

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Pam Alaimo <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 3:26 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mrs. Pam Alaimo
1652 Victory Ct
Prospect, KY 40059
(678) 907-0169
pt40059@gmail.com

Williams, Julia

From: Frances Aprile <frances@littledovefarm.com>
Sent: Tuesday, October 27, 2020 7:05 PM
To: LDC Reform
Cc: Martina Kunnecke; David Kaelin; Steve Porter; Carol Hurst; Harrell Hurst; Liliias Pettit-Scott; Mike Farmer; Bert Stocker; Jeff Frank; Sheila Mead
Subject: LDC reform process: citizen participation

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Before it proceeds further, this LDC reform process needs a proper citizens' advisory group.

The Planning Commission is already busy with its own work & is not an adequate replacement for genuine, representative citizen participation.

Without such citizen participation, this process will lack both expertise & validity. You cannot understand on-the-ground problems, let alone address them, without listening to the folks on the ground.

As your next step, please convene a citizens' advisory group that includes social justice advocates, environmental experts, & neighborhood representatives from throughout Metro Louisville to begin an open, honest discussion with planners & developers about how best to reform the LDC.

Thank you.
Frances Aprile

Williams, Julia

From: Sam Avery <samuelavery@gmail.com>
Sent: Wednesday, October 21, 2020 4:58 PM
To: LDC Reform
Subject: Solar Ready New Construction
Attachments: Building Codes for Solar.docx

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Land Development Code people:

As a member of the 100% Renewable Energy Alliance of Louisville and a former solar installer, I am very interested in the development of solar energy in Louisville on both the utility and rooftop scale. My major frustration with designing rooftop photo-voltaic systems was roof design without any consideration for solar. Blocking my way were dormers, chimneys, plumbing stacks, etc. that did not have to be where they were. Having a good site for solar was entirely a matter of luck.

After talking with architects, solar advocates, and representatives on the state and municipal level, I went ahead and drew up some preliminary considerations for what constitutes solar readiness. Attached below.

We hope to introduce something like this on the state and municipal level.

Please consider these sorts of considerations an integral part of Louisville's Resolution for 100% renewable energy adopted in February of this year.

I hope to attend one of the upcoming public hearings.

Thank you for your consideration,
Sam Avery
100% REAL

Williams, Julia

From: Sam Avery <samuelavery@gmail.com>
Sent: Wednesday, October 28, 2020 10:49 AM
To: LDC Reform
Subject: Solar Ready Criteria
Attachments: Solar Readiness.docx

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I listened to one of the LDC public hearings the other day and spoke to Rachel Mandell on the phone this morning about this issue.

I am a member of 100% Renewable Energy Alliance of Louisville (REAL) and a recently retired solar installer. We wrote and introduced the Resolution for 100% renewable energy passed by the Louisville Metro council last February, and are in the process of ensuring implementation. A major facet of implementing the resolution will be creating solar readiness on new construction. We are working on the state level through the Kentucky Resources Council to amend the state building code, but would like to provide for solar readiness more specifically in Louisville's Land Development Code and in the planning process in general.

As a solar installer I came to realize that finding a house with a good unobstructed roof was a matter of luck. Houses almost always had enough roof space, but chimneys, dormers, vents, and plumbing stacks scattered about on rooftops usually blocked or interrupted prime space for solar installation. Often, such obstacles could have been placed as easily on a north-facing surface. If I could have moved a few things around - or if the house designer had had solar readiness in mind - I could have installed enough solar panels to produce all household electrical needs, and often enough to power an electric automobile as well. Accordingly, I am convinced that forward planning for solar readiness would create the possibility for carbon neutral residential and commercial on new construction.

Attached is a draft of the types of considerations that might constitute solar readiness. The list is preliminary and is not intended to be comprehensive. Something like it could be a starting point for researching the issue more thoroughly.

A few of us from REAL have met already with the Office of Advanced Planning and would be willing to meet with your office for further discussion. Please let me know if you are interested.

Thank you for the work that you do. We are stuck tomorrow with what we build today; planning is more important now than ever.

Sam Avery
502 741 6944

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Robert Bass <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 2:18 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property.

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. Robert Bass
4713 Ferrer Way
Louisville, KY 40299
(502) 276-3004
bsmconst@yahoo.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Kyle Blackwell <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 11:18 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Sincerely,

Mr. Kyle Blackwell
3600 Willowood Ct
Louisville, KY 40299
(502) 777-9791
kblackwell578@charter.net

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Marketta Blake <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 11:18 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Sincerely,

Mrs. Marketta Blake
10904 Bearcamp Rd
Louisville, KY 40272
(502) 935-9551
markettablake@twc.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Andrew Brody <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 8:56 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

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Sincerely,

Mr. Andrew Brody
304 CHANEL CT APT 1
LOUISVILLE, KY 40218-1651
(502) 262-1473
redhiker1@gmail.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Phil Candee <aarpwebact@action.aarp.org>
Sent: Tuesday, February 23, 2021 11:03 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Feb 23, 2021

Louisville Development Code
KY

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Sincerely,

Mr. Phil Candee
739 N Barbee Way
Louisville, KY 40217
(502) 777-1254
phillybeefandcheese@yahoo.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Louis Carter <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 11:18 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

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Sincerely,

Ms. Louis Carter
3307 Colonial Manor Cr 5B
Louisville, KY 40218
(502) 712-5931
ljcar19@gmail.com

Williams, Julia

From: Daniel Cobble <danielcobble@ymail.com>
Sent: Monday, October 26, 2020 9:54 PM
To: LDC Reform
Subject: LDC Reform

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I think right now! with people fighting for racial equality and justice! what this city needs is more black developers and contractors. That will be one major step in making sure that every zone district is being treated fairly, and not being discriminated against just because of a certain zip code.

Daniel Cobble
danielcobble@ymail.com
502-240-8377

[Sent from Yahoo Mail on Android](#)

Williams, Julia

From: Beargrass Thunder <beargrassthunder@gmail.com>
Sent: Monday, January 25, 2021 2:31 PM
To: Deatherage, Amanda C.; OBrien, Jeff
Cc: Monahan, Chris; LDC Reform; Arthur, Jecorey; Armstrong, Cassie; Wright, Brianna; King, Michael M; Gowin, Dirk L
Subject: Native Garden Fine - Why are we doing this?

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Hello all,

This relates to what I was speaking about with Code Enforcement, specifically the Code

§ 156.052 (D) EXTERIOR PROPERTY AREAS

(D) Weeds. All premises shall be maintained free from weeds or plant growth in excess of ten inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation other than trees or shrubs provided, however, this term shall not include cultivated flowers and gardens. Any plant growth exceeding ten inches in height on land of more than three acres that abuts another parcel which contains a dwelling or commercial building thereon other than crops, trees, bushes, flowers or other ornamental plants, shall be at least 50 feet from the property line or 200 feet from an occupied structure, whichever is less.

It seems that one of the most famous native pollinator yards in the city has been fined by Code Enforcement. Note that the LDC reform is not stopping Code Enforcement from fining residents.

Please talk to Code Enforcement, why are we fining gardens? If this can't be done in a WHITE neighborhood, you know that code enforcement will fine any neighborhood that tries this.

Rosemary Bauman, the head forest steward at the Louisville Nature Center has been fined for a native plant yard she has grown for YEARS. See below.

https://www.youtube.com/watch?v=v1E_260e2J4&t=38s

"So my luck with the city property code inspectors has finally run out. As many of you know, I grow a small but tall and bushy native plant habitat in my front yard. Due to my neighbor complaining year after year I have met many city inspectors and been told a number of different things. The more sympathetic ones said grass over ten inches was the only problem, so we got rid of the grass and planted clover. This past year I was cited again, the inspector said fines were currently suspended due to covid, and suggested I put up a native plant garden sign, which I did.

Another inspector showed up last week, and he wasn't having any of my arguments, just "cut it down, or else." I decided to cut the little bit of winter stems to ten inches, and save my battles for next summer. But then comes the letter with \$200.00 fine, pay now!

So I am finally going for an appeal, and wondering if any of you have taken that route. If so what was the outcome?

The saddest part of my recent conversation with inspector Chris Monahan was that he didn't know what milkweed was, or any other native plants for that matter. I know because I showed him the pods, told him the name, and asked if he knew the significance of the plant. He replied "you just told me - it's a weed, so it has to be cut down". So, if you have a moment, please consider sharing with Mr. Monahan the importance of milkweed, and native plants in general: Chris.Monahan@louisvilleky.gov. Our property inspectors should better informed."

--

[Beargrass Thunder.com](http://BeargrassThunder.com)

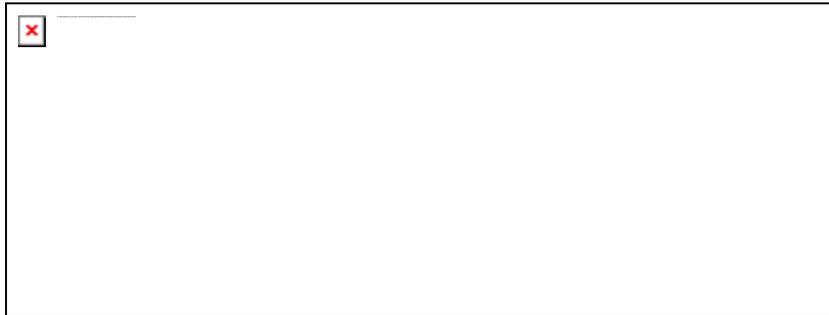
[Youtube](#)

[Facebook](#)

[Twitter](#)

[Instagram](#)

[Patreon](#)



Williams, Julia

From: Beargrass Thunder <beargrassthunder@gmail.com>
Sent: Saturday, February 13, 2021 9:37 AM
To: Green, Jessica; Shanklin, Barbara; Dorsey, Keisha C.; Arthur, Jecorey; Purvis, Donna L.; James, David A; McCraney, Paula D.; Armstrong, Cassie; Hollander, Bill H.; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; Fox, Mark H.; Fowler, Cindi; Triplett, Kevin D.; Reed, Scott; Winkler, Markus B.; Parker, Marilyn; Piagentini, Anthony B.; Benson, Stuart; George, Nicole A.; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent; OBrien, Jeff; LDC Reform
Subject: Property Maintenance Code Reform - Weed Ordinance - Radio Feature
Attachments: 1Code and Reg.jpg; 4Code and Reg.jpg; 2Code and Reg.jpg; 5Code and Reg.jpg; 3Code and Reg.jpg; Code and Reg.jpg

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Good morning,

We were featured on Forward Radio for our work on changing the "Weed" ordinance in Metro jurisdiction that forces all homeowners to mow their grass under penalty of government fines or liens. Please let us know how we can work together to change this.

<https://www.beargrassthunder.com/post/truth-to-power-weed-ordinances>

Property Maintenance Code (PMC)- What Code Enforcement Uses to Fine Residents

§ 156.052 (D) EXTERIOR PROPERTY AREAS from the Land Development Code

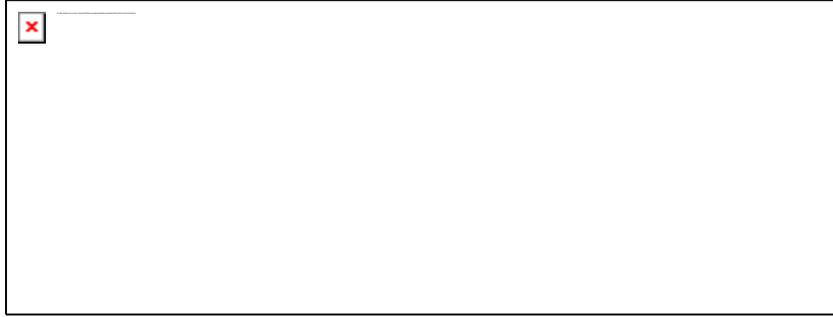
(D) Weeds. All premises shall be maintained free from weeds or plant growth in excess of ten inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation other than trees or shrubs provided, however, this term shall not include cultivated flowers and gardens. Any plant growth exceeding ten inches in height on land of more than three acres that abuts another parcel which contains a dwelling or commercial building thereon other than crops, trees, bushes, flowers or other ornamental plants, shall be at least 50 feet from the property line or 200 feet from an occupied structure, whichever is less.

Land Development Code reforms are not touching the PMC and the fines that come with it. Attached are the fines from a 70+ year old grandmother who was recently fined due to houseflipper complaints on resale value. Why are we forcing our parents to mow in 90 degree heat every summer when we could have flowers or gardens instead?

All the best,

Jody Dahmer

[Beargrass Thunder.com](http://BeargrassThunder.com)



Williams, Julia

From: Clark, Molly R.
Sent: Wednesday, October 28, 2020 2:21 PM
To: LDC Reform
Subject: LDC Reform Call

Call came in around 2:15pm

Caller concerned about Part 4.3.17.18 use of public and community gardens

Requires a parking spot for community gardens. Wants bike parking minimums instead of car parking minimums. Really wants to push for eliminate parking requirements. Especially in traditional neighborhoods.

Wants people to be able to grow food in their yards without getting fined by code enforcement/property maintenance.

250 species of birds fly over the river, highest biodiversity areas in the US. We need more environmental regulations.

Feels like we need to adapt to the boomers getting older.

