

**Planning Commission Minutes  
May 19, 2016**

**Public Hearing**

**Case No. 16AREA1001**

**Request:** Change in form district from TN to DT and change in zoning from R-7 to C-2 on 35.38 acres.

**Project Name:** Russell Area-Wide Rezoning

**Location:** 1000 West Jefferson Street (Beecher Terrace Housing Complex)

**Owner/Applicant:** Louisville Metro

**Representative:** Louisville Metro

**Jurisdiction:** Louisville Metro

**Council District:** 4 – David Tandy

**Case Manager:** **Michael King, Urban Planner  
Office of Advanced Planning**

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 Land Development and Transportation Committee meeting 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:**

00:28:50 Michael King presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

**The following spoke in favor of the proposal:**

Marshall Gazaway, 425 Claver Court #56, Louisville, KY 40203-1823

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Gretchen Milliken, 1031 South Fourth Street, Louisville, KY 40203

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

00:37:27 Marshall Gazaway spoke in strong support of the project.

00:39:40 Gretchen Milliken, Director of Louisville Metro Advanced Planning, gave some details about grant funds and the timeline/s for the project.

**The following spoke in opposition to the proposal:**

No one spoke.

**The following spoke neither for nor against the proposal (“Other”):**

No one spoke.

**Rebuttal:**

There was no rebuttal, since no one spoke in opposition.

**Deliberation:**

00:41:56 Commissioners’ deliberation.

**Zoning**

00:44:40 On a motion by Commissioner Jarboe, seconded by Commissioner Turner, the following resolution was adopted:

**WHEREAS**, the Louisville Metro Planning Commission finds that the area wide rezoning complies with **Guideline 1, Community Form** of Cornerstone 2020. The area wide rezoning will ensure that new development will be designed to be compatible with the scale and form of existing development in the neighborhood, as well as with the pattern of existing uses; and

**WHEREAS**, the Commission further finds that the area wide rezoning complies with **Guideline 2, Centers** of Cornerstone 2020. The area wide rezoning will promote an efficient use of land and investment in existing infrastructure. The area wide rezoning will encourage a mixed use development to take place of the existing housing complex. The area wide rezoning will encourage vitality and a sense of place in the neighborhood; and

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**WHEREAS**, the Commission further finds that the area wide rezoning complies with **Guideline 3, Compatibility** of Cornerstone 2020. The area wide rezoning will encourage mixed use development with housing options for existing residents and needed commercial opportunities. For the reasons stated above, the area wide rezoning will preserve the character of the existing neighborhood; and

**WHEREAS**, the Commission further finds that the area wide rezoning complies with **Guideline 5, Natural Areas and Scenic and Historic Resources**. The area wide rezoning will allow for the inclusion of recreational green space throughout the development; and

**WHEREAS**, the Commission further finds that the area wide rezoning complies with **Guideline 6, Economic Growth and Sustainability**. The area wide rezoning will encourage neighborhood serving commercial development, improved housing, and greater connectivity to Beecher Terrace and the Russell Neighborhood; and

**WHEREAS**, the Commission further finds that the area wide rezoning complies with **Guideline 14, Infrastructure**. The area wide rezoning will encourage effective and appropriate connections between land use patterns and supporting infrastructure; and

**WHEREAS**, the Commission further finds that the existing zoning and form classifications are inappropriate for the community's conceptual vision of Beecher Terrace and the proposed zoning and form classifications are appropriate. The area wide rezoning will ensure that new development will be designed to be compatible with the scale and form of existing development in the neighborhood, as well as with the pattern of existing uses. The area wide rezoning will encourage a mix of appropriate uses and scale according to the specified zoning and form districts.

**WHEREAS**, the Commission further finds that based on the reasons stated above, or otherwise stated in the staff report, and as depicted in the maps presented at the Planning Commission public hearing, the area wide rezoning complies with all other Guidelines and Policies of Cornerstone 2020; and

**WHEREAS**, the Commission further finds that, based on the evidence and testimony presented and the applicant's justification that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

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**RESOLVED**, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the requested change in form district from TN to DT and change in zoning from R-7 to C-2 on 35.38 acres on property located in the attached legal description be **APPROVED**.

**The vote was as follows:**

**YES: Commissioners Lewis, Brown, Turner, Blake, Kirchdorfer, Tomes, Jarboe, and Peterson.**

**NO: No one.**

**NOT PRESENT: Commissioners White and Howard.**

**ABSTAINING: No one.**