

**MINUTES FOR
CASE NO. 16NEIGHPLAN1007 & 16NEIGHPLAN1008 ONLY
LOUISVILLE METRO PLANNING COMMISSION
December 1, 2016**

A meeting of the Louisville Metro Planning Commission was held on Thursday, December 1, 2016 at 1:00 p.m. at the Old Jail Building, located at 514 West Liberty Street, Louisville, Kentucky.

Commission members present:

Vince Jarboe, Chairman
Marilyn Lewis, Vice Chair
Jeff Brown
Rich Carlson
Lula Howard
David Tomes
Marshall Gazaway
Emma Smith
Rob Peterson

Commission members absent:

Robert Kirchdorfer

Staff Members present:

Emily Liu, Director, Planning and Design Services
Brian Davis, Planning & Design Supervisor
Jonathan Baker, Legal Counsel
John G. Carroll, Legal Counsel
Beth Jones, Planner II
Brian Mabry, Planning & Design Supervisor
Kendal Baker, Planning Manager, Advanced Planning
Michael King, Urban Planner, Advanced Planner
Sue Reid, Management Assistant (meeting and minutes)
Chris Cestaro, Management Assistant (minutes for this case only)

The following matters were considered:

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Request: Approval of the Deer Park Neighborhood Plan and Executive Summary as Amendment to Cornerstone 2020
Project Name: Deer Park Neighborhood Plan
Location: Deer Park Neighborhood
Owners: Multiple
Applicant: Louisville Metro
Representative: Louisville Metro
Jurisdiction: Louisville Metro
Council District: 8-Tom Owen
Case Manager: Ken Baker, AICP, Planning Manager

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 Land Development and Transportation Committee 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:

00:37:13 Kendal Baker presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

The following spoke in favor of the proposal:

Rachel Phillips, EHI Engineering, 2428 Ransdell Avenue, Louisville, KY 40204

Paula Wahl (was called but declined to go to the podium; said she was available to answer questions.)

Arthur Cestaro, 1936 Ivanhoe Court, Louisville, KY 40205

Summary of testimony of those in favor of the proposal:

00:42:51 Rachel Phillips, the lead consultant, discussed the overall project (see recording for detailed presentation.) She read the vision statement into the record.

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01:02:52 Ken Baker concluded with a description of all of the Guidelines that support the plan.

01:04:23 Commissioner Howard asked Mr. Baker about the proposed rezonings. Mr. Baker explained that a rezoning is a separate process from the Neighborhood Plan.

01:05:32 Commissioner Carlson asked if there were existing issues that were being addressed by the “downzonings”. Mr. Baker said that was being done to bring the zoning more into line with what is there, and also to preserve the neighborhood character.

01:07:50 Commissioner Carlson also discussed the “reconstruction” of some buildings (Richmond Avenue, edge of Bellarmine campus.) Mr. Baker said the recommendations were meant to be “proactive” and protect the neighborhood, while still allowing Bellarmine’s growth.

01:10:07 Arthur Cestaro, representing the Deer Park Neighborhood Association, spoke in support.

The following spoke in opposition to the proposal:

No one spoke.

The following spoke neither for nor against the proposal (“Other”):

No one spoke.

Deliberation:

01:11:50 Commissioners’ deliberation.

Neighborhood Plan – Case No. 16NEIGHPLAN1007

01:15:56 On a motion by Commissioner Carlson, seconded by Commissioner Howard, the following resolution was adopted:

WHEREAS, the Louisville Metro Planning Commission finds that the proposal meets the intents of **Guideline 1 - Community Form**. The proposed Land Use/Community Form recommendations in the Deer Park Neighborhood Plan promote new development that will be designed to be compatible with the scale,