Caller's email:
BeargrassThunder@gmail.com

Caller's name:
Jody Dahmer

Best,

Molly Clark
Associate Planner
Louisville Metro Planning and Design Services
444 South 5th Street, Suite 300
Louisville Ky, 40202
(502) 574-8656



If you have any revisions or applications that need to be submitted through our department, please email application and supplemental materials to PlanningCustomerService@louisvilleky.gov

Williams, Julia

From: Holt, Nia
Sent: Thursday, October 29, 2020 2:27 PM
To: LDC Reform
Subject: Hotline Call

Hello,

Caller from Smoketown District 4 (owner of beargrass thunder): There needs to be a way to utilize the empty parking lots Downtown. Either breaking up the lots so they can be sold to different owners and developed into different uses or agreements made with the owners in which temporary events can be held (i.e a night market). He believes it is important to have an active Downtown at all times of day and night for the safe of the surrounding neighborhoods and hopes the LDC Reforms will bring businesses back to the Business Center. He is also interested in helping with any discussions involving small business development.

Thanks,

Nía Holt
Planner I
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502)574-4650
<https://louisvilleky.gov/government/planning-design>

Williams, Julia

From: Jody Dahmer <jodydahmer@gmail.com>
Sent: Thursday, November 19, 2020 9:24 AM
To: LDC Reform
Subject: Fwd: Roots 101 Feature - Beargrass Thunder
Attachments: signal-2020-11-16-055704.jpg

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----- Forwarded message -----

From: **Jody Dahmer** <jodydahmer@gmail.com>
Date: Thu, Nov 19, 2020, 09:13
Subject: Roots 101 Feature - Beargrass Thunder
To: Milliken, Gretchen P <Gretchen.Milliken@louisvilleky.gov>, Sexton-Smith, Barbara <Barbara.SextonSmith@louisvilleky.gov>, OBrien, Jeff <jeff.obrien@louisvilleky.gov>, Wohl, Geoff <Geoff.Wohl@louisvilleky.gov>, Nicholas (Nick) Seivers <NicholasSeivers@gmail.com>, George, Nicole A. <nicole.george@louisvilleky.gov>, Mulvihill, Patrick <Patrick.Mulvihill@louisvilleky.gov>, Mitchell-Smith, Wanda D. <Wanda.Mitchell-Smith@louisvilleky.gov>, Smith, Allison S. <Allison.Smith@louisvilleky.gov>, Coan, Brandon <brandon.coan@louisvilleky.gov>

Good morning,

We were interviewed by Lamont Collins and Roots 101 for our work and research on Louisville roads.

Excited to make a change in our city!

Let me know how we can remove the Weeds ordinance in the Property Maintenance code so we can grow food where we live :)

Here is a list I am compiling of every major agriculture restriction contributing to our current food apartheid in Black neighborhoods. Code Enforcement cant be weaponized by vague codes for White house flippers.

https://m.facebook.com/story.php?story_fbid=373623087306098&id=2567315016616064

Williams, Julia

From: Jody Dahmer <jodydahmer@gmail.com>
Sent: Saturday, November 21, 2020 11:31 PM
To: LDC Reform
Subject: Proposed Changes to LDC

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1. Expanding the current 2 species requirements for trees and instead aim for a Neighborhood Arboretum of every species of tree in the state of Kentucky. While a large task, this will prevent large scale die offs like we are seeing with the emerald ash borer in 1950s neighborhoods.

2. Adding bike minimums and mandatory transit stations for new construction and major intersections. Baxter and Bardstown, Lyndon and Shelbyville and Goldsmith and Newburg could all be incredibly stops with the right redesign.

Currently no sidewalks on Newburg, Taylorsville, or Shelbyville Road? No way to cross Bon Air Ave either? Artificial wildlife crossings with hill and tunnel similar to Cherokee Park could be answer. DO NOT DEVELOP BEARGRASS CREEK, use it as a path!

3. Adding bike minimums and too-old-to-drive considerations for seniors and children for new construction. What happens when you are disabled or cannot drive but live in a subdivision without a car?

4. Remove lawn requirement for all new proposed subdivisions -- especially out by Floyds Fork and Beargrass Creek. A shared park space would be much better, look at bella Vista , AK for ideas.

--

Jody Dahmer
502-640-1757

<https://www.linkedin.com/in/jodydahmer/>

Williams, Julia

From: Jody Dahmer <jodydahmer@gmail.com>
Sent: Monday, November 30, 2020 9:12 AM
To: LDC Reform
Subject: Awkward Maps - why no sidewalks over interstate to white neighborhoods and suburbs?

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Hello!

I was wondering why there are still no sidewalks under 264 at Newburg, Taylorsville, or Shelbyville Rd so I did some research.

Turns out they weren't required during white flight! How about we fix this so that seniors living in the suburbs are still able to have a quality of life even after they get too old to drive.

Please check out my "Awkward Maps" for more information. So far they've been viewed THOUSANDS of times locally

<https://www.beargrassthunder.com/awkward-maps>

Williams, Julia

From: Jody Dahmer <jodydahmer@gmail.com>
Sent: Wednesday, December 2, 2020 5:15 PM
To: LDC Reform
Subject: Smoketown Bridges - Lampton and Finzer, Floyd and Preston

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Hello,

I recently presented at the Smoketown Neighborhood Association meeting this year and wanted to share my survey data.

Lampton St. used to connect to Paristown , and Finzer used to connect to Vine

I'd love to see the overpass on Preston redone into a walkable/bikeable bridge over the viaduct to U of L. Maybe pedestrian/bike/elderly only? No cars over Beargrass Creek but I'd love if Black residents in Smoketown can visit the \$20 million new facility in Paristown Pointe.

Transit supercenters with retail and food would be great for these big parking lots in downtown

Best,

Jody

Williams, Julia

From: Jody Dahmer <jodydahmer@gmail.com>
Sent: Tuesday, December 29, 2020 10:46 AM
To: Jecorey Arthur; Smoketown Neighborhood Association
Cc: LDC Reform
Subject: Fwd: Do Landlords Have the Right to Starve Renters?

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FYI - Apparently renters are going to go hungry

----- Forwarded message -----

From: LDC Reform <ldcreform@louisvilleky.gov>
Date: Tue, Dec 29, 2020, 10:27
Subject: RE: Do Landlords Have the Right to Starve Renters?
To: Jody Dahmer <jodydahmer@gmail.com>

The Land Development Code does not require new subdivisions to have lawns. You may be referring to a subdivisions Homeowners Association requiring lawns.

I'm not sure how to answer your questions about food security as it relates to the Land Development Code. The Land Development Code allows for market gardens and community gardens but doesn't govern whether or not a property owner will allow tenants to garden.

From: Jody Dahmer <jodydahmer@gmail.com>
Sent: Wednesday, December 23, 2020 10:01 AM
To: LDC Reform <ldcreform@louisvilleky.gov>
Subject: Re: Do Landlords Have the Right to Starve Renters?

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Do new subdivisions approved by LDC and city planners have to have mandatory lawns? New construction by city parks especially floyds Fork contribute to mandatory habitat destruction.

It appears that you arent answering the questions about whether neighborhoods have food security or if developers can starve residents that are too poor to own a vehicle in the suburbs or anywhere without adequate transit.

On Tue, Dec 22, 2020, 13:27 LDC Reform <ldcreform@louisvilleky.gov> wrote:

It appears that you may have a misunderstanding of what the Land Development Code is and does. Lawns and mowed grass maintenance are not required by the Land Development Code. The Land Development Code also doesn't govern tenant rights or have anything to do with the property maintenance ordinance as it pertains to weeds. The Land

Development Code doesn't mandate mowing or spraying for mosquitos either. Those ideas are best directed to your council person.

Community gardens are a permitted use with special standards allowed in almost all zones. Market gardens are a permitted use with special standards in the non-residential zones. Individual homeowners are permitted to grow food and can it themselves. There are more variables to food production and processing for businesses, there is not enough information provided to give you a direct answer.

If you would like more information on what the Land Development Code is please let me know. I can meet respond via email or we can set up a meeting.

Thanks for your questions.

From: Jody Dahmer <jodydahmer@gmail.com>
Sent: Sunday, December 20, 2020 10:13 AM
To: LDC Reform <ldcreform@louisvilleky.gov>
Subject: Do Landlords Have the Right to Starve Renters?

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hello,

I'm asking to change the LDC to remove lawns and mowed grass maintenance from the Land Development Code. All soil could grow food instead of 2" of mowed fescue that doesn't feed the neighborhood residents.

Switching to urban agriculture, and allowing tenants to FARM THE LAND THEY RENT AND PAY HUNDREDS OF DOLLARS ON EVERY MONTH instead of being forced to starve because their landlord things their garden in lowering their property values.

I am specifically talking about front and back yards being included in market gardens and community gardens, removing the Code Enforcement clause related to weeds , and allowing for community canning and support businesses to help neighborhoods residents take care of and process the harvests to allow money to keep cycling into the neighborhood.

Reducing mandatory mowing and mosquito spraying will also help the air quality.

--

Jody Dahmer

502-640-1757

<https://www.linkedin.com/in/jodydahmer/>

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copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

Williams, Julia

From: White, Chastity A.
Sent: Thursday, October 29, 2020 2:44 PM
To: LDC Reform
Subject: LDC Reform Question

Name: Jody Dahmer

E-Mail: jodydahmer@gmail.com

1. Is there any way that bike minimums can be required to be in the front of commercial grocery stores, or strip malls?
2. For those that are aging and utilize public transit, can you require existing and new development to locate transit stops closer to the development? To encourage transit and create a transit rider friendly environment , transit stops within the parking lot should be required. Places like Hikes Point and Goldsmith Lane are dangerous.
3. Concerned with mom and dad having to mow the lawn in the hot summer, can they grow native gardens in their front yard without being cited?

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Stephen Dutschke <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 12:48 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. Stephen Dutschke
4306 Darbrook Road
Louisville, KY 40207
(502) 634-8630
sdutschke@gmail.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Eric Evans <aarpwebact@action.aarp.org>
Sent: Friday, February 19, 2021 8:36 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 19, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

I would like to have the options to build an Accessory Dwelling Unit on my property if I need to take care of a loved one that needs care.

Louisville needs more housing options and this is an amendment to a code that would help make Louisville become a more age-friendly community. This will help people of all ages and foster an environment that will help people live independently as they age.

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. Eric Evans
6937 Woodhaven Place Drive
Louisville, KY 40223
(502) 744-5064
edevans@aarp.org

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Evelyn Evans <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 4:56 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

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I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Dr. Evelyn Evans
1844 Stevens Ave.
Louisville, KY 40205-1047
(305) 661-1253
empevans@yahoo.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Jo Anne Feldman <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 10:48 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

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I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mrs. Jo Anne Feldman
8809 Denington Drive
Louisville, KY 40222
(502) 429-3567
jojofeld@bellsouth.net

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of david flikkie <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 9:26 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. david flikkie
244C Spring Meadow Lane
louisville, KY 40243
(502) 742-7411
dflikkie@gmail.com

Williams, Julia

From: Amanda Fuller <abfuller@gmail.com>
Sent: Wednesday, February 3, 2021 2:09 AM
To: Liu, Emily
Cc: LDC Reform; French, Christopher S.; Lockett, Jay P
Subject: Re: Urban Agriculture Coalition Letter for Metro LDC reform

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That works for us-- thank you. We look forward to talking to you.

On Tue, Feb 2, 2021 at 7:22 PM Liu, Emily <emily.liu@louisvilleky.gov> wrote:

Jay Lockett is the case manager for the LDC changes related to Community Garden and Market Garden. He and I are both available on Thursday from 9:30-10:00 am. Will it work for you and your team?

Let me know and I can send a meeting invite.

Yu "Emily" Liu

Director

Louisville Metro Planning and Design Services

Develop Louisville, Louisville Forward

444 S. 5th Street, 3rd Floor

502.574.6678

<https://louisvilleky.gov/government/planning-design>

From: Liu, Emily
Sent: Friday, January 29, 2021 5:38 PM
To: Amanda Fuller <abfuller@gmail.com>
Cc: LDC Reform <ldcreform@louisvilleky.gov>; French, Christopher S. <Christopher.French@louisvilleky.gov>; Lockett, Jay P <Jay.Lockett@louisvilleky.gov>
Subject: RE: Urban Agriculture Coalition Letter for Metro LDC reform

Amanda, I will check our calendar and get back with you.

Thanks

Emily

Yu "Emily" Liu

Director

Louisville Metro Planning and Design Services

Develop Louisville, Louisville Forward

444 S. 5th Street, 3rd Floor

502.574.6678

<https://louisvilleky.gov/government/planning-design>

From: Amanda Fuller <abfuller@gmail.com>

Sent: Friday, January 29, 2021 3:07 PM

To: Liu, Emily <emily.liu@louisvilleky.gov>

Cc: LDC Reform <ldcreform@louisvilleky.gov>; French, Christopher S. <Christopher.French@louisvilleky.gov>; Lockett, Jay P <Jay.Lockett@louisvilleky.gov>

Subject: Re: Urban Agriculture Coalition Letter for Metro LDC reform

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Hello Emily,

I would be glad to and I would be happy to invite 1 or 2 other folks from our Coalition as well. My best days would be Tuesday or Thursday.

Thank you.

On Fri, Jan 29, 2021 at 2:36 PM Liu, Emily <emily.liu@louisvilleky.gov> wrote:

Hi Amanda, thank you for your comments and suggestions on the Land Development Code related to Urban Agriculture. Would you be available for a meeting to discuss these suggestions further within the next week?

