

PLANNING COMMISSION MINUTES
October 17, 2019

PUBLIC HEARING
CASE NO. 19-LDC-0001

Request: Amend Section 6.1.3 of the Land Development Code (LDC) regarding access requirements for residential development
Project Name: Access for Residential Developments
Jurisdiction: Louisville Metro
Case Manager: Chris French, AICP, Planning and Design Supervisor

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:

00:54:23 Mr. French discussed the case summary, standard of review and staff analysis from the staff report.

00:55:53 Commissioner Mims asked if the requirement is for one access to a collector road and then to another collector road or to the same collector road? Mr. French said they can be to the same collector road. Commissioner Mims asked if there was any feedback from the development industry. Mr. French said yes.

00:56:59 Commissioner Howard asked if Councilman Benson is in agreement with the proposal. Mr. French said he was fine with the previous language and shouldn't have any issues with the change because it just clarifies the intent.

Deliberation

00:57:31 Planning Commission deliberation.

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.

Amend Section 6.1.3 of the Land Development Code (LDC) regarding access requirements for residential development

6.1.3 Residential Developments

PLANNING COMMISSION MINUTES
October 17, 2019

PUBLIC HEARING
CASE NO. 19-LDC-0001

When a residential subdivision is proposed that abuts an arterial or collector roadway, it shall be designed to provide lots abutting the roadway with access only from an alley, frontage road or interior local road. (See also Section 5.4.2.B.1.a).

Direct driveway access to individual one and two family dwellings from arterial and collector roadways are prohibited unless the Planning Commission determines, in consultation with the Director of Works, that there is no acceptable access alternative.

Developments with an aggregate of 200 or more dwellings (single family or multi-family) shall have at least two separate access roadways connecting directly to existing collector level or higher classification roadway(s). The Director of Public Works or designee may waive the requirement that the access roadways connect directly to existing collector level or higher classification roadway(s). Alternatively, the development may create a new collector level roadway through the development. Developments created prior to the effective date of this paragraph and not in compliance with it may be modified, including construction of ancillary facilities and improvements to existing structures, provided that the modifications do not increase the number of dwelling units.

On a motion by Commissioner Carlson, seconded by Commissioner Howard, the following resolution based on the Plan 2040 Staff Analysis, including changes in the handout staff presented today, the Planning Committee's work, Metro Council and the legislative bodies having zoning jurisdiction in Jefferson County was adopted.

WHEREAS, the Planning Commission finds that the proposed amendments to Section 6.1.3 of the LDC comply with the applicable policies of Plan 2040; and

WHEREAS, the Planning Commission further finds that the proposed LDC text amendments comply with Mobility policy 3.5 because the proposed text amendments would clarify the intent of the code and provide additional options to reduce impacts of development on transportation networks; and

WHEREAS, the Planning Commission further finds that the proposed LDC text amendments comply with Mobility policy 3.12 because the amendments provide the option for the creation of a collector level roadway through developments to provide an additional option for appropriate development of additional lands; and

WHEREAS, the Planning Commission further finds that the proposed LDC text amendments comply with Housing policy 3.20 because these amendments will further clarify the intent of the LDC regarding access to larger residential developments and will provide an additional option for collector level roadway development to multi-building site developments; and

PLANNING COMMISSION MINUTES
October 17, 2019

PUBLIC HEARING
CASE NO. 19-LDC-0001

WHEREAS, the Planning Commission further finds that the proposed LDC text amendments comply with Housing policy 2.2 because the amendment further clarifies the intent that large residential development should be near collector level or higher roadways in order to provide convenient access to employment opportunities as well as goods and services.

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council amend section 6.1.3 of the Land Development Code (LDC) regarding access requirements for residential development.

The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Mims and Jarboe

NOT PRESENT AND NOT VOTING: Commissioners Lewis, Peterson and Tomes