

**PLANNING COMMISSION MINUTES
OCTOBER 19, 2017**

PUBLIC HEARING

CASE NUMBER 17AREA1001

Project Name:	Irish Hill Area-Wide Change in Zoning
Location:	Multiple Properties in the Irish Hill Neighborhood
Owner(s):	Multiple Owners
Applicant:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	4- Barbara Sexton Smith & 9-Bill Hollander
Case Manager:	Julia Williams, RLA, AICP, Planning Supervisor

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the Planning Commission meeting (The 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 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:

Julia Williams presented the case noting that language was added to the subareas to address property owners' concerns (see Staff Report and recording for detailed presentation).

In response to the Commissioners, there are alternative modes of transportation to get to this neighborhood. There are credits available for parking, but these lots are small and constrained. Pedestrian traffic is encouraged.

The following spoke neither for nor against the request:

Glenn Price, 400 W Market Street, Louisville, KY 40202

Lisa Santos, Irish Hill Neighborhood Association, Louisville, KY

Summary of testimony of neutral parties:

Glenn Price spoke on behalf of the River Metals Property who is involved in the Area-wide change in zoning. Prior to the hearing, Mr. Price gave Ms. Williams copy of an email with a list of C-1 and C-2 uses. He provided a copy of this to the Commissioners and asked Ms. Williams to confirm if these uses were permitted.

Ms. Williams stated that everything listed on the document is correct and that self-storage is a limited use under M-1 zoning (see recording for detailed testimony).

Lisa Santos is Co-Chair of the Irish Hill Neighborhood Association. The Association was initially in support of the project, but they are now unsure due to the last minute changes.

**PLANNING COMMISSION MINUTES
OCTOBER 19, 2017**

PUBLIC HEARING

CASE NUMBER 17AREA1001

Ms. Williams again read through the changes to M-1 uses.

Ms. Santos stated that she cannot support or oppose the project because she is not able to review this information with the Board of the Neighborhood Association.

In response to Commissioner Brown, Ms. Santos stated that there are areas where parking could overflow, but there should be some way to discuss this before saying there can't be any parking. She is concerned about the millwork use due to noise. She would like to see some sort of sound mitigation.

The following spoke in favor of the request:

Saundra Powell, 1399 Lexington Road, Louisville, KY 40206

Summary of testimony of those in favor:

Saundra Powell owns a nearby property. She supported plan as originally presented; however, she is concerned about the last minute changes. She is concerned about the noise of manufacturing zoning. She would like the Planning Commission to support the original plan.

The following spoke in opposition to the request:

Gregg Underwood, 1500 Lexington Road, Louisville, KY 40206

Summary of testimony of those in opposition:

Gregg Underwood stated that it doesn't make sense to have no minimum parking because parking is already an issue along Lexington Road. He is not supportive of blanket zoning. He is concerned about noise from millwork. He would like to keep his property as M-2 zoning (see recording for detailed testimony).

Ms. Williams stated that outdoor storage is permitted in Chapter 4.4 of the LDC for Commercial use—10% of the footprint or 800 sq. ft. She further discussed land uses and parking with the Commissioners (see recording for detailed testimony).

Commissioners' deliberation

Commissioner Howard stated she was ready to vote in favor until she heard about the parking. She is concerned that there are not a minimum number of parking spaces required. She is otherwise in support.

Commissioner Brown stated that he thinks a parking requirement is needed. They can take advantage of the parking credit process on a site by site basis. They have

**PLANNING COMMISSION MINUTES
OCTOBER 19, 2017**

PUBLIC HEARING

CASE NUMBER 17AREA1001

justification for a parking waiver, if needed. Parking was discussed further by the Commissioners (see recording for detailed testimony).

Commissioner Smith agrees with Commissioner Brown that a parking waiver would be a good alternative. Regarding Mr. Underwood, she thinks that his situation could warrant an exception.

Commissioner Howard feels that because the PDD allows uses that could have some outdoor storage, she doesn't know why it couldn't be changed to PDD.

Vice Chair Lewis agrees with the Commissioners about parking. Regarding Mr. Underwood, she feels that the property should be included in the rezoning, but she would be willing to compromise.

Commissioner Lindsey agrees with the Commissioners about parking and feels that a lack of parking can place undue stress on the community. Regarding the property that is M-2, she doesn't think an exception should be made. Ample options for development are provided under PDD.

Commissioner Carlson agrees with the Commissioners about parking. He stated he would be more comfortable with including the M-2 property at this stage. Regarding the millwork usage, something can be written to ensure that the equipment is enclosed.

Commissioner Peterson feels that the M-2 property can be changed since there isn't a plan in place. He feels that parking should be decided on a case by case basis. He feels comfortable with the overall plan.

Commissioner Ferguson agrees with what has been said regarding parking. The M-2 property should be left in as part of the overall zoning change.

Chair Jarboe does not understand why there is no minimum parking. He is ok with the M-2 property being included in the rezoning.

There was further discussion between Ms. Williams and the Commissioners (see recording for detailed testimony).

