

**Planning Commission Minutes**  
**June 2, 2011**

**Public Hearing**

**CASE NO. 15908**

**Project Name:** LDC Amendment – Chapter 2  
**Applicant:** Louisville Metro Planning and Design Services  
**Jurisdiction:** All jurisdictions

**Case Manager:** Chris French, AICP

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. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Request:**

Land Development Code (LDC) Amendment – Chapter 2

**Agency Testimony:**

02:01:57 Christopher French introduced the case. He said this amendment was drafted in response to a Metro Council Resolution (072-2010). This resolution requested that the Planning Commission look at the residential density of development within the C-1 and office-residential zoning districts. Several Planning Committee meetings were conducted after a substantial amount of staff research on the subject. The Planning Committee did not recommend to the full Planning Commission that commercial and office-residential zones have their maximum densities reduced. The committee and PDS staff determined that such an amendment would create numerous nonconforming properties, while reducing the ability for mixed use developments to occur. The Planning Committee did recommend that the maximum density of certain zones be revised to simplify the current code requirements.

Mr. French said that this revision deals primarily with the upper level OR zones and the C-2 zoning districts as well as more multi-purpose zones such as EZ-1, W-1 and W-2. He said that, currently, the maximum density for those zones are determined by the number of bedrooms, which in many cases is problematic for calculating density. The simplification of the maximum density would still provide for the second highest maximum densities allowed within the Louisville Metro area (outside of the C-3 zoning district).

02:03:28 Mr. French said the recommendation from the Planning Committee is to establish a set maximum density of just over 200 units to the acre for these zoning districts. This would be the second-highest density allowed by the Land

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Development Code; the highest density is for the C-3 zoning district. This amends multiple sections of the Code, but primarily Chapter 2 (this is described in detail in the staff report, as well as in the attachments to the staff report.)

02:04:28 In response to a question from Commissioner Blake, Mr. French explained why the Planning Committee did not recommend that commercial and office-residential zones have their maximum densities reduced. Commissioner Blake asked if that was a unanimous recommendation from the Planning Committee. Mr. French said it was.

02:06:18 In response to a question from Commissioner Howard, Mr. French said the density for the above-named residential categories will be 217 units per acre.

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

No one spoke.

**The following spoke in opposition to this request:**

No one spoke.

**The following spoke neither for nor against the request:**

No one spoke.

**Deliberation**

02:07:19 Commissioner Blake said he feels that this will be a reasonable proposal that will protect people's property rights in these districts.

**An audio/visual recording of the Planning Commission hearing related to this case is available in the Planning & Design Services offices. Please contact the Customer Service staff to view the recording or to obtain a copy. The recording of this hearing will be found on the CD of the June 2, 2011 public hearing proceedings.**

**Land Development Code (LDC) Amendment – Chapter 2**

On a motion by Commissioner Howard, the following resolution was adopted:

**WHEREAS**, The Louisville Metro Planning Commission finds that the proposed amendment is in conformance with Guideline 1 because proposed amendment provides for very high densities that would be compatible to the areas in which these zones are located; and

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**WHEREAS**, The Louisville Metro Planning Commission finds that the proposed amendments are in conformance with Guideline 2 because the proposed amendment would still allow for very high densities within the applicable zoning districts in order to ensure that centers development is built in a compact and efficient manner; and

**WHEREAS**, The Louisville Metro Planning Commission finds that the proposed amendments are in conformance with Guideline 6 because the proposed amendment would allow for a simplification of the regulations, while ensuring that very high densities can remain viable within the applicable zoning districts; now, therefore be it

**RESOLVED**, That the Louisville Metro Planning Commission does hereby, **RECOMMEND**, to the Louisville Metro Council and other jurisdictions with zoning authority, that those legislative bodies **ADOPT** the text amendments to the Land Development Code as they were presented in the staff report and proposed to be amended by the Commission at today's hearing.

**The vote was as follows:**

**YES: Commissioners Carlson, Blake, Howard, Proffitt, and Hamilton.**

**NO: No one.**

**NOT PRESENT FOR THIS CASE: Commissioners Stockton, Tomes, and Wahl.**

**ABSTAINING: No one.**