I just left a phone message with you. Let me know.

Thanks

Emily

Yu "Emily" Liu

Director

Louisville Metro Planning and Design Services

Develop Louisville, Louisville Forward

444 S. 5th Street, 3rd Floor

502.574.6678

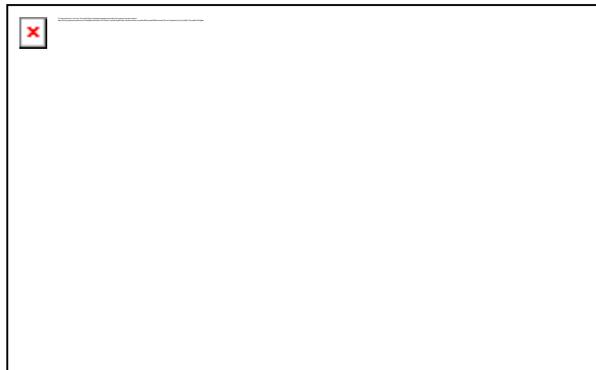
<https://louisvilleky.gov/government/planning-design>

From: Amanda Fuller <abfuller@gmail.com>
Sent: Thursday, January 28, 2021 9:56 PM
To: LDC Reform <ldcreform@louisvilleky.gov>
Subject: Urban Agriculture Coalition Letter for Metro LDC reform



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[Urban Ag Coalition Letter to Metro LDC reform](#)



Ms. Emily Liu, Louisville Forward
Land Development Code Reform
LDCreform@louisvilleky.gov

Hello Ms. Liu,

Louisville's Urban Agriculture Coalition works primarily in Louisville's historic urban neighborhoods, much of which is currently classified as "food desert" areas. Our mission is to create an equitable and resilient food system in Louisville, KY by supporting and expanding home and community based food production and distribution, providing agriculture education and resources, and restoring the relationships between our gardens, their communities and ecosystems.

We have reviewed the Land Development Code and have some suggested changes to facilitate more neighbors in our urban areas being able to grow food. We believe that these adjustments will improve opportunities for growers to address food security, nutrition, and provide more economic opportunities for neighbors interested in selling food they grow.

Chapter 1 Part 2 Definitions

Agriculture Use

We propose eliminating the Land Development Code DC definition of Agricultural Uses as happening on parcels greater than 5 acres. The LDC permits "Agricultural Uses" in many Zoning Categories (which is

great) but it seems irrelevant since there are few or no lots in "Urban Neighborhood" Districts, e.g., that are 5 acres. Agricultural Uses should be defined in Louisville as being able to be conducted on lots *of any size*.

Community Gardens and Market Gardens

Community Gardens and Market Gardens are currently defined as areas less than 5 acres. There are existing community gardens that are greater than 5 acres, which are grandfathered in, but we think that restriction should be eliminated for both categories so that market gardens or community gardens can be any size.

Within the definition of **Conservation Uses**, we propose to add "Restorative Agriculture practices such as permaculture, areas with perennial crops, orchards, native plants and pollinator gardens"

4.3.17 Community Gardens and & 4.3.18 Market Gardens

Compost

Currently the Market Garden & Community Garden ordinances allow composting of materials "generated on site". We propose to strike this language, allowing more materials to be composted from on site or off-site, benefiting urban agriculture and reducing the city's food waste/ yard waste streams.

Zoning

Currently Market Gardens are not allowed in many residential zoning districts, but community gardens are allowed here. We propose to make the zoning requirements the same and allow market gardens in Residential Zoning: R-R, R-E, R-1, R-2, R-3, R-4, R-5, R5-A, R5-B, R-6, R-7, R-8, R8-A.

Fencing

Currently land in "Agricultural Use" is exempted from some restrictions about where razor wire or barbed wire can be used. We are proposing (above) to eliminate the 5 acre threshold for "Agricultural Use" but we propose that those urban -scale, less than 5 acre, projects should still be subject to restrictions about installing razor wire or barbed wire- out of safety considerations in urban areas.

Structures

Currently market gardens are required to provide additional landscape buffer for any structure >120 sq ft. and we propose to change this to > 1000 sq ft (size of shelter at Parkland Garden, e.g.)

Signage - Currently limited to 3'x 4' at Market Gardens or Community Gardens. We propose to lift the restriction recognizing that some gardens may be further from a street and would benefit from a larger sign for better visibility. Many community gardens are not at capacity and we want optimal visibility to encourage neighbors to take advantage of these assets.

Thank you for your attention to equity and for ensuring that Louisville's Land Development Code accommodates urban agriculture.

Kind regards,

Louisville Urban Agriculture Coalition

Find out more about us, our work and our members at www.foodinneighborhoods.org/grow

--

Amanda Fuller

(502) 742-9824

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--

Amanda Fuller

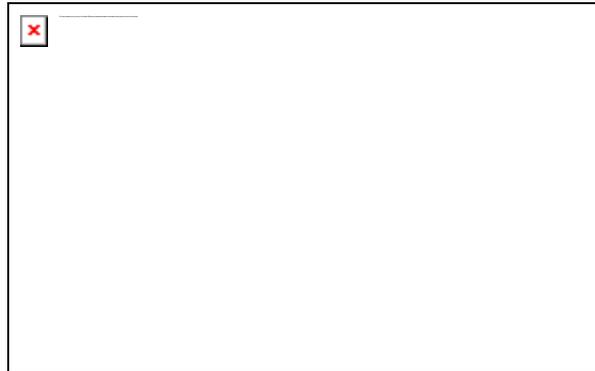
(502) 742-9824

--

Amanda Fuller
(502) 742-9824

Williams, Julia

From: Amanda Fuller <abfuller@gmail.com>
Sent: Saturday, February 13, 2021 1:21 PM
To: LDC Reform; Lockett, Jay P
Cc: louisville-urban-ag-coalition@googlegroups.com
Subject: Follow up Letter from Urban Agriculture Coalition to LDC Reform
Attachments: Feb 13 2021 Urban Ag Letter to LDC reform.pdf



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Ms. Emily Liu, Louisville Forward
Mr. Jay Lockett, Planning & Design Services
Land Development Code Reform
LDCreform@louisvilleky.gov
jay.lockett@louisvilleky.gov

February 13, 2021

Hello Ms. Liu and Mr. Lockett,

This letter is to follow up on our conversation on February 4. We are proposing some language that addresses the questions we talked about to better accommodate current and future Urban Agriculture uses. We would like to have a follow up discussion with you all about our proposed changes in the next week or two.

We propose a definition of Urban Agriculture applicable to parcels under 5 acres, to be permitted in all zoning categories.

Urban Agriculture Definition

Urban agriculture land is a parcel less than 5 acres on which agricultural activities are conducted, including but not limited to food or non-food, agricultural or horticultural crops, market gardens, community gardens, nursery crops, aquaculture, livestock, livestock products, poultry, poultry products, timber, apiaries, orchard fruits or nuts, permaculture, native plant or pollinator gardens.

Permitted accessory uses

The following accessory uses shall be permitted on urban agriculture land: greenhouses, hoophouses, cold frames, and similar structures to extend the growing season

Benches, bike racks, raised planting beds, composting, picnic table, educational space, seasonal farm stands, fences, garden art, rainwater storage systems, composting, chicken coops, beehives, and childrens' play areas

Permitted buildings include tool sheds, shade pavilions, barns, and washing/packing structures. No building permit or certificate of occupancy shall be required for off-grid structures such as greenhouses, hoophouses, cold frames, chicken coops, garden sheds, washing/packing structures, rainwater storage systems, aquaculture areas, raised planting beds, fences, or seasonal farm stands.

Selling agricultural goods originating on the property or produced within 100 miles of the property is a permitted activity as long as any individual entity utilizing the property grosses less than \$10,000 per year.

We propose to retain the Market Garden & Community Garden ordinance sections (with amendments described below) to provide additional guidance for these two uses, while permitting other Urban Agricultural uses, outside of these designations.

Because this new definition permits a broad array of Urban Agriculture uses, we request that Louisville Metro remove the requirement in 4.3.17 H. And 4.3.18 F to apply for a permit for a Market Garden or Community Garden. These will no longer need special permission once the Urban Agriculture Definition is in place.

We propose the following additional changes

- Remove lot size restrictions for Community Gardens and Market Gardens
Community Gardens and Market Gardens are currently defined as areas less than 5 acres. There are existing community gardens that are greater than 5 acres, which are grandfathered in, but we think that restriction should be eliminated for both categories so that new market gardens or community gardens can be any size.
- We request that Market Gardens be explicitly permitted in all zoning categories
- Within the definition of Conservation Uses, we propose to add "Restorative Agriculture practices such as permaculture, areas with perennial crops, orchards, native plants and pollinator gardens". We are advocating for changes in the property maintenance code to allow for conservation uses in keeping with Metro's sustainability goals and other goals.
-
-
- Compost
- Currently the Market Garden & Community Garden ordinances allow composting of materials "generated on site". We propose to change this to "generated on site or used on site"
-
-
- Structures
Currently market gardens are required to provide additional landscape buffers for any structure >120 sq ft. and we propose to change this to > 1000 sq ft (size of shelter at Parkland Garden, e.g.)

- Current language in 4.3.17 restricts structures to not cover more than 15% of a property. Given the rapid growth and available financial support for installing greenhouses and hoopouses for year-round growing, we propose this change: “Trellises, raised beds, greenhouses, hoopouses, and frames used to assist in the growing of plants and shrubs shall not be considered as structures within the meaning of this section.” This aligns policies and definitions so that vacant land can be purchased or redeveloped for urban agricultural uses.
- We propose removing 4.3.17G requiring a Temporary Activity Permit for “Incidental sales, festivals or other events at a community garden”. These activities are integral to the integration of a Community Garden in the community and we oppose restrictions and barriers to these activities.

Thank you for your attention. We look forward to talking with you soon.

Louisville Urban Agriculture Coalition

--

Amanda Fuller
(502) 742-9824

Williams, Julia

From: Jgilde02@sprynet.com
Sent: Wednesday, February 10, 2021 10:04 AM
To: LDC Reform
Subject: What about regulating pollution?

Follow Up Flag: Follow up
Flag Status: Flagged

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Sent from my iPhone

Williams, Julia

From: Sarah Granberg <sarahgranberglcsw@gmail.com>
Sent: Monday, October 26, 2020 5:00 PM
To: LDC Reform
Subject: recovery housing

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I am an Addictions therapist in Louisville who has also volunteered with several recovery houses in the area. Recovery housing for those struggling with addiction and mental health issues, those recently incarcerated, and those who are survivors of human trafficking are my particular areas of interest and involvement.

Unfortunately, recovery housing in Louisville is known to be financially and sexually exploitative, abusive, promotes drug use, unhygienic, and generally seen as a joke because the owner/operators have no oversight. The few good houses are always full and are mostly for men. Please, please do something to help this situation!

In order to protect these vulnerable populations and give them a chance to become productive members of society, there MUST be uniform expectations which regulate these houses. In the years that I have worked in this area, there has been no one I or concerned residents can report significant concerns to and this often contributes to a resident returning to active addiction, the sex industry lifestyle, or criminal behavior. My hope is that the city would define recovery housing, develop a streamlined process for opening a recovery house, and enact and enforce reasonable regulations, such as through NARR and the Fair Housing Act, for an owner/operator to maintain safe recovery housing for its residents.

Respectfully,

--

Sarah L. Granberg, LCSW, MAC, CTTS, SAP

EMDR 1 & 2 Trained

501 Washburn Ave.

Louisville, KY 40222

Ph: 502.548.8878

Fax: 502.214.5982

www.sarahlgranberglc.com

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Williams, Julia

From: Jackie Green <bikecourierbikeshops@gmail.com>
Sent: Friday, October 23, 2020 7:42 PM
To: LDC Reform; OBrien, Jeff; Wiederwohl, Mary Ellen
Subject: LDC Review

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"...the full-scale review of the Land Development Code (LDC) to identify and correct inequitable land use regulations and policies within the code."

Inequitable land use cannot be made equitable as long as transportation is inequitable.

Participating in the community must not be dependent on car ownership.

We need a dense, clean, green, safe city where accessibility is guaranteed by foot, bike and public transit.

Grateful.

Jackie Green

Bike Courier Bike Shop

Downtown - 107 W Market St - 583 2232

Bicycle Sales, Repair & Rental

www . bikecourier . org

Williams, Julia

From: Jackie Green <bikecourierbikeshops@gmail.com>
Sent: Monday, October 26, 2020 12:33 PM
To: LDC Reform; OBrien, Jeff; Wiederwohl, Mary Ellen
Subject: Re: LDC Review

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

We all know the link between transportation and land use.
The following elements of transportation reform act as a unit.
Picking and choosing as tho it were an a la carte menu will result in failure to achieve our goals.
Half baked efforts will result in a half baked city.

Beyond and eclipsing the good urban planning reason to adopt the following is a much larger, much more urgent reason - avoiding climate chaos.

PUBLIC TRANSIT

- ...reduce length of bus routes extending only six miles from First and Main (increases by several fold urban service - where it counts)
- ...establish dedicated bus lanes
- ...give buses the right of way at urban intersections
- ...establish a bus depot/station/square (one city block surrounded by bus stops) in the CBD
- ...take leadership role regionally/nationally in building intercity passenger rail

TRAFFIC CALMING/REDUCTION

- ...turn urban one way streets to two way streets
- ...have urban traffic signals blink yellow or red but never green
- ...place potted plants in the street (pocket gardens as immediate and inexpensive road diet tools)
- ...establish scooter parking zones in the street (immediate & inexpensive road diet tool, and clears sidewalks of scooter-litter)
- ...move bus stops, benches, trash cans into the street
- ...reduce surface parking lot capacity thru taxation
- ...build no new roads
- ...eliminate drive thrus
- ...encourage cycling in all lanes (bicycles as 'pace car')
- ...encourage 'jaywalking'

Grateful.

