in developing this plan. This was a continuation of the work that was adopted in 2012; the idea was to extend that same level of planning to the county line. (See recording for detailed presentation.)

01:29:44 Mohammad Nouri of Concepts 21, LLC spoke about mobility, more specifically, increasing village center connectivity, sidewalks on Dixie Highway, pedestrian and bicycling options, and traffic safety improvements. (See recording for detailed presentation.)

01:34:30 Councilwoman Cindi Fowler thanked Councilmen Blackwell and Yates for their roles in funding this study as well as PDS Staff for their work on this project. It makes sense that the entire corridor gets the same treatment, and the improvements are greatly needed in the area.

01:35:23 Mr. King further spoke about Staff's findings, the notification process, and the actions required of the Planning Commission.

01:36:35 The presenters responded to questions from the Commissioners. Commissioner Tomes pointed out the need from trees along Dixie Highway. Mr. Nouri and Mr. Cash discussed that they would like to see more trees incorporated into the plan, but are restricted by certain

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state regulations as to where trees can be planted along the highway. There is hope that more trees can be planted in the lower speed limit areas. Legal Counsel Paul Whitty and Mr. King discussed the next steps in the process of moving forward with the plan.

The following spoke in opposition to this request:

No one spoke.

Deliberation:

01:42:06 The Commissioners concur that the proposal is justified.

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.

South Dixie Highway Master Plan

01:45:28 On a motion by Commissioner Carlson, seconded by Commissioner Howard, the following resolution, based on the Staff Report and testimony heard today, was adopted:

WHEREAS, the Louisville Metro Planning Commission finds that the proposal meets the Community Form guideline because the proposed Land Use/Community Form recommendations in the South Dixie Highway Master Plan promote new development and redevelopment 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 recommendations support existing land uses and patterns of the Village and Neighborhood Form, and preserve the neighborhood character, and

WHEREAS, the Commission further finds that the proposal meets the Compatibility guideline because the plan proposes recommendations for promoting the commercial corridor while maintaining the existing residential and natural character of the neighborhood. The proposed recommendations will minimize impacts to existing residences, schools and other areas in the neighborhood, and

WHEREAS, the Commission further finds that the proposal meets the Open Space guideline because the plan proposes recommendations for enhancing and connecting open spaces serving the neighborhood and region, and

WHEREAS, the Commission further finds that the proposal meets the Natural Areas and Scenic and Historic Resources guideline because the plan recommends efforts to cultivate interaction with the areas natural amenities and enhance the streetscape of the neighborhood, and

WHEREAS, the Commission further finds that the proposal meets the Economic Growth and Sustainability guideline because the plan encourages growth and development along the corridor and the establishment of a village center, and

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WHEREAS, the Commission further finds that the proposal meets the Circulation guideline because the proposed Mobility recommendations include improvements to multi-modal functionality and safety, and

WHEREAS, the Commission further finds that the proposal meets the Bicycle, Pedestrian and Transit guideline because the Mobility recommendations encourage 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; now, therefore be it

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the South Dixie Highway Master Plan be **APPROVED**.

The vote was as follows:

YES: Brown, Howard, Carlson, Ferguson, Tomes, and Jarboe
NOT PRESENT: Lindsey, Lewis, Smith, and Peterson

Executive Summary

01:46:48 On a motion by Commissioner Carlson, seconded by Commissioner Howard, the following resolution, based on the Staff Report and testimony heard today, was adopted:

WHEREAS, the Louisville Metro Planning Commission finds that the proposal meets the Community Form guideline because the proposed Land Use/Community Form recommendations in the South Dixie Highway Master Plan promote new development and redevelopment 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 recommendations support existing land uses and patterns of the Village and Neighborhood Form, and preserve the neighborhood character, and

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WHEREAS, the Commission further finds that the proposal meets the Natural Areas and Scenic and Historic Resources guideline because the plan recommends efforts to cultivate interaction with the areas natural amenities and enhance the streetscape of the neighborhood, and

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WHEREAS, the Commission further finds that the proposal meets the Bicycle, Pedestrian and Transit guideline because the Mobility recommendations encourage 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; now, therefore be it

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** that the Louisville Metro Council **ADOPT** the Executive Summary of the South Dixie Highway Master Plan as an amendment to Cornerstone 2020.

The vote was as follows:

YES: Brown, Howard, Carlson, Ferguson, Tomes, and Jarboe

NOT PRESENT: Lindsey, Lewis, Smith, and Peterson