Motion:

On a motion by Commissioner Brown, seconded by Commissioner Lindsey, 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

**PLANNING COMMISSION MINUTES
OCTOBER 19, 2017**

PUBLIC HEARING

CASE NUMBER 17AREA1001

WHEREAS, the Planning 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 Traditional Neighborhood, as well as with the pattern of existing uses. The neighborhood is comprised of predominantly residential uses and a grid pattern of streets, alleys and sidewalks. Traditional neighborhoods are encouraged to have appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services, and

WHEREAS, the Planning 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 commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood. The area wide rezoning will encourage vitality and a sense of place in the neighborhood, and

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 3, Compatibility of Cornerstone 2020. The area wide rezoning will encourage commercial uses within all subareas. The area wide rezoning will encourage commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood. For the reasons stated above, the area wide rezoning will preserve the character of the existing neighborhood, and

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 5, Natural Areas and Scenic and Historic Resources. The area wide rezoning will help preserve this historically single family residential neighborhood and encourage commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood, and

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 6, Economic Growth and Sustainability. The area wide rezoning will encourage commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood where existing infrastructure is adequate to support these uses, and

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 14, Infrastructure. The area wide rezoning will encourage

**PLANNING COMMISSION MINUTES
OCTOBER 19, 2017**

PUBLIC HEARING

CASE NUMBER 17AREA1001

effective and appropriate connections between land use patterns and supporting infrastructure, and

WHEREAS, the Planning 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 Planning Commission further finds that the existing zoning classification is inappropriate and the proposed zoning 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 neighborhood is comprised of predominantly residential uses and a grid pattern of streets, alleys and sidewalks. The area wide rezoning will encourage a mix of appropriate uses according to the specified zoning district on the identified properties and within the subareas; now, therefore be it

RESOLVED, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the Area-wide change in zoning for multiple properties in the Irish Hill Neighborhood as described in the Staff Report and maps presented at the Planning Commission public hearing be **APPROVED** with the following changes:

- On page 2 of the PDD document for all subareas “There is no minimum parking requirement for this subarea.” Will be replaced with “The minimum parking requirement for the Traditional Neighborhood Form District in Chapter 9 of the Land Development Code will be reduced by ½.”
- “Outdoor storage in association with a commercial use is permitted per Chapter 4 Part 4 of the LDC.” Will be added to Commercial Use Categories 1 and 2 (CU1 and CU2).
- On page 4 of the PDD document under Limited Use Category 2 “Large Scale Redevelopment Subarea will be added under “a.” and g. will be added to state, “No outdoor storage shall be permitted within 100’ of a residential use or zone (Applies to Large Scale Redevelopment Subarea only).”
- Drive thru businesses are changed from Conditional Use Category 8 (CUP8) to Limited Use Category 8 (LU8).
- Conditional Use Category 8 (CUP8) will be added to allow for Breweries and Distilleries over 5000 SF in the Large Scale Redevelopment Area. CUP8 will have the following standards:

a. These uses are limited to property within the Large Scale Redevelopment Area.

**PLANNING COMMISSION MINUTES
OCTOBER 19, 2017**

PUBLIC HEARING

CASE NUMBER 17AREA1001

b. New structures shall be located at the minimum front setback or build-to line per the Traditional Neighborhood Form District Standards of the Louisville Metro Land Development Code

c. A minimum 10' Landscape Buffer Area (LBA) shall be provided between Industrial uses and zones as well as between Residential or Office uses and zones. This buffer shall contain 4.5 Type A or B trees per every 100 lineal feet of property line adjacent to the residential or office use and shall also contain an 8' screen as permitted by Chapter 10 of the Louisville Metro Land Development Code.

d. This use may not be located within 100' of a residential use or zone.

- The following uses will be added to the M-1 listings on page 14 of the PDD document:
 - Indoor Lumber yards
 - Indoor Wholesale markets
- Under Uses, manufacture, processing, treatment, or storage of the following:
 - Athletic or sports equipment, including balls, baskets etc..
 - Bedding
 - Millwork and planning (provided entire use, machinery, and equipment is inside a building)
 - Pulp Goods

The vote was as follows:

Yes: Carlson, Ferguson, Howard, Smith, Lindsey, Lewis, Peterson, Brown, and Jarboe

Absent: None

Abstain: None

No: None

PLANNING COMMISSION MINUTES
October 5, 2017

PUBLIC HEARING
CASE NO. 17AREA1001

Case No: 17AREA1001
Project Name: Irish Hill Area-Wide Change in Zoning
Location: Multiple Properties in the Irish Hill Neighborhood
Owner(s): Multiple Owners
Applicant: Louisville Metro
Jurisdiction: Louisville Metro
Council District: 4- Barbara Sexton Smith & 9-Bill Hollander
Case Manager: **Julia Williams, RLA, AICP, Planning 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.

On a motion by Commissioner Howard, seconded by Commissioner Tomes, the following resolution was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **DEFER** Case No. 17AREA1001 to the October 19, 2017 Planning Commission meeting.

The vote was as follows:

YES: Commissioners Brown, Carlson, Ferguson, Howard, Lewis, Peterson, Smith, Tomes and Jarboe

NOT PRESENT AND NOT VOTING: Commissioner Lindsey