

**MINUTES OF THE MEETING
OF THE
PLANNING COMMITTEE**

February 13, 2014

Case No. 14AMEND1000

Land Development Code Text Amendment – W-1 & W-2 Waterfront Districts

Michael Hill presented the case and displayed a map showing where the W-1 and W-2 zoning districts are located (see staff report for detailed presentation.) The request is specifically to allow taverns in these zoning districts. He said there are some developments planned for these areas (primarily, mixed use and multi-family residential). This will allow flexibility for future non-residential development that may not meet the definition of a “restaurant” but may be a tavern or pub-type use. The text of the proposed amendment is in the staff report.

The second part of the proposal is to add language to clarify that restaurants within the W-1 & W-2 zoning districts are allowed to have outdoor alcohol sales and consumption upon obtaining the appropriate ABC license. The intent has always been to allow this activity at restaurants in the W-1 & W-2 zones, but the LDC is not clear on the issue.

He added that “indoor” should be added to the amendment – this was accidentally omitted from the staff report.

Commissioner Blake asked what type of notice is required for this when it goes to public hearing. Emily Liu, Director of Planning and Design Services, said neighborhood groups were notified. Mr. Hill said that, unlike a rezoning, there are no first- or second-tier groups. An ad is also placed in the Courier-Journal.

In response to a question from Commissioner Kirchdorfer, Mike Kimmel, from Waterfront Development Corporation, pointed out the locations of the W-1 zoning on the map. Mr. Hill added that all of the W-1, W-2 and W-3 in the downtown area are in the Waterfront Overlay District. So any proposal for new construction in one of these areas would still have to go before the Waterfront Development Corporation. John Carroll, legal counsel for the Planning Committee, said that Waterfront Development Corporation controls the overlay district, and would approve the design and approve wherever these taverns or outdoor uses would be.

Ms. Liu said there had been an inquiry from a restaurant in a W-2 wanting to do outdoor dining with alcohol sales. This amendment would help in future interpretations. Mr. Carroll said this would help with the River Park Place development – there is a plan to put a café into the building. Mike Kimmel, with Waterfront Development Corporation, said there is a plan right now to do a

**MINUTES OF THE MEETING
OF THE
PLANNING COMMITTEE**

February 13, 2014

Case No. 14AMEND1000

Land Development Code Text Amendment – W-1 & W-2 Waterfront Districts

restaurant just behind the building that is completed. He explained more about the project, and said there was a large area planned for outdoor dining/wedding receptions/etc.

In response to a question from Commissioner Turner, Mr. Kimmel explained about the Pagett House and its location. They discussed the total number of proposed units for the River Park Place development. There is underground parking planned for the whole site.

Commissioner Howard asked if the Waterfront Overlay District Committee has reviewed the whole project and is aware of everything planned. Mr. Kimmel said they had, and added that he is the Overlay Administrator and was aware of all proposals.

Commissioner Kirchdorfer asked about a tavern amendment that was heard last year. Mr. Hill said that applied to the Old Louisville TNZD – what used to be referred to as a “neighborhood pub” is now referred to as a “tavern”. These businesses do not require 50% food sales like a restaurant.

On a motion by Committee Member Blake and seconded by Committee Member Brown, the following resolution was adopted:

RESOLVED, the Louisville Metro Planning Committee does hereby **RECOMMEND** that Case No. 14AMEND1000, a Land Development Code Text Amendment to allow taverns in W-1 and W-2 zoning districts, be forwarded to the Louisville Metro Planning Commission on **March 20, 2014** for review and consideration, and shall include the suggested revisions and recommendations as discussed at today’s Planning Committee meeting including adding the word “indoor” to the text amendment.

The vote was as follows:

YES: Committee Members Blake, Howard, Brown, Kirchdorfer, and Turner.

NO: No one.

NOT PRESENT: Committee Members Kelly, Tomes, and Kavanaugh.

ABSTAINING: No one.

**Planning Commission Minutes
January 16, 2014**

Business Session

Case No. ¹⁴~~13~~AMEND1000

Project Name: LDC Amendments
Applicant: Waterfront Development
Representative: Mike Kimmel
Jurisdiction: Louisville Metro

Case Manager: Mike Hill, Planning Coordinator

Request:

Amend the Land Development Code to allow taverns as a permitted use in the W-1 and W-2 zoning districts.

Discussion:

01:26:58 Mike Hill presented the case. He said the first step in the process is to request that the Planning Commission be the applicant. Next, the request would be reviewed and researched by staff and then presented to the Planning Committee. The proposed date for that is February 13, 2014. If approved, the case would come back before the full Planning Commission for a public hearing.

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

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the above request to list the Louisville Metro Planning Commission as the applicant for the Case No. ¹⁴~~13~~AMEND1000.

The vote was as follows:

YES: Commissioners Blake, Proffitt, Brown, Tomes, Jarboe, Kirchdorfer, White, Turner, and Peterson.

NO: No one.

NOT PRESENT: Commissioner Hughes.

ABSTAINING: No one.

END BUSINESS SESSION