

**ORDINANCE NO. \_\_\_\_\_, SERIES 2021**

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 6600, 6700 & 6725 SOUTH HURSTBOURNE PARKWAY AND 5800, 5802 & 5930 WATTERSON TRAIL CONTAINING APPROXIMATELY 31.34 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 19ZONE0096). (AS AMENDED)**

**SPONSORED BY: COUNCIL MEMBER MADONNA FLOOD**

**WHEREAS**, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the "Planning Commission") and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 19ZONE0096; and

**WHEREAS**, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 19ZONE0016 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with the addition and modification of binding elements.

**NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:**

**SECTION I:** That the zoning of the property located at 6600, 6700 & 6725 South Hurstbourne Parkway and 5800, 5802 & 5930 Watterson Trail containing approximately 31.34 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 19ZONE0096, is hereby changed from R-4 Residential Single Family, R-5A Residential Multi-Family and PD Planned Development to R-6 Residential Multi-Family (approximately 17.11 acres) and C-1 Commercial (approximately 14.23 acres); provided, however, said property shall be

subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 20ZONE0074, with the following modified and additional binding elements:-

12. All property owners within 500 feet of a proposed blasting location shall be notified 30 days before any blasting operations occur and be offered pre-~~and post~~-blast surveys. Any homeowners who opt to have a pre-blast survey conducted shall be provided copies of all materials resulting from that survey, including any photos and/or videos. Any blast surveys shall be done in a manner consistent with Kentucky Blasting Regulations.

15. Clearing of trees greater than 4 inches in caliper shall not be permitted until construction plans have been submitted to Louisville Metro Construction Review or Transportation Plan Review. Submittal of roadway construction plans shall only permit clearing necessary for the construction of the roadways. This shall not preclude the mowing of underbrush or clearing necessary for geotechnical work.

16. Lot 7 shall be used for Senior apartments as depicted on the Development Plan at the March 4, 2021 Planning Commission hearing.

17. Commercially zoned properties shall not be eligible for the following uses: Dwelling, Multiple Family; Dwelling, Single-Family; Dwelling, Two-Family.

18. Any significant changes or alterations to the proposed structures (e.g. building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property, and/or any amendments to the binding elements shall be reviewed before the Planning Commission with final action to be determined by Metro Council.

**SECTION II:** This Ordinance shall take effect upon its passage and approval.

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Sonya Harward  
Metro Council Clerk

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David James  
President of the Council

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Greg Fischer  
Mayor

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Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

By: \_\_\_\_\_  
O-116-21 19ZONE0096 Approval (Tier 2 Amendedments).docx (TF)