

**PLANNING COMMISSION MINUTES
DECEMBER 15, 2016**

PUBLIC HEARING

CASE NO. 16AREA1003

Request:	Area-wide Change in Zoning for Jacobs
Project Name:	Jacobs Area-wide Rezoning
Location:	Multiple Properties
Owner:	Multiple Owners
Applicant:	Louisville Metro
Representative:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	15-Marianne Butler
Case Manager:	Brian Mabry, AICP, Planning & 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.)

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.

Agency testimony:

00:46:08 Brian Mabry presented the case and showed a Powerpoint presentation. Mr. Mabry responded to questions from the Commissioners (see staff report and recording for detailed presentation).

The following spoke in favor of the request:

Susan Hughes, 601 W. Jefferson Street, Louisville, KY 40202

Summary of testimony of those in favor:

00:56:24 Susan Hughes, representative for Councilwoman Marianne Butler, spoke in favor of the request (see recording for detailed presentation).

The following spoke in opposition of the request:

No one spoke.

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00:56:46 Commissioners' deliberation

00:58:57 On a motion by Commissioner Peterson, seconded by Commissioner Howard, the following resolution was adopted:

WHEREAS, the Louisville Metro Planning Commission finds that the area wide rezoning complies with the applicable guidelines and policies of Cornerstone 2020, and

WHEREAS, the Commission further 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. The neighborhood is comprised of a mix of residential and commercial uses with a grid pattern of streets, alleys and sidewalks and with two main thoroughfares, Taylor Boulevard and Barry Boulevard, 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, investment in existing infrastructure and help to encourage revitalization. The area wide rezoning will encourage light commercial and office uses to take place in and around the intersection of Taylor Boulevard and Barry Boulevard, an identified neighborhood gateway. The area wide rezoning will encourage vitality and a sense of place in the neighborhood, and

WHEREAS, the Commission further finds that the area wide rezoning complies with Guideline 3, Compatibility of Cornerstone 2020. The area wide rezoning will help to solidify the viability of long-standing compatible commercial uses along Taylor Boulevard by removing their nonconforming status and making them conforming uses. In addition, the area wide rezoning will encourage light commercial and office uses to take place in and around identified activity centers in the neighborhood, thus lessening the potential of non-residential expansion into residential areas, 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 light commercial and office uses to take place in and around an identified neighborhood gateway where existing infrastructure is adequate to support these uses, 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

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WHEREAS, the Commission further finds that the area wide rezoning complies with Land Use Recommendation 4 of the Jacobs Neighborhood Small Area Plan. The Plan recommends rezoning the subject properties to C-1 in order to encourage future light commercial and office development at the neighborhood gateway at the intersection of Taylor and Berry Boulevards. Although the Plan does not recommend rezoning of the property at 3600 Taylor Boulevard, through further public engagement at the Neighborhood Meeting, Staff came to believe it appropriate to include the property within the area wide rezoning request, and

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 the existing zoning classification is inappropriate and the proposed zoning classification is appropriate. The existing Residential and Office Residential zoning designations of the subject properties are not ideal for the intersection of a Major Arterial and a Minor Arterial. The area wide rezoning will ensure that new development will be appropriate for this neighborhood gateway. In addition, the area wide rezoning will help to solidify the viability of long-standing compatible commercial uses along Taylor Boulevard by removing their nonconforming status and making them conforming uses; now, therefore be it

RESOLVED, that the Louisville Metro Planning Commission, in Case Number 16AREA1003, does hereby **RECOMMEND APPROVAL** to Louisville Metro Council the Area-Wide Change in Zoning from R-6, R-7 and OR-2 to C-1 and R-6 to OR, based on the Staff Report and testimony heard today.

The vote was as follows:

Yes: Commissioners Brown, Tomes, Peterson, Howard, Smith, Carlson, Gazaway, Vice Chair Lewis and Chair Jarboe

Not Present: Commissioners Kirchdorfer