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rhythm, form and function of the existing development as well as with the pattern of uses. The proposed area wide rezonings support existing land uses and patterns of the Traditional Neighborhood Form, and preserve the traditional neighborhood character; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 3 - Compatibility**. The plan proposes recommendations for promoting the commercial corridor while maintaining the existing residential character of the neighborhood. The proposed recommendations will minimize impacts to existing residences, schools and other sensitive areas in the neighborhood; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 4 - Open Space**. The plan proposes recommendations for enhancing open spaces serving the neighborhood; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 5 - Natural Areas and Scenic and Historic Resources**. The plan recommends efforts to restore the tree canopy and enhance the streetscape of the neighborhood; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 6 - Economic Development and Sustainability**. The Land Use/Community Form component encourages opportunities that will be compatible with and stabilize the residential land uses; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 7 – Circulation**. The proposed Mobility recommendations in the Deer Park Plan support existing uses and promote growth. Implementation of the mobility recommendations will provide walking and bicycling opportunities that will decrease the use of single-occupant vehicles and improve safety; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 9 - Bicycle, Pedestrian and Transit**. The Mobility recommendations place an emphasis on making improvements to the current street and sidewalk networks to support access to community facilities via walking and biking. The recommendations also would provide for safer access to public transit; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 12 - Air Quality**. The proposed Deer Park Neighborhood Plan recommendations reduce the impacts of pollution caused by vehicular traffic and

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land uses and encourages alternative modes of transportation by improving bicycle and pedestrian access in the neighborhood; and

WHEREAS, the Commission further finds that, based on the evidence and testimony presented, the applicant's justification, and the staff report that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the legislative body of Louisville Metro Government that the requested Neighborhood Plan be **APPROVED**.

The vote was as follows:

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

NO: No one.

NOT PRESENT: Commissioner Kirchdorfer.

ABSTAINING: No one.

Case No. 16NEIGHPLAN1008 - Executive Summary of Plan to be an Amendment to Cornerstone 2020

01:17:20 On a motion by Commissioner Carlson, seconded by Commissioner Howard, the following resolution was adopted:

WHEREAS, the Louisville Metro Planning Commission finds that the proposal meets the intents of **Guideline 1 - Community Form**. The proposed Land Use/Community Form recommendations in the Deer Park Neighborhood Plan promote new development that will be designed to be compatible with the scale, rhythm, form and function of the existing development as well as with the pattern of uses. The proposed area wide rezonings support existing land uses and patterns of the Traditional Neighborhood Form, and preserve the traditional neighborhood character; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 3 – Compatibility**. The plan proposes recommendations for promoting the commercial corridor while maintaining the existing residential character of the neighborhood. The proposed recommendations will minimize

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impacts to existing residences, schools and other sensitive areas in the neighborhood; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 4 - Open Space**. The plan proposes recommendations for enhancing open spaces serving the neighborhood; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 5 - Natural Areas and Scenic and Historic Resources**. The plan recommends efforts to restore the tree canopy and enhance the streetscape of the neighborhood; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 6 - Economic Development and Sustainability**. The Land Use/Community Form component encourages opportunities that will be compatible with and stabilize the residential land uses; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 7 – Circulation**. The proposed Mobility recommendations in the Deer Park Plan support existing uses and promote growth. Implementation of the mobility recommendations will provide walking and bicycling opportunities that will decrease the use of single-occupant vehicles and improve safety; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 9 - Bicycle, Pedestrian and Transit**. The Mobility recommendations place an emphasis on making improvements to the current street and sidewalk networks to support access to community facilities via walking and biking. The recommendations also would provide for safer access to public transit; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 12 - Air Quality**. The proposed Deer Park Neighborhood Plan recommendations reduce the impacts of pollution caused by vehicular traffic and land uses and encourages alternative modes of transportation by improving bicycle and pedestrian access in the neighborhood; and

WHEREAS, the Commission further finds that, based on the evidence and testimony presented, the applicant's justification, and the staff report that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the legislative body of Louisville Metro Government that the

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requested Executive Summary of Plan to be an Amendment to Cornerstone 2020
be **APPROVED**.

The vote was as follows:

**YES: Commissioners Lewis, Brown, Tomes, Peterson, Howard, Smith,
Carlson, Gazaway, and Jarboe.**

NO: No one.

NOT PRESENT: Commissioner Kirchdorfer.

ABSTAINING: No one.

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STANDING COMMITTEE REPORTS

Land Development and Transportation Committee

No report given.

Legal Review Committee

No report given.

Planning Committee

No report given.

Policy and Procedures Committee

No report given

Site Inspection Committee

No report given.

ADJOURNMENT

The hearing of this case ended at approximately 02:18 p.m.

Chairman

Division Director