Jackie Green
Bike Courier Bike Shop
Downtown - 107 W Market St - 583 2232
Bicycle Sales, Repair & Rental
www . bikecourier . org

On Mon, Oct 26, 2020 at 12:15 PM LDC Reform <ldcreform@louisvilleky.gov> wrote:

Thank you for your comment. We are in the early stages of this LDC Reform process we will continue to gather comments and data to determine changes to the Code.

Thanks!

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502)574-4PDS (4737)

<https://louisvilleky.gov/ldcreform>



DEVELOP
LOUISVILLE
LOUISVILLE FORWARD



From: Jackie Green <bikecourierbikeshops@gmail.com>

Sent: Friday, October 23, 2020 7:42 PM

To: LDC Reform <ldcreform@louisvilleky.gov>; OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>; Wiederwohl, Mary Ellen <MaryEllen.Wiederwohl@louisvilleky.gov>

Subject: LDC Review

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

"...the full-scale review of the Land Development Code (LDC) to identify and correct inequitable land use regulations and policies within the code."

Inequitable land use cannot be made equitable as long as transportation is inequitable.

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We need a dense, clean, green, safe city where accessibility is guaranteed by foot, bike and public transit.

Grateful.

Jackie Green

Bike Courier Bike Shop

Downtown - 107 W Market St - 583 2232

Bicycle Sales, Repair & Rental

[www . bikecourier . org](http://www.bikecourier.org)

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Williams, Julia

From: S Gugliotta <gugliotta31@gmail.com>
Sent: Wednesday, January 13, 2021 12:59 PM
To: LDC Reform
Subject: historical district secondary exits

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Hello,
Is there something in the code for historical district secondary exits from the 2nd and third floors? For these old houses have been turned into apartments?
Thank you,
Sonya
812-890-0253

Williams, Julia

From: Sonya <gugliotta31@gmail.com>
Sent: Wednesday, January 20, 2021 9:49 AM
To: LDC Reform
Subject: Re: historical district secondary exits

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Thank you

Sonya

On Jan 20, 2021, at 9:15 AM, LDC Reform <ldcreform@louisvilleky.gov> wrote:

Here's a link to our website. <https://louisvilleky.gov/government/planning-design/historic-preservation-urban-design>

If you have any questions about your preservation district or preservation districts in general, please contact Cynthia Johnson 574-2868.

From: Sonya <gugliotta31@gmail.com>
Sent: Tuesday, January 19, 2021 7:19 PM
To: LDC Reform <ldcreform@louisvilleky.gov>
Subject: Re: historical district secondary exits

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Hi Julia,

Thank you for the clarification. Can you point me to the preservation districts requirements? Website?

Thank you,
Sonya

On Jan 19, 2021, at 2:31 PM, LDC Reform <ldcreform@louisvilleky.gov> wrote:

Thank you for explaining the concern in more detail. The preservation districts requirements and recommendations are not part of the Land Development Code. Those districts are under a separate ordinance and fire exits would need certificates of appropriateness.

I am Julia Williams, a Planning Supervisor with Planning and Design Services.

From: Sonya <gugliotta31@gmail.com>
Sent: Friday, January 15, 2021 6:51 PM
To: LDC Reform <ldcreform@louisvilleky.gov>
Subject: Re: historical district secondary exits

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But would it also have to be acceptable to the historical district? We had a lot of trouble before with a fire exit that was changed without a certificate of appropriateness. I do not want that to happen again The fire code had nothing to do with it. It was the way it looked to the cherokee triangle association.

As I look at other houses I see some metal and some wood. I'm asking because in the WAY future I would like to change the steps and I didn't see anything in the draft proposal of changes.

Which whom am I communicating with?

Thanks,
Sonya

On Jan 15, 2021, at 5:04 PM, LDC Reform <ldcreform@louisvilleky.gov> wrote:

Okay, thank you for the clarification. The Land Development Code does not speak to fire exits. Anything related to fire would be in the Building and Fire Code for the Fire Departments and Building Permit writers to review.

From: Sonya <gugliotta31@gmail.com>
Sent: Friday, January 15, 2021 2:46 PM
To: LDC Reform <ldcreform@louisvilleky.gov>
Subject: Re: historical district secondary exits

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Yes

Sonya

On Jan 15, 2021, at 10:00 AM, LDC Reform
<ldcreform@louisvilleky.gov> wrote:

Are you speaking to fire exits?

From: S Gugliotta <gugliotta31@gmail.com>

Sent: Wednesday, January 13, 2021 12:59 PM

To: LDC Reform <ldcreform@louisvilleky.gov>

Subject: historical district secondary exits

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Louisville Metro. Do not click links or open
attachments unless you recognize the
sender and know the content is safe**

Hello,

Is there something in the code for historical district
secondary exits from the 2nd and third floors? For these
old houses have been turned into apartments?

Thank you,

Sonya

812-890-0253

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the sender is confidential. It is intended solely for use
by the recipient and others authorized to receive it. If
you are not the recipient, you are hereby notified that
any disclosure, copying, distribution or taking action in
relation of the contents of this information is strictly
prohibited and may be unlawful.

Williams, Julia

From: agunnison@aol.com
Sent: Thursday, November 5, 2020 9:44 AM
To: LDC Reform
Subject: LDC reform question

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I would like to know who will be reading any comments I might make through this email address. I tried calling the hotline number but only got a voice mail for P&D in general. I certainly wouldn't want to leave important comments on a voice mail.

Are all the Staff involved in this process? Who else will be reading my comments?

Thanks,
Alice Gunnison

Williams, Julia

From: agunnison@aol.com
Sent: Friday, November 6, 2020 1:48 PM
To: LDC Reform
Subject: Re: LDC reform question

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Please clarify your response to my first inquiry (see your response below.)

First: "All staff has access to the comments..." Does that mean they can look at them if they want to? Or, are all comments made at this email address automatically forwarded to "all staff"? And, who is "All staff"? Case managers? Department heads? Who, exactly?

Second: "PDS is compiling them and they **will likely** end up on the website for the LDC Reform." **Will likely?** Who decides what should go there and what shouldn't?

Third: As I mentioned in my previous email, I left a voice mail on the "hot line" number only to get a general P&D answering machine (not identifying it as a hotline for LDC reform) and no one has returned my call as I requested.

Please clarify as I want to know more about the process.

Alice Gunnison

-----Original Message-----

From: LDC Reform <ldcreform@louisvilleky.gov>
To: agunnison@aol.com <agunnison@aol.com>
Sent: Thu, Nov 5, 2020 10:21 am
Subject: RE: LDC reform question

All staff has access to the comments. PDS is compiling them and they will likely end up on the website for the LDC Reform.

From: agunnison@aol.com <agunnison@aol.com>
Sent: Thursday, November 5, 2020 9:44 AM
To: LDC Reform <ldcreform@louisvilleky.gov>
Subject: LDC reform question

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I would like to know who will be reading any comments I might make through this email address. I tried calling the hotline number but only got a voice mail for P&D in general. I certainly wouldn't want to leave important comments on a voice mail.

Are all the Staff involved in this process? Who else will be reading my comments?

Thanks,

Alice Gunnison

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Williams, Julia

From: Bill Hellmueller <hellmuellerb@gmail.com>
Sent: Sunday, February 7, 2021 12:02 PM
To: LDC Reform
Subject: code changes

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Will these changes override individual deeds of restrictions for current HOA's?

Sent from [Mail](#) for Windows 10

Williams, Julia

From: D M Honeycutt <dmhoneycutt@gmail.com>
Sent: Friday, October 23, 2020 8:59 PM
To: LDC Reform
Subject: LDC

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Remove any restrictions which state you cannot rent, sale, or bequeath to an ADOS person.

Do not concentrate group home or other support type homes in one section of the metro area.

Remove the appraisal discrimination, ie homes the same but with a wealth disparity due to race.

D M Honeycutt

D M Honeycutt

Williams, Julia

From: Pollock, Heather M.
Sent: Friday, October 30, 2020 11:19 AM
To: LDC Reform
Subject: Hotline Comments

Caller is a business owner in NuLu, lives in Smoketown.

- He wanted to know if we could re-zone areas under interstates for events or tiny homes for houseless, food trucks, night markets, etc.

For example the area right between NuLu and Downtown.

Better connectivity between downtown and NuLu would really help people feel comfortable traveling from the downtown hotels to the businesses in NuLu, a good location would be the area next to Slugger Museum parking.

- All of the hospital parking lots in Phoenix Hill neighborhood. It's all chain link fences and blocks of parking. At night people feel unsafe walking past there because there are no eyes on them. It's just vacant, where it used to be business and homes. If we could parcel out some of that space for other uses it would make the neighborhood more welcoming.
- Move the scooter parking into a couple of the on street parking spots to free up space on the sidewalks, make it easier to get through. If you had the scooter and bike companies renting out these dedicated parking spots then you could network them on the open data portal, which would make it easier for people to locate them.

This would encourage people to use the scooters instead of driving everywhere.

Williams, Julia

From: Pollock, Heather M.
Sent: Wednesday, November 11, 2020 12:44 PM
To: LDC Reform
Subject: Hotline Voicemails

Message left 10/30/20

I think that Louisville as it gets more rainy and hot especially with climate change, could take a page out of New Orleans and other southern states and get rain covers and protected sidewalks to protect residents and tourists. Could make it look good and historic. A small improvement to the sidewalk, especially near historic buildings, could make the city more beautiful and protect residents and the homeless. You should check out New Orleans and all the improvements they are making.

Heather Pollock
Associate Planner
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-8695
<https://louisvilleky.gov/government/planning-design>



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Williams, Julia

From: Sherry Humphrey <slh2813@gmail.com>
Sent: Thursday, January 14, 2021 11:54 AM
To: LDC Reform
Cc: scottreed@louisvilleky.gov
Subject: Land Development in metro Louisville, Jefferson County, Kentucky

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To Whom It May Concern:

The following are property owners' concerns regarding land development in Jefferson County, Kentucky:

1. Too many land development projects are advanced in Jefferson County, KY, using political and/or financial influence with little to no input from or recourse for citizens affected directly or indirectly. These unilateral actions erode citizens' & property owners' privacy, safety, security, individual rights, freedoms and protections under our Constitution.
2. What additional actions, besides this last-minute hearing, are you taking to ensure the public, especially those impacted, are appropriately informed and have adequate opportunity to respond? I just read about this hearing that happens tonight. That is not appropriate or enough notice in this information age!
3. Private property ownership, with the rights and protections that are attached to it, is a foundational tenet of our society. The continual march by political forces to undermine these rights and protections must be stopped and even reversed and preserved. What actions has your organization taken and what is planned by your organization to restore & protect private property rights?
3. Jefferson County land is being inundated with massive cookie-cutter, cracker-box residential & commercial developments in the name of progress. There is no regard given to the need for open spaces and parks. The Parklands is lovely for those living adjacent to it. But where are the open spaces considerations, planning & preservation for the south end, downtown, west end and the Highway 42/Brownsboro Road/Westport Road corridors?

These are only a few concerns with any future "land development" in our community. Thank you.

Respectfully submitted,
Sherry Humphrey
2813 Ave of the Woods,
Louisville, KY 40241
Home: 502-423-8044
Mobile/Text: 502-931-9887

Williams, Julia

From: Jerika Jones <jrk.mnq.jns@gmail.com>
Sent: Wednesday, December 9, 2020 11:41 AM
To: LDC Reform
Subject: Thoughts and Questions from Workshop 2

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Good Morning,

I hope all is well from you and your loved ones. I am reaching out because I have been attending the sessions you all are hosting regarding reforming the Land Development Codes. I currently live in the Algonquin area, so I am excited to learn the big picture plan for my neighborhood and West Louisville at large.

I have been talking to my neighbors and friends about this work and many are interested in contributing their voice. Is there a designated person who does community outreach who is willing to come to the west end and talk to people about the 2040 plan? How do I get a hold of them? I think many would love to engage directly with LDC's efforts, learn the in's and out's of the 2040 plan, and give invaluable input seeing as my neighbors, my friends, and I are the folks directly affected by said plans.

I also wanted to point out that many people have accessibility issues--whether it be from being vision impaired, limited access to internet or streaming devices, or perhaps language barriers-- which prevents them from engaging in primarily digital engagement. While I know COVID limits our ability to be in-person for now, do you all have other accessibility measures that I can relay to or share with my community and friends?

I really enjoyed the presentation that Mrs. Jeana Dunlap gave last night. I think that the presentation really historicized and racially situated the housing crisis in Louisville. I really enjoyed Dr. Dunlap pointing out the cultural aspects that come into play when talking about community development. I do understand that housing is an essential need, which is a statement that I see no issue in. However, is there a safeguard for our current Black neighborhoods so the city can prevent cultural decay? I think that it is important to keep neighborhood cultures as intact as possible, as not all resources are directly connected to money for and from the government. I worry that moving more people into the West, without critically using culturally-competent communal and social understanding, will create a dilution of Louisville's rich Black culture and alienation of current community members from their neighborhoods, as evidenced by the local responses to the gentrification of Smoketown, Russell, and other historically Black or Mixed neighborhoods.

