

**PLANNING COMMISSION MINUTES**  
**August 16, 2018**

**PUBLIC HEARING**

**CASE NO. 18NEIGHPLAN1002 and 18NEIGHPLAN1003**

Request: Lower Hunters Trace Town Center Plan  
Project Name: Lower Hunters Trace Town Center Plan  
Location: Dixie Highway, approximately between Blanton Lane and Saint Andrews Church Road  
Applicant: Louisville Metro Planning Commission  
Jurisdiction: Louisville Metro  
Council District: 12 – Rick Blackwell  
**Case Manager: Kendal Baker, AICP, Neighborhood 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.)

**Agency Testimony:**

00:56:01 Mr. Baker presented the case with a power point presentation.

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

Charles Cash, 815 West Market Street, Suite 302, Louisville, Ky. 40202  
Liz McQuillan, 601 West Jefferson Street, Louisville, Ky. 40202

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

00:58:54 Mr. Cash gave a power point presentation. The document adopted in 2012 had 3 goals to create a safer and more functional corridor, improving commercial opportunities and trying to create a distinct and unifying character for Dixie Highway. There's been a lot of discussion with the residents to help prepare models for a possible future Dixie Highway.

01:10:06 Ms. McQuillan is representing Councilman Blackwell, district 12. Infrastructure changes on Dixie are needed in the short-term, but also the long-term. This plan should help achieve the goals for Dixie.

01:12:17 Commissioner Brown reminded staff of an error on the table regarding minimum/maximum lane width.

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01:12:58 Commissioner Tomes asked if there will be an overall master plan. Mr. Cash said yes, it is encouraged. The PDD zoning is an incentive to build what the master plan calls for.

**Deliberation**

01:18:34 Commissioner Carlson stated it will be a dramatic change to the area and there will be some nice opportunities. The Louisville Code of Ordinances Neighborhood Plan process is being followed.

01:19:52 Commissioner Peterson stated it's a nice plan and will transform that entire corridor.

01:20:20 Commissioner Tomes stated he hopes the plan is implemented and be the first of many.

01:20:55 Commissioners Brown, Lewis and Smith support the plan.

01:21:43 Commissioner Howard stated this plan encourages redevelopment for the project area and surrounding area. It also provides development alternatives, which includes infill development and the side streets with connectivity to Dixie Highway.

01:22:13 Chair Jarboe agrees with the other commissioners.

**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.**

**Review and Approval of Dixie Highway Town Center – Lower Hunters Trace Plan - 18NEIGHPLAN1002**

On a motion by Commissioner Howard, seconded by Commissioner Tomes, the following resolution based on staff's presentation, staff report, developer of the consultant's presentation and the Master Plan booklet was adopted.

**WHEREAS**, the Louisville Metro Planning Commission finds, the Dixie Highway Town Center - Lower Hunters Trace Plan is in conformance with the Cornerstone 2020 comprehensive plan. More specifically, the recommendations support the following plan elements and policies of the comprehensive plan:

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**WHEREAS**, the Louisville Metro Planning Commission finds the proposal meets Guideline 1 Community Form because the proposed Land Use/Community Form recommendations in the Dixie Highway Town Center - Lower Hunters Trace 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 plan promotes the Town Center form, which is a traditional and preferred form and forms a focal point of activity. Cornerstone 2020 encourage the creation of new town centers; and

**WHEREAS**, the Louisville Metro Planning Commission finds the proposal meets Guideline 2 Centers because the plan encourages mixed land uses organized around a compact activity center. The proposed Lower Hunters Trace Town Center plan encourage vitality and a sense of place; it encourages commercial revitalization that will result in efficient land use and cost-effective infrastructure investment; and

**WHEREAS**, the Louisville Metro Planning Commission finds the proposal meets Guideline 3 Compatibility because the plan proposes recommendations for promoting the commercial corridor while maintaining the existing residential and natural character of the area. The proposed recommendations will minimize impacts to existing residences, schools and other areas in the neighborhood; and

**WHEREAS**, the Louisville Metro Planning Commission finds the proposal meets Guideline 4 Open Space because the plan proposes recommendations for enhancing and connecting open spaces serving the neighborhood and area. Plan proposes the creation of a recreation destination at the Southwest Government Center. This would enhance the quality of life of the neighborhood and the region through the provision of accessible and functional open space; and

**WHEREAS**, the Louisville Metro Planning Commission finds the proposal meets Guideline 5 Natural Areas and Scenic and Historic Resources because the plan recommends efforts to cultivate interaction with the area's natural amenities and enhance the streetscape of the neighborhood; and

**WHEREAS**, the Louisville Metro Planning Commission finds the proposal meets Guideline 6 Economic Development and Sustainability because the plan encourages growth and development along the corridor and the establishment of a town center; and

**WHEREAS**, the Louisville Metro Planning Commission finds the proposal meets Guideline 7 Circulation because the proposed recommendations include improvements to multi-modal functionality and safety that is coordinated with desired growth and development patterns; and

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**WHEREAS**, the Louisville Metro Planning Commission finds the proposal meets Guideline 9 Bicycle, Pedestrian and Transit because the plan 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 enhanced access to public transit; and

**WHEREAS**, the Louisville Metro Planning Commission finds the proposal meets Guideline 12 Air Quality because the plan encourages development with densities and mixtures of land uses that encourage mass transit; and

**WHEREAS**, the Louisville Metro Planning Commission finds the proposal meets Guideline 13 Landscape Character because the plan ensures appropriate landscape design standards for different land uses within urbanized area; and

**WHEREAS**, the Louisville Metro Planning Commission finds the proposal meets Guideline 15 Community Facilities because the plan encourages the design of community facilities to ensure the high quality design and compatibility with existing development; and

**WHEREAS**, the Louisville Metro Planning Commission further finds the proposal meets the proposed goals, objectives, recommendations in the Dixie Highway Town Center - Lower Hunters Trace Plan and the Executive Summary are in conformance with the Neighborhood Plan Ordinance (Chapter 161) and Cornerstone 2020 Plan Elements and Guidelines. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan.

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to Metro Council that the Dixie Highway Town Center, Lower Hunters Trace Plan be **APPROVED**.

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Howard, Lewis, Peterson, Smith, Tomes and Jarboe**

**NOT PRESENT AND NOT VOTING: Commissioner Robinson**

**Executive Summary of Plan to be Amendment to Cornerstone 2020 - 18NEIGHPLAN1003**

On a motion by Commissioner Howard, seconded by Commissioner Smith, the following resolution based on the staff report and testimony heard today was adopted.

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**WHEREAS**, the Louisville Metro Planning Commission finds, the plan is consistent with the format of all neighborhood/small area plans (and as required in Chapter 161, the Neighborhood Plan Ordinance), the executive summary includes the Vision Statement for the Dixie Highway Town Center – Lower Hunters Trace Plan and a summary of recommendations from the plan (Section B: Planned Development District and Section C: Implementation).

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to Metro Council that the Executive Summary of the plan to be an amendment to Cornerstone 2020, which includes the Master Plan narrative; also, it's in conformance with Chapter 161 Neighborhood Plan Ordinance be **APPROVED**.

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Howard, Lewis, Peterson, Smith, Tomes and Jarboe**

**NOT PRESENT AND NOT VOTING: Commissioner Robinson**