

PLANNING COMMISSION MINUTES
January 21, 2016

PUBLIC HEARING

CASE NO. 15AREA1002

Case No: 15area1002
Request: Area-wide Change in Zoning for the Portland
Neighborhood
Project Name: Portland Area-Wide Re-Zoning
Location: Multiple properties in the Portland
Neighborhood

Owner: Multiple Owners

Applicant: Louisville Metro

Representative: Louisville Metro

Jurisdiction: Louisville Metro
Council District: 5-Cheri Bryant-Hamilton
Case Manager: Julia Williams, RLA, AICP, Planner II

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.)

Agency Testimony:

00:07:41 Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Cheri Bryant-Hamilton, 903 Southwestern Parkway, Louisville, Ky. 40211

Summary of testimony of those in favor:

00:18:58 Councilwoman Bryant-Hamilton stated the neighborhood is in favor of the proposal. "It's been a long time coming to get these changes recommended for approval."

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Deliberation

00:19:44 Planning Commission deliberation. The commissioners are in agreement that the plan is very well thought out and will benefit the neighborhood.

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 Tomes, seconded by Commissioner Turner, the following resolution was adopted.

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

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 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; 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 on these properties, which have been identified to have been used as commercial both historically and currently. 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

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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 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 classification is 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, some of which have been identified to have been used as commercial uses historically and currently.

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND**, to Metro Council, **APPROVAL** of Case No. 15AREA1002, the area-wide change in zoning for multiple properties in the Portland Neighborhood based on the evidence and testimony heard today and the favorable staff report.

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe, Kirchdorfer, Lewis, Tomes, Turner and White

NOT PRESENT AND NOT VOTING: Commissioner Peterson