Lastly, just out of curiosity, do you all by chance use a participatory method when collecting data? Are folks in the West end and other affected areas able to contribute to the LDC definitions of equity, community boundaries, housing need, etc. as well as shape the conversations around what we need? I do remember you all saying that the LDC did do field research, but I am curious about the method.

Thanks for all you do and I look forward to the next session and hearing back from you all!
Take care,
Jerika Jones

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Linda Karem <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 5:56 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Linda Karem
2504 Meadow Vale Court
Louisville, KY 40242
(502) 299-7740
baklak@aol.com

Williams, Julia

From: Pollock, Heather M.
Sent: Tuesday, December 1, 2020 9:58 AM
To: LDC Reform
Subject: Customer comment on hotline

Karen Karens- a resident of Jefferson county. I was calling about city ordinances involving native plants, in favor of us being able to plant native plants and trees on our lawns and properties within the city of Louisville and Jefferson county. I believe those are beneficial for climate change and everything, the birds and the bees in our neighborhoods. I am in favor of planting native plants instead of lawns. And I wanted to put in my comment about that.
540-558-9554 on 11/18/20

Heather Pollock
Associate Planner
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-8695
<https://louisvilleky.gov/government/planning-design>



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Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Gwendolyn Kelly <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 3:26 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

The current "public approval" requires construction of ADU on personal property to go through a public hearing process. Citizens shouldn't need to inform or seek permission from a neighborhood to add an ADU to their property.

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Gwendolyn Kelly
2211 W Kentucky St
Louisville, KY 40210
(812) 546-9567
gifted63@aol.com

Williams, Julia

From: Dottie Krause <dottiekrause@bellsouth.net>
Sent: Thursday, October 15, 2020 9:15 PM
To: LDC Reform
Subject: Signing up for changes or information regarding the zoning regulations

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I'd like to receive information regarding changes or proposals for changes to zoning regulations.

Thanks
Dottie Krause

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Laura Loeffler <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 10:25 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

The aging of our population and the cost of health care as we live longer calls for reasonable and effective methods for our families to care for each other while maintaining their contributions to society as a whole through work and service.

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mrs. Laura Loeffler
14408 Maple Ridge Place
Louisville, KY 40245
(502) 614-9000
theloefflers1@gmail.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Barbara Marcum <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 10:48 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Barbara Marcum
6406 Bilsim Ln
Louisville, KY 40291-2608
(502) 817-8506
brmarcum@aol.com

Williams, Julia

From: LeTicia M <leticiamarshall806@gmail.com>
Sent: Saturday, January 30, 2021 2:25 PM
To: LDC Reform
Subject: current recommendations doc-not user friendly

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I am looking at the current recommendations and although it is a very well organized document there is a function that says, [Click Here](#), but those don't take you anywhere.

Some of the community that I forward the link to this document to are having the same issues. Can this be fixed soon?
Thank you for your help.

--
LeTicia Marshall, MSSW

Williams, Julia

From: David Mattingly <dbmemail@msn.com>
Sent: Tuesday, October 20, 2020 10:04 PM
To: LDC Reform
Subject: Recovery/Sober-living housing Louisville

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In a time when substance abuse is doing more harm than has ever been, why isn't there more public, private, and governmental support given to the community's main attempt to help society (and individuals) cope with this devastating medical emergency?

Insurance companies dictate the length of stay of inpatient treatment facilities to the point of virtual ineffectiveness. When a sick person's insurance company is not going to cover any more fees, facilities are typically forced to discharge this patient, whether the illness has been successfully dealt with or not. This is what has been happening in Louisville's drug and alcohol treatment facilities for several years. Drug addiction is a disease... the name of this disease is Alcoholism. Alcoholism is a progressive and often fatal illness with no known cure. However, it can be arrested, and its harmful effects basically brought to nonexistence. This process must, and can only, be achieved through intensive work with another sufferer of this disease- a peer. The recovery homes or sober-living residences in Louisville are the peer-driven, layperson's, citizen's, fellow human beings' answer to this scourge befallen modern society. Sober-living homes offer safe, low-cost, structured, healing environments for persons in early recovery to begin a new way of life. They teach 12-step recovery principles, they monitor residents, they administer drug tests and bac tests, they hold residents accountable for their actions, they cooperate with Home Incarceration and Probation and Parole. Recovery houses encourage healthy behaviors and sanction unhealthy behaviors. These privately ran houses provide an incredible service to individuals who have the disease of Alcoholism, and to their families, and to Society as a whole. In short... they are a vital stop-gap in a failed mental-health care system. They save lives!

This is not merely my opinion, this is a personal fact for me. I was a resident of The Talbot House here in Louisville in 2005. Were it not for their help, teaching, encouragement, and structure, I would likely be institutionalized or dead. But, thankfully, I made it through the early rough times of recovery from addiction and today I give back by operating a men's Sober-living Home, modeled after the Talbot House... and so I give what was given to me.

Sincerely,
David M.

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Sandra McGuire <aarpwebact@action.aarp.org>
Sent: Tuesday, February 23, 2021 11:28 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 23, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

In addition, ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home. With COVID-19 an ADU could be a place or for my loved ones to come to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property.

I would like the flexibility of being able to have an ADU on my property.
I hope that you will consider Land Development Codes that support ADUs.

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Dr. Sandra McGuire
1418 Coolhouse Way
Louisville, KY 40223
(865) 805-8050
smcguire@utk.edu

Williams, Julia

From: sharonkm@twc.com
Sent: Tuesday, November 3, 2020 3:42 PM
To: LDC Reform
Subject: RE: LCD reform-questions

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Thanks for your prompt response. I'm not liking what I'm reading in the study recommendation. It seems that the 75% of single family homes in our county is not a good thing. I'm thinking that recommendations to limit lot size & the square footage of homes by the city is unconstitutional. You can't tell people how big their lot should be or how big a house they can build. I'm thinking that the city's in for some issues from the citizens if they proceed based on the study recommendations.

Please explain to me why my thoughts might be incorrect.

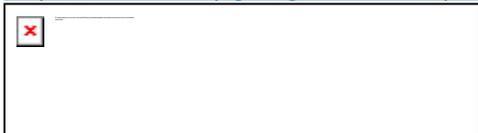
Sharon Miller

From: "LDC Reform"
To: "sharonkm@twc.com"
Cc:
Sent: Tuesday November 3 2020 10:10:38AM
Subject: RE: LCD reform-questions

HUD guidelines would be in effect if government or a private developer were to apply for grants/monies from HUD. If those entities are not asking for money from HUD, the guidelines would not apply. A private developer can supply affordable housing without receiving grants from HUD. If they apply for funding to build housing, that private developer would have to follow HUD guidelines for receiving that money. A city's Land Development Code, whether it is the City of Louisville's or any other city does not affect HUD guidelines/funding.

Julia Williams, AICP
Planning Supervisor
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
502.574.6942

<https://louisvilleky.gov/government/planning-design>



From: sharonkm@twc.com <sharonkm@twc.com>
Sent: Tuesday, November 3, 2020 9:57 AM

To: LDC Reform <ldcreform@louisvilleky.gov>

Subject: RE: LCD reform-questions

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To clarify my question about HUD-I wasn't asking if the changes were against the law, I'm suggesting that if enacted, Louisville would not be in compliance with HUD guidelines & rules & it could therefore affect any HUD support the city might be eligible to get. Please respond to that concern.

From: "LDC Reform"

To: "sharonkm@twc.com"

Cc:

Sent: Monday November 2 2020 8:01:59PM

Subject: RE: LCD reform-questions

How much did it cost for the Optics Design study? I don't have this exact amount, I believe it was under \$30,000. I may have to get back to you if you need an exact amount.

Will any changes to the codes be for just new development? The Land Development Code is for new developments and the expansion of existing developments.

Will there be a grandfather clause as part of any new LCD? Yes, the Land Development Code may create situations where there is non-conformity. Rules regarding non-conformity currently exist in the Code.

Is it Constitutional for these drastic, dramatic rules affecting our county to be imposed on our businesses & citizens? I don't think so. Kentucky Revised Statutes Chapter 100 establishes land use and planning law for the State of Kentucky. Current and any potential changes to the Land Development Code are for new developments and the expansion of existing developments. The Land Development Code are the regulations that come from the Comprehensive Plan (Plan 2040 in Jefferson County).

For whom is this supposed "equity" to be a benefit? Equity is a benefit to all citizens of Jefferson County by allowing "just and fair inclusion in which all can participate, prosper, and reach their full potential."

On what authority does the Metro Council propose these LCD changes? Ben Carson, the head of HUD, eliminated the AFFH rule in July of this year. It is my understanding that if you proceed with this effort, the city will be in violation of HUD rules. Metro Council is the Legislative body and has the authority to introduce and approve laws within Jefferson County. The Land Development Code is one of those laws. There are recommended changes in the Opticos report but nothing has been proposed or considered by the Planning Commission or Metro Council at this time. Any proposed changes to the Land Development Code will not violate Federal law.

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502)574-4PDS (4737)

<https://louisvilleky.gov/ldcreform>





From: sharonkm@twc.com <sharonkm@twc.com>
Sent: Monday, November 2, 2020 5:54 PM
To: LDC Reform <ldcreform@louisvilleky.gov>
Subject: FW: LCD reform-questions

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I'm sorry-I got the email address wrong twice!
Please read my emails & answer my questions.
Thank you,
Sharon Miller

From: sharonkm@twc.com
To: "LCDreform@louisvilleky.gov"
Cc:
Sent: Sunday November 1 2020 12:01:56PM
Subject: FW: LCD reform-questions

I resend my questions to which I've received no response.
I add another question:
On what authority does the Metro Council propose these LCD changes? Ben Carson, the head of HUD, eliminated the AFFH rule in July of this year. It is my understanding that if you proceed with this effort, the city will be in violation of HUD rules.
Please respond to my questions.

From: sharonkm@twc.com
To: "LCDreform@louisvilleky.gov"
Cc:
Sent: Monday October 26 2020 9:34:57AM
Subject: LCD reform-questions

How much did it cost for the Optics Design study?
Will any changes to the codes be for just new development?
Will there be a grandfather clause as part of any new LCD?
Is it Constitutional for these drastic, dramatic rules affecting our county to be imposed on our businesses & citizens? I don't think so.
For whom is this supposed "equity" to be a benefit?
Sharon Miller

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Williams, Julia

From: Travis Murphy <travis.murphy@michelin.com>
Sent: Friday, February 5, 2021 9:52 AM
To: LDC Reform
Subject: LDC Reform Feedback

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hi-

I just browsed through the entire suite of LDC reform proposals. I was also excited last August timeframe when I first read the Opticos report and recommendations. I wanted to offer up some detailed feedback from my perspective. My background, by the way, is nothing to do with development or construction. My wife is an architect, however, who also sits on our neighborhood's Architectural Review Committee. So I get some first hand information on different challenges faced both by professionals and local citizens going through the planning process when trying to make changes to their properties. Beyond that, I am also a fan of the Strong Towns website and have followed them for a couple of years. They espouse an urbanist approach this is in line with many of the recommendations here.

Here's my feedback on the Phase I amendments:

- Public notice requirements only makes sense and is long overdue (didn't even realize this was an issue!)
- Agree with the urban agriculture draft changes, do they go far enough?
 - Why still stipulate compost uses, for instance?
- ADU – 100% agree that they should be allowed by right!!
- Setbacks seem to make sense, probably a prerequisite for future changes?
- Two dwellings – 100% agree! (By the way, the hyperlink in the detailed recommendation chart and on the main LDC reform page opens the FAR recommendations, not the Two dwelling recommendations. I could not access the detailed proposal)
 - This goes hand in hand with ADUs to me, as a very reasonable approach to allowing property owners to increase density and add affordable housing
- FAR – I don't necessarily understand FAR well at all, but I do understand how it restricts buildings that would otherwise complement the neighborhood well
 - I think this is likely a prerequisite to going to Form Based zoning? Makes sense to me as a good first step

And for the Phase II amendments:

- I'm getting beyond my element here especially without seeing any detailed proposals
- Everything seems to be centered around a form district based approach and eliminating some of the current restrictions that would prevent that approach
- Certain ones such as duplex and courtyard/pocket neighborhoods seem easy to implement earlier (Phase I even?) and could provide some immediate successes to boost

Finally, for Phase III:

- All of this is awesome!
- Way beyond my expertise now, but I like what I see

I'm a Clifton resident and love the neighborhood. When I walk around my neighborhood I see many duplexes, triplexes and quad plexes that are not permitted building under the current code. I live in one of the more desirable

neighborhoods in the city and it's sad that our current code would prohibit such a neighborhood from being built in the present time. It contains a lot of the missing middle housing types and density that are needed, infill projects are happening on the few unbuilt lots and most of the recommendations seem to be moving towards a future building code that would allow the construction of a neighborhood like Clifton again. I support that wholeheartedly!

Finally, I'd like to close with links to a couple of articles that came out this week. The original was published on Wednesday and the author followed up with a Strong Towns article yesterday. The idea of adding a simple mechanism to allow deviations on a hyperlocal basis by streets or blocks would be a welcome amendment to explore in Louisville as the LDC reform process rolls out 😊 I have witnessed firsthand and heard about other instances through my wife's involvement with the Clifton ARC, of homeowners being denied permission to upgrade their homes because of outspoken residents that may live in the same neighborhood, but still more than a mile away and unlikely to be affected by the change. Personally, anytime someone is spending money to improve their property within the couple blocks near me, I'm all for it as investment and upkeep in my hyperlocal neighborhood will only be beneficial over time.

https://www.manhattan-institute.org/hyperlocal-zoning-enabling-growth-block-and-street?utm_source=press_release&utm_medium=email

<https://www.strongtowns.org/journal/2021/2/4/strong-towns-by-street-and-block>

Travis Murphy
travis.murphy02@gmail.com
(502) 314-5294

Williams, Julia

From: anouri concepts21.net <anouri@concepts21.net>
Sent: Thursday, October 15, 2020 11:42 AM
To: LDC Reform
Cc: mnouri concepts21.net
Subject: Land development code reform listening sessions

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How can we access the sessions?
We are interested in participating.

Thanks!

Ana Nouri
CONCEPTS 21PLLC
502-777-6949

Williams, Julia

From: Christopher Padgett <chrispadgett1@mac.com>
Sent: Thursday, February 11, 2021 3:47 PM
To: LDC Reform
Subject: Re: Feedback on racial equity and Land Development code recommendations

Follow Up Flag: Follow up
Flag Status: Flagged

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Great. Thank you. This makes sense. Either I missed this in the article or the writer didn't clarify it in a way that explains it like you did below. Thanks for writing back and overall, I think the proposed changes are very good and hopefully will help bring about more equity in our city's land development code. Have a good day.

On February 11, 2021 at 3:14 PM, LDC Reform <ldcreform@louisvilleky.gov> wrote:

Thank you for your feedback.

I did want to clarify one point about Short Term Rentals (AirBnBs). When conducting the research on Accessory Dwelling Units (ADUs) we did not want to encourage the units to be used as Short Term Rentals. In the proposed language, short term rentals would still be required to get a conditional use permit if the land is not owner occupied. The conditional use permit requirements for short term rentals are not proposed for changes at this time.

I understand your concerns and again, thank you for your feedback.

From: Christopher Padgett <chrispadgett1@mac.com>
Sent: Thursday, February 11, 2021 1:22 PM
To: LDC Reform <ldcreform@louisvilleky.gov>
Subject: Feedback on racial equity and Land Development code recommendations

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To Whom It May Concern,

I am responding to the 10 February 2021 article in the *Louisville Courier-Journal* by Bailey Loosemore regarding proposed changes to "modernize" development regulations.

I have no issues with any of the suggestions being put forth with one significant exception.

I struggle to understand the first recommendation about allowing the building of accessory dwelling units without getting a conditional-use permit. I have researched this topic extensively since reading this article and have found evidence in communities around the United States that have studied this and based upon insights I have found, this actually would not benefit people of color and lower economic means and instead would negatively impact them. See this article from Seattle which summarizes many of the insights I discovered while researching the topic:

<https://www.theurbanist.org/2018/10/17/study-reveals-wealthy-white-homeowners-benefit-most-from-backyard-cottages/>

Every other recommendation in this list makes perfect sense to me. I'm not sure if this one recommendation was not researched by staff, if it was pushed by developers or those engaged in the local AirBnB industry, etc., but it feels out of place with the other recommendations.

I own my home in the Highlands and we have seen our neighborhoods saturated with AirBnBs. As a past president of my neighborhood association, I have grown increasingly concerned on the impact of these mini hotels spread all over Highland neighborhoods. I don't see them in other Louisville neighborhoods in the same level of saturation. More restrictions -- not fewer -- should be placed on these types of rentals. I'm all for affordable housing and equity, but I'm not for turning our neighborhoods into places run down by AirBnB operators. Hotels should operate as hotels and not be allowed to saturate Louisville neighborhoods.

With all my best and kind regards,

Christopher Padgett

2236 Boulevard Napoleon

Louisville, KY 40205

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Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of William Patterson
<aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 3:26 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. William Patterson
823 Fetter Ave
Louisville, KY 40217
(502) 548-4484
wpatterson300@yahoo.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Joan Pauly <aarpwebact@action.aarp.org>
Sent: Tuesday, February 23, 2021 10:58 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 23, 2021

Louisville Development Code
KY

Dear Development Code,

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Vacant land is sparse. Allowing ADUs can help alleviate this problem.

I support Metro's amendment of ADUs as a use of right with set standard through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,
Joan Pauly
1802 N. English Station Rd.
Louisville, KY 40223
joanpauly@gmail.com

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Joan Pauly
1802 N. English Station Rd.
Louisville, KY 40223
(404) 291-5178

joanpaul@gmail.com

Williams, Julia

From: Bethany Pratt <bethany.pratt7@gmail.com>
Sent: Monday, October 26, 2020 11:24 AM
To: LDC Reform
Subject: LDC Review Comments

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear LDC Reviewers,

I am a resident of the Highlands neighborhood in Louisville. I work in West Louisville, supporting urban agriculture for both personal and commercial production. I am also a member of the Food in Neighborhoods Community Coalition, which works to build a more just, equitable, and sustainable food system in Louisville. To improve equity in the Land Development Code (LDC), I suggest the following:

1. The "weeds ordinance" (156.052) of the LDC should be removed. The ordinance is included below in full.

§ 156.052 EXTERIOR PROPERTY AREAS.

(D) Weeds.

All premises shall be maintained free from weeds or plant growth in excess of ten inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation other than trees or shrubs provided, however, this term shall not include cultivated flowers and gardens. Any plant growth exceeding ten inches in height on land of more than three acres that abuts another parcel which contains a dwelling or commercial building thereon other than crops, trees, bushes, flowers or other ornamental plants, shall be at least 50 feet from the property line or 200 feet from an occupied structure, whichever is less.

This ordinance creates inequity because it is implemented on a complaint-based model that was established in the 1930's. I have heard from many residents of West Louisville--for example leaders of the organization Change Today, Change Tomorrow--that this ordinance is being weaponized against poor Black residents particularly in quickly gentrifying neighborhoods like Smoketown, Shelby Park, and Russell, at a disproportionate rate. The current ordinance is being used to apply fines to West Louisville property owners (usually owners of rental properties) until owners cannot afford fines and must sell to the city for \$1. Then, Metro Louisville can re-sell land for development.

2. We also desperately need to make it easier for residents to access vacant lots in order to create gardens and green spaces. Vacant lots are a major factor in health equity, and areas with many vacant lots also tend to be areas that have higher rates of food insecurity, so the need for land to grow food on is significant.

3. I am happy to hear that parking minimums for certain zoning types have been reduced. These must be reduced universally. Parking minimums do not take into account the differences among various populations and neighborhoods with diverse community needs. These minimums also create more impervious paved areas as opposed to tree cover and green space. This leads to issues with run-off, flood control, heat island effects, reduced air quality, and other ecological destruction. These factors are issues of health equity and environmental justice as well.

4. We need to include more affordable housing in all areas of town. I completely support the Metropolitan Housing Coalition's suggestions regarding this issue.

Best,

Bethany Pratt

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Brenda Price <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 9:26 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

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I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Brenda Price
630 Harris Pl
Louisville, KY 40222
(502) 339-0523
pricebrendakay@yahoo.com

Williams, Julia

From: P Rao <plarao.pr@gmail.com>
Sent: Tuesday, February 23, 2021 9:20 AM
To: LDC Reform
Subject: Development code

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I read they proposed Land Development reform recommendations and I think they sound excellent. I owned and lived in a duplex in the highlands 4 years on a street with a variety of housing options. It was wonderful. I also think that accessory dwelling for family members on existing property is long overdue, in particular for elderly parents or other family members. We will never decrease segregation while we have such extreme segregation of housing options.

Priscilla Rao
1611 Spring Drive 40205

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Daniel Roe <aarpwebact@action.aarp.org>
Sent: Friday, February 19, 2021 10:06 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 19, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

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I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. Daniel Roe
3006 Aubert Ave
LOUISVILLE, KY 40206
(502) 931-7467
droe@aarp.org

Williams, Julia

From: Rudolph, Mary A <mary.rudolph@louisville.edu>
Sent: Monday, October 26, 2020 11:01 AM
To: LDC Reform
Subject: Suggestions for LDC Equity Review

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear LDC Reviewers,

I am a resident of the Clifton neighborhood in Louisville. I am also a PhD student of Urban and Public Affairs at UofL and member of the Food in Neighborhoods Community Coalition, which works to build a more just, equitable, and sustainable food system in Louisville. To improve equity in the Land Development Code (LDC), I suggest the following:

1. The "weeds ordinance" (156.052) of the LDC should be removed. The ordinance is included below in full.

§ 156.052 EXTERIOR PROPERTY AREAS.

(D) Weeds. All premises shall be maintained free from weeds or plant growth in excess of ten inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation other than trees or shrubs provided, however, this term shall not include cultivated flowers and gardens. Any plant growth exceeding ten inches in height on land of more than three acres that abuts another parcel which contains a dwelling or commercial building thereon other than crops, trees, bushes, flowers or other ornamental plants, shall be at least 50 feet from the property line or 200 feet from an occupied structure, whichever is less.

This ordinance creates inequity because it is implemented on a complaint-based model that was established in the 1930's. I have heard from many residents of West Louisville--for example leaders of the organization Change Today, Change Tomorrow--that this ordinance is being weaponized against poor Black residents particularly in quickly gentrifying neighborhoods like Smoketown, Shelby Park, and Russell, at a disproportionate rate. The current ordinance is being used to apply fines to West Louisville property owners (usually owners of rental properties) until owners cannot afford fines and must sell to the city for \$1. Then, Metro Louisville can re-sell land for development.

2. We also desperately need to make it easier for residents to access vacant lots in order to create gardens and green spaces. Vacant lots are a major factor in health equity, and areas with many vacant lots also tend to be areas that have higher rates of food insecurity, so the need for land to grow food on is significant.

3. I am happy to hear that parking minimums for certain zoning types have been reduced. These must be reduced universally. Parking minimums do not take into account the differences among

various populations and neighborhoods with diverse community needs. These minimums also create more impervious paved areas as opposed to tree cover and green space. This leads to issues with run-off, flood control, heat island effects, reduced air quality, and other ecological destruction. These factors are issues of health equity and environmental justice as well.

4. We need to include more affordable housing in all areas of town. I completely support the Metropolitan Housing Coalition's suggestions regarding this issue.

Thank you,

Mary Abigail "Abby" Rudolph
PhD Candidate
Urban and Public Affairs
University of Louisville
(she/her)

Williams, Julia

From: Pollock, Heather M.
Sent: Wednesday, October 28, 2020 1:40 PM
To: LDC Reform
Subject: Hotline call comments

Caller was a social work student at UofL, Kate Russell. kmlawn01@louisville.edu

She had some questions about which elements of 2040 are driving this initiative. We discussed housing and the concept of missing middle.

She spoke about what communities need in addition to affordable housing:

Problems of food deserts

More Urban Gardens

Better supported schools- she talked about how schools in certain communities did not receive the same level of support

Providing places of employment in proximity to communities

She also expressed some concerns about the importance of different departments and organizations working together on these issues. She mentioned the HUD contract and wanted to know if this was part of it.

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Dale Salyers <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 6:26 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. Dale Salyers
9618 Arrowridge Dr.
Louisville, KY 40229
(502) 510-2179
salyers.dale@yahoo.com

Williams, Julia

From: Liliias Pettit-Scott <urbanagconservationist@gmail.com>
Sent: Tuesday, October 20, 2020 1:54 PM
To: LDC Reform
Subject: LDC Reform Process
Attachments: LDC_reform_flier_final (1) (1).pdf

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Hi,

I am reaching out to understand more about the community engagement process the Planning and Design staff are using to reach Louisville residents equitably as you take on reforming the LDC code. In the flyer it reads:

Staff has developed a public engagement plan and strategies to ensure that this effort includes the voices of the entire community, especially those community members who have been adversely impacted by development practices and land use policies. Staff is solicit ideas and participation by reaching out to interested groups and through social media, fliers and newsletters, webinars and videos, and a hotline.

I am only aware of the 3 listening sessions coming up next week as a way for folks to voice their concerns about the LDC. I found out about these sessions from a flier distributed online from a friend. I'm disappointed I did not receive this flier directly from your office as a staff member for the Jefferson County Soil and Water Conservation District and a Louisville resident. It would have been really helpful to receive this flier well in advance of these listening sessions to help spread the word and have time to read through the code and prepare my thoughts.

As you know, the Land Development Code is a lengthy document full of legalese. Many residents have never even looked at the LDC, let alone understand the context and what it governs. Yet, they are concerned with the issues it addresses.

Do you have plans to educate residents about the code before the sessions?

How have you addressed the accessibility of the listening sessions? (for example, it is not clear on the flyer how to access the listening sessions)

I know first hand how difficult it is to communicate with all members of a community in this current world. Some folks are always online, some don't have computers at home or internet access, some only get their information from the newspaper, and so on.

Do you have plans to reach residents that do not engage online? If so, what are they? (e.g. mailers, phone calls, other outreach methods)

Do you have plans to engage those residents with disabilities like folks that cannot read or speak? Do they have a method to share their concerns?

I read in the same flier the Planning Commission will be the oversight committee for this process.

Is anyone on the commission trained to oversee such a process?

Has the commission received equity training?

Thank you for initiating the task of reforming the LDC. This is an extremely important issue for our community. I look forward to participating in the process and hope to see the process is an equitable one and a democratic one.

I look forward to receiving your answers to my questions.

Cheers,

Lilias Pettit-Scott
Urban Agriculture Specialist



www.jeffcd.org

www.foodinneighborhoods.org/grow

cell: (415) 595-5809

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Lori Sharp <aarpwebact@action.aarp.org>
Sent: Tuesday, February 23, 2021 6:27 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 23, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

As I get older, it is a serious concern as to what my life in my golden years might be like. I don't believe I will be able to afford to live alone, yet I don't want to be a burden on my daughter and her family.

We've spoken about a Tiny House in their acre lane which would be the perfect solution. Please allow this to happen with ease. Money is tight nowadays, this would be awesome to have this as a option here in Jefferson County.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

Lori Sharp
502-645-9264
Pooh.bear3225@yahoo.com

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Lori Sharp
1235 Valley drive
Louisville, KY 40213
(502) 645-9264
pooh.bear3225@yahoo.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Larry Shepherd <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 12:48 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

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I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. Larry Shepherd
1407 Parkland TRL
Jeffersonville, KY 47130
(502) 608-1705
forc2099@aol.com

Williams, Julia

From: Judi Sikes <judiksikes@gmail.com>
Sent: Saturday, October 24, 2020 1:32 PM
To: LDC Reform
Subject: Trees

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I would like to see a requirement for owners of business along major roads (like Shelbyville Rd., Dixie Hgwy. etc.) to plant low flowering trees in the front easement. This would not only beautify our city, it would improve the oxygen levels on these major roads by absorbing the vehicle emissions. Also it would be healthier for our bikers, since our mayor has added so many more bike paths.

We also need to enforce the ruling that numerals be placed on the front or in the front of homes/businesses, large enough so they can be read from the street. The buildings in downtown Louisville and its major streets (i.e. Shelbyville Rd.) are not following this rule. Now this one should be an easy one to enforce. Thank you for what you do. I don't mind volunteering to help you improve Louisville on either one of these. Judi Sikes (judiksikes@gmail.com) Sent from my iPhone

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Carolyn Skaggs <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 10:48 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Carolyn Skaggs
2817 Lytle St
Louisville, KY 40212-2037
(502) 712-2305
carolyn.skaggs67@yahoo.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Laurence Sloan <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 10:48 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I am in favor of ADUs to allow elderly to age in place and provide a living space for the disabled.

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. Laurence Sloan
2304 Woodford Pl
Louisville, KY 40205
(502) 552-3990
larry.sloan@yahoo.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Betty Smith <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 8:26 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Betty Smith
3915 W BROADWAY
LOUISVILLE, KY 40211
(502) 338-7889
3231bsmith@gmail.com

Williams, Julia

From: John Snearly <johnsnearly@yahoo.com>
Sent: Monday, February 22, 2021 10:36 AM
To: LDC Reform
Subject: Reform Efforts

Follow Up Flag: Follow up
Flag Status: Flagged

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I recently read about reform efforts currently under way in the city. What can residents do to support this?

-John

Sent from my iPhone

Williams, Julia

From: Jocqueline Stamps <jocquelinestamps@gmail.com>
Sent: Wednesday, February 24, 2021 10:56 AM
To: LDC Reform
Subject: Land Development Code Reform

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I am writing today about ADUs. As a senior, I am interested in all options that would support my staying in my home and community as long as possible. I want to be able to consider building an accessory dwelling unit on my property without going through the onerous process of a public hearing for approval to build on my property. An ADU would allow for the care of a relative or apartment for an adult child. It would save families from the high cost of nursing home placements and allow seniors to experience contact with loved one and dignity in final days.

Please lend your support to approval of ADUs as a use of right with standards through an administrative review process.

Williams, Julia

From: Stephens, Jennifer E <jennifer.stephens@louisville.edu>
Sent: Friday, February 19, 2021 12:40 PM
To: LDC Reform
Cc: Sawning, Susan
Subject: Seeking speaker to discuss the topic of redlining with UofL Medical Students

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To whom it may concern,

I am Program Manager for the Intro to Clinical Medicine course at the UofL School of Medicine. Recently, we have been working hard to implement a social work and public health thread throughout the course (e.g. structural competency, social determinants of health, racism in medicine, social construction of race, and many others). I'm reaching out because we saw the Confronting Racism in City Planning and Zoning exhibit online and were hoping to see if someone connected to the project would be interested in speaking to our students.

We have been hoping to introduce the topic of Redlining, Environmental Justice, and Health into the curriculum as it relates to translating racist policies of past and present into how these policies impact the health of our patient community. Our students have been very involved in diving into the Louisville Metro Health Equity Report in various ways this year; therefore, we anticipate this session to be an important addition to their coursework. It is important that this session connects practices such as redlining to health equity in the community.

The session is on March 17th 1-3pm and is required for our ICM 1 students (about 160 students) and will be completely virtual using Zoom. We would be happy to offer an honorarium for this session.

Please contact me via email or by phone at 502-876-0193 if there is anyone on this team who is interested in presenting this topic to the medical students. We would be happy to have a deeper discussion regarding learning objectives, etc to anyone interested.

Thank you for your time and consideration.

Best,
Jennifer

Jennifer Stephens, MEd

she/her/hers [what's this?](#)

Program Manager
Introduction to Clinical Medicine
University of Louisville
SOM Instructional Bldg
500 So. Preston, Suite 313B

502.852.7681

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Gina Stiltner <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 10:48 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus and changes to our economy, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones or even myself to work remotely or for my sons to live in while attending school at one of our great universities.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property.

I support these amendments for property dwellers and I hope that will I be supported through a proper change through our city officials.

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,
Gina Stiltner
1849 Bank Street
Louisville, KY 40203
ginastjoe@aol.com

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Gina Stiltner
1849 Bank St
Louisville, KY, KY 40203

(502) 294-5247
ginastjoe@aol.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Jamella Sullivan <aarpwebact@action.aarp.org>
Sent: Tuesday, February 23, 2021 9:58 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 23, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mrs. Jamella Sullivan
4422 SAINT REGIS LN
LOUISVILLE, KY 40220-1224
(502) 767-2611
jamella1217@gmail.com

Williams, Julia

From: Glenn Thomas <glenn0645@gmail.com>
Sent: Wednesday, February 17, 2021 3:51 PM
To: LDC Reform
Subject: Application

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Please allow applicants to build accessory dwelling units, including an accessory apartment to be reviewed by Planning and Design Services rather than requiring them to go through the lengthy process of conditional use permit process.

Thanks

Glenn Thomas

Williams, Julia

From: Sally and Thorne <rtvails@twc.com>
Sent: Thursday, October 29, 2020 9:21 AM
To: LDC Reform
Subject: Suggested changes to the land development code

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

29 October, 2020

Dear Sir or Madam,

I appreciate the opportunity to give my thoughts concerning the Louisville Land Development Code process and its review.

To begin, it is a conflict of interest to have builders, real estate agents, and others associated with building or construction being able to decide zoning or building issues. That is like having the fox guarding the chicken house. I believe that the Planning and Zoning Commission should be composed of concerned citizens not associated with the building industry thus resulting in an unbiased opinion on matters that come before it.

To often, the commission issues opinions favorable to the applicant and disregards negative input from the contiguous or nearby residents or the neighborhood that will be directly affected by the proposed project. Bringing up issues such as increased traffic, overloading utilities, or straining fire and police support often seems to fall on deaf ears.

Mayor Greg Fischer has been an advocate for ameliorating global warming by protecting the Metro Louisville tree canopy. Unfortunately, his rhetoric doesn't seem to be adhered to in the construction industry or those on the Planning and Zoning Commission. Construction for most housing projects begins by razing all of the trees on the property and eventually replanting small 2"-3" caliper trees which struggle to survive or die in the first few years. The elimination of so many trees destroys habitat for the existing wildlife who must either adapt, find a new environment or die. There must be a moratorium on these destructive building processes.

I thought that cornerstone 2020 would be the protection Jefferson County so badly needed. Much time, work and discussion went into this project and it was received with enthusiastic support and fanfare. However, it has not been the protective success that was envisioned and is basically ignored. Waivers seem to be regularly granted in landscaping requirements, setbacks, sidewalks, etc. ignoring the established requirements. Zoning is also often petitioned to be changed in favor of the builder resulting in more housing on precious land causing angst with the majority of opposing neighbors, who seem to be ignored. It certainly would be encouraging to see a reverse zoning change sometime.

This out of control building simply cannot keep going on to the detriment of our environment and the forested spaces. Overcrowding and the overwhelming of our basic services and infrastructure is causing gridlock on the roads and runoff pollution into the streams.

Change and improvement of our land development code is certainly much needed and overdue.

Sincerely,

Robert T. Vail

Williams, Julia

From: Vezina, Natalie K.
Sent: Friday, November 20, 2020 2:58 PM
To: LDC Reform
Subject: LDC Reform Sustainability Recommendations

Hello,

On behalf of the Louisville Metro Sustainability Team, I would like to pass on some sustainability recommendations for the LDC Reform initiative, which are inspired by Louisville's commitments to reduce greenhouse gas emissions, increase climate-resilience, and align sustainability plans with LEED for Cities.

1) GHG Reduction measures*

- Update parking requirements to reduce or eliminate parking requirements
- Adopt land development and property tax policies that incentivize more intense development on surface parking lots downtown and in urban neighborhoods
- Offer tax abatement incentive programs for commercial new construction that achieves LEED certification
- Require all new Louisville Metro-owned buildings to achieve LEED Silver certification or better
- Create conservation districts and other land development policies to discourage development in areas remote from the City's core and other urban centers of importance
- Include incentives and allowances for electric vehicle infrastructure

**These recommendations are listed as implementation actions in [Louisville's GHG Emissions Reduction Plan](#)*

2) Climate Adaptation measures*

- Discourage waivers that allow tree removal without replacement
- Update LDC to encourage more green/natural spaces

**These recommendations are listed as actions in the [Prepare Louisville Climate Adaptation Plan](#)*

3) Provide incentives for LEED or an equivalent green building rating system*

- Structural incentives: provide expedited review or permitting processes to buildings achieving certification
- Financial incentives: provide tax credits for buildings achieving certification
- Financial incentives: provide permitting fee reduction or waivers for buildings achieving certification

**These recommendations come straight from the green building category of the [LEED for Cities and Communities](#) rating system.*

4) Additional recommendations

- Environmental sustainability performance standard for urban landscapes
- Parking maximums in all areas within walking distance to transit
- Density bonuses for net-zero-ready buildings and 100% affordable housing buildings
- Ambitious green building standards in redevelopment areas

As stated in the *Prepare Louisville* plan, "incorporating sustainability features into the LDC is one of the most direct and effective way to prepare for climate change. Land use planning that increases multi-family housing and green space while saving energy, water, and other resources increases resilience by ensuring buildings withstand climate impacts and community members have access to healthy, comfortable housing and access to vital services and amenities. Such changes to the LDC will have positive benefits to the community for generations."

If you have any questions or need additional information, please don't hesitate to contact me!

Kind Regards,
Natalie

Natalie Vezina

Sustainability Coordinator
Office of Advanced Planning and Sustainability
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 600
Louisville, KY 40202 | tel (502) 574-6285
<https://louisvilleky.gov/sustainability>



Williams, Julia

From: Vezina, Natalie K.
Sent: Tuesday, November 24, 2020 9:37 AM
To: Liu, Emily; Milliken, Gretchen P; LDC Reform; Smith, Allison S.
Cc: OBrien, Jeff; French, Christopher S.
Subject: RE: LDC Reform Sustainability Recommendations

Hi all,

I've added a few more sustainability recommendations we can discuss on our call today (see highlighted bullets below).

1. GHG Reduction measures*

- Update parking requirements to reduce or eliminate parking requirements
- Adopt land development and property tax policies that incentivize more intense development on surface parking lots downtown and in urban neighborhoods
- Offer tax abatement incentive programs for commercial new construction that achieves LEED certification
- Require all new Louisville Metro-owned buildings to achieve LEED Silver certification or better
- Create conservation districts and other land development policies to discourage development in areas remote from the City's core and other urban centers of importance
- Include incentives and allowances for electric vehicle infrastructure
- Require new homes to install solar power or be designed to be 'solar-ready'
- Require the consideration of renewable and alternative energy considerations in the planning and design of new buildings and for retrofits of existing buildings to enable low-cost future installation - 'solar-ready' construction
- Require large parking lots or garages (with 200 spaces or more) and public facilities to have EV charging stations

**These recommendations are listed as implementation actions in [Louisville's GHG Emissions Reduction Plan](#)*

2. Climate Adaptation measures*

- Discourage waivers that allow tree removal without replacement
- Update LDC to encourage more green/natural spaces

**These recommendations are listed as actions in the [Prepare Louisville Climate Adaptation Plan](#)*

3. Provide incentives for LEED or an equivalent green building rating system*

- Structural incentives: provide expedited review or permitting processes to buildings achieving certification
- Financial incentives: provide tax credits for buildings achieving certification
- Financial incentives: provide permitting fee reduction or waivers for buildings achieving certification

**These recommendations come straight from the green building category of the [LEED for Cities and Communities](#) rating system.*

4. American Council for an Energy Efficient Economy (ACEEE) Scoring

- Include electric vehicle-ready requirements for residential or commercial new construction
- Include renewable-ready requirements for residential or commercial new construction
- Allow renewable energy use in all zones

5. Best Practices in Zoning for Solar (SolSmart)

See recommendations for definitions, aesthetics, height restrictions, tree conflicts, ground-mounted solar, historic and special use districts, etc.

Source: <https://solsmart.org/solar-energy-a-toolkit-for-local-governments/planning-zoning-development/>

6. Additional recommendations

- Environmental sustainability performance standard for urban landscapes
- Parking maximums in all areas within walking distance to transit
- Density bonuses for net-zero-ready buildings and 100% affordable housing buildings
- Ambitious green building standards in redevelopment areas

Natalie Vezina

Sustainability Coordinator
Office of Advanced Planning and Sustainability
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 600
Louisville, KY 40202 | tel (502) 574-6285
<https://louisvilleky.gov/sustainability>



From: Liu, Emily <emily.liu@louisvilleky.gov>

Sent: Monday, November 23, 2020 8:45 AM

To: Milliken, Gretchen P <Gretchen.Milliken@louisvilleky.gov>; Vezina, Natalie K. <Natalie.Vezina@louisvilleky.gov>; LDC Reform <ldcreform@louisvilleky.gov>; Smith, Allison S. <Allison.Smith@louisvilleky.gov>

Cc: OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>

Subject: Re: LDC Reform Sustainability Recommendations

That's great.

From: Milliken, Gretchen P <Gretchen.Milliken@louisvilleky.gov>

Sent: Sunday, November 22, 2020 2:37 PM

To: Liu, Emily <emily.liu@louisvilleky.gov>; Vezina, Natalie K. <Natalie.Vezina@louisvilleky.gov>; LDC Reform <ldcreform@louisvilleky.gov>; Smith, Allison S. <Allison.Smith@louisvilleky.gov>

Cc: OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>

Subject: Re: LDC Reform Sustainability Recommendations

Thanks Emily, we would appreciate that. As much of this work will be done after I am gone and with Natalie leaving at the end of January, I'm including Allison for consistency.

Gretchen Milliken
Director of Advanced Planning and Sustainability
Develop Louisville *LOUISVILLE FORWARD*
444 S Fifth St. Louisville, KY 40202
tel. (502)574-1358 cell (310)456-4600

From: Liu, Emily <emily.liu@louisvilleky.gov>
Sent: Sunday, November 22, 2020 10:01 AM
To: Milliken, Gretchen P <Gretchen.Milliken@louisvilleky.gov>; Vezina, Natalie K. <Natalie.Vezina@louisvilleky.gov>; LDC Reform <ldcreform@louisvilleky.gov>
Cc: OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>
Subject: RE: LDC Reform Sustainability Recommendations

Gretchen, we received the email from Natalie and it will become part of the public records for the LDC reform project.

As you know some of the recommendations, such as the parking reduction/elimination have already been implemented. Metro Council approved the LDC amendment for Parking in September.

I would be happy to meet with you and Natalie to go over this list to determine which recommendations are related to LDC and how and when they can be implemented.

Let me know a good time to have a virtual meeting for both of you.

Thanks
Emily

From: Milliken, Gretchen P <Gretchen.Milliken@louisvilleky.gov>
Sent: Friday, November 20, 2020 10:39 PM
To: Vezina, Natalie K. <Natalie.Vezina@louisvilleky.gov>; LDC Reform <ldcreform@louisvilleky.gov>; Liu, Emily <emily.liu@louisvilleky.gov>
Cc: OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>
Subject: Re: LDC Reform Sustainability Recommendations

Emily,
Just want to make sure this is in your radar. Let's us know if you have any questions.

Thanks
Gretchen

Get [Outlook for iOS](#)

From: Vezina, Natalie K. <Natalie.Vezina@louisvilleky.gov>
Sent: Friday, November 20, 2020 2:57:39 PM
To: LDC Reform <ldcreform@louisvilleky.gov>
Subject: LDC Reform Sustainability Recommendations

Hello,

On behalf of the Louisville Metro Sustainability Team, I would like to pass on some sustainability recommendations for the LDC Reform initiative, which are inspired by Louisville's commitments to reduce greenhouse gas emissions, increase climate-resilience, and align sustainability plans with LEED for Cities.

1. **GHG Reduction measures***
 - Update parking requirements to reduce or eliminate parking requirements
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**These recommendations are listed as implementation actions in [Louisville's GHG Emissions Reduction Plan](#)*

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**These recommendations come straight from the green building category of the [LEED for Cities and Communities](#) rating system.*

4. Additional recommendations

- Environmental sustainability performance standard for urban landscapes
- Parking maximums in all areas within walking distance to transit
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- Ambitious green building standards in redevelopment areas

As stated in the *Prepare Louisville* plan, "incorporating sustainability features into the LDC is one of the most direct and effective way to prepare for climate change. Land use planning that increases multi-family housing and green space while saving energy, water, and other resources increases resilience by ensuring buildings withstand climate impacts and community members have access to healthy, comfortable housing and access to vital services and amenities. Such changes to the LDC will have positive benefits to the community for generations."

If you have any questions or need additional information, please don't hesitate to contact me!

Kind Regards,
Natalie

Natalie Vezina

Sustainability Coordinator
Office of Advanced Planning and Sustainability
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 600
Louisville, KY 40202 | tel (502) 574-6285

<https://louisvilleky.gov/sustainability>



Williams, Julia

From: Williams, Julia
Sent: Thursday, November 5, 2020 6:54 PM
To: LDC Reform
Subject: FW: Zoom link for "solar-ready" meeting, 11-10

From: Gary Watrous <watrousoffice@aol.com>
Sent: Thursday, November 5, 2020 11:46 AM
To: bdrewf@yahoo.com; Williams, Julia <Julia.Williams@louisvilleky.gov>; Dock, Joel <Joel.Dock@louisvilleky.gov>; rachell.mandell@louisvilleky.gov; mcmulw@att.net; Donna, Julie M. <Julie.Donna@louisvilleky.gov>; rohlman@twc.com; samuelavery@gmail.com
Subject: Re: Zoom link for "solar-ready" meeting, 11-10

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hi,
Sorry - I will not be able to attend due to a conflict.
Please read the following comments into the record:
Best wishes,
Gary
PS: My comments are:

"We need to be aware:
2012 Energy Conservation Code is meant for use with the Kentucky Building Code only excluding R-2, R-3 and R-4 construction.
2009 Energy Conservation Code is for use with the Kentucky Residential Code and Group R-2, R-3, and R-4 buildings in the Kentucky Building Code only.

We will need to research the current energy codes before suggesting changes.

Regarding your Outline, if 650 s.f. is required, why would anyone want only 64 s.f. (8'x8') south facing? I would want more.

I am glad you included non-solar recommendation in your Outline. As an architect, I am most interested in these. Roger and I are starting to think about energy-efficiency recommendations for low-income neighborhoods. See attached Scientific American article.
Air-sealing and insulation techniques offer the best bang for the buck."

+++++

Gary
In a message dated 11/5/2020 10:47:19 AM Eastern Standard Time, bdrewf@yahoo.com writes:

Hi everyone (Metro Planning staff and REAL people),

Per Sam Avery's earlier Email this morning, here is the Zoom link for the "solar-ready" meeting on **Tuesday, November 10, at 2:00 p.m.:** <https://us02web.zoom.us/j/84026788973>. A more complete invitation is below.

Cheers!

Drew Foley
502-644-0659

Topic: "Solar-Ready" meeting: REAL and Metro Planning/Design
Time: Nov 10, 2020 02:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/84026788973>

Meeting ID: 840 2678 8973
One tap mobile
+13126266799,,84026788973# US (Chicago)
+19292056099,,84026788973# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington D.C)
Meeting ID: 840 2678 8973
Find your local number: [https://us02web.zoom.us/u/kbrq7CDm48](https://us02web.zoom.us/j/84026788973)

On Thursday, November 5, 2020, 08:56:12 AM EST, Sam Avery <samuelavery@gmail.com> wrote:

Julia, Joel, Rachel, Drew, Gary, Wallace, Roger, Julie

Not everyone will be able to make any of the times suggested, but we will go with 2pm Tuesday, 3 on 3 will be about the right number for this kind of meeting in any case. Drew will send out a zoom notice for a meeting at that time.

We will discuss the feasibility of incorporating Louisville's resolution for 100% renewable energy into the Land Development Code.

Thank you all for your interest!

Sam Avery
502 741 6944

Williams, Julia

From: Clark, Molly R.
Sent: Wednesday, October 28, 2020 5:57 PM
To: LDC Reform
Cc: Liu, Emily; Davis, Brian; Williams, Julia
Subject: LDC Reform

Hey all, I got a call on the hotline from the Mayor of Watterson Park, a small city with no zoning authority. She said at least 3 small cities were not able to attend the meeting or couldn't figure out how to access the meeting. They got the flyer but were confused about what a QR code was. So I'm emailing her myself some information about the LDC Reform.

Wants to know how to see recordings of all the listening sessions. I couldn't find it.

I guess I copied you all on it because she made the point of wanting to see recordings and concern about small cities not being able to attend. WE really should hold more listening sessions. The more we do it the more people find out about what we are doing.

Her Email: mayor.wattersonparkky@gmail.com

Best,

Molly Clark
Associate Planner
Louisville Metro Planning and Design Services
444 South 5th Street, Suite 300
Louisville Ky, 40202
(502) 574-8656



If you have any revisions or applications that need to be submitted through our department, please email application and supplemental materials to PlanningCustomerService@louisvilleky.gov

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Scott Wegenast <aarpwebact@action.aarp.org>
Sent: Saturday, February 20, 2021 9:38 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Feb 20, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. Scott Wegenast
140 coral court
Louisville, KY 40206-2021
(502) 889-1829
scott.wegenast@gmail.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of REBECCA WHEATLEY <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 3:56 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

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I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. REBECCA WHEATLEY
2818 ENGLEWOOD AVE
Louisville, KY 40220
(502) 852-7196
rswhea01@louisville.edu

Williams, Julia

From: Jackie White <jackiewhite1000@bellsouth.net>
Sent: Thursday, January 14, 2021 6:42 PM
To: LDC Reform
Subject: E-mail distribution list

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Please add me to your distribution list(s) for ldc information.

Jackiewhite1000@bellsouth.net

I very much enjoyed the webinar this evening. I remain shocked to learn many of the historical facts covered, but I am delighted something is being done now to better our community.

Regards,

Mary S. "Jackie" White
AARP - KY Executive Council Member

Williams, Julia

From: Jackie White <jackiewhite1000@bellsouth.net>
Sent: Wednesday, February 17, 2021 2:19 PM
To: LDC Reform
Subject: ADUs in Metro Land Development Code

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

To all concerned,

I know Louisville Metro is soon to be updating the Land Development Code and I realize the code is complicated. Simply put, one way to support both diverse housing and environmental fairness, is to include accessory dwelling units.

Accessory dwelling units (ADUs) are independent housing units that are usually created on single-family lots by changing the existing home, or building a new, detached home. You've heard of them. ADUs are also called "secondary suites," "mother-in-law suites," "English basements," "accessory apartments," "laneway homes," "backyard cottages.;" and more.

ADUs can be a less expensive way to grow affordable rental houses without making big changes to a neighborhood.

ADUs can help our aging population, but these changes will also be helping all ages.

The Coronavirus shows us ADUs can provide a critical flexibility on a property, like providing a place for your aging parent to live instead of a nursing home, or for your loved ones to come return to work remotely.

ADUs are getting popular; 7 in 10 people surveyed by AARP said they would consider building an ADU for a loved one who needs care.

The current "public approval" requires construction of ADUs on our personal property to go through an onerous public hearing process and actually discourages anyone to build an ADU. We know this because In the last ten years, there have only been 4 or 5 successful ADUs constructed per year.

Nobody should have to inform or seek permission of their neighborhood to help a loved one on their own personal property.

Louisville Metro proposes ADUs as a use of right with standards through an administrative review process. It is less invasive, more effective and contains appropriate checks and balances.

Louisville needs ADUs as a *use of right with standards*, meaning it only needs to be an administrative review process, against some very specific standards.

Please support both diverse housing and environmental fairness, by including accessory dwelling units, ADUs, in your Metro Land Development Code changes.

Your assistance here is really needed and appreciated.

Thanks,

Jackie White

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of wm derek wilkerson <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 4:26 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. wm derek wilkerson
14 highwood place
14 highwood place
louisville, KY 40206
(502) 893-0953
kasper1411@att.net

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of JAMES WISE <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 12:48 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

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I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. JAMES WISE
1206 Carrico Ave
LOUISVILLE, KY, KY 40215
(502) 361-9201
jayw9764@gmail.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Charles Wolff <aarpwebact@action.aarp.org>
Sent: Monday, February 22, 2021 9:26 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

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Feb 22, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property. I may not currently own property, but I have been searching for the right project and place to try and restore and live in. Financing is a big problem for many people to be able to do this sort of project.

If we want to see Louisville to continue to grow then we must look into ways of helping people to obtain and do this without 20 miles of red tape to go through to achieve it.

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Mr. Charles Wolff
432 E Jefferson St
328
Louisville, KY 40202
(502) 975-9753
cpww1@aol.com



GREATER LOUISVILLE
ASSOCIATION OF REALTORS®

March 17, 2021

Jeff O'Brien
Co-Chief, Louisville Forward
444 S. Fifth Street, Suite 600
Louisville KY, 40202

Dear Chief O'Brien:

On behalf of the Greater Louisville Association of Realtors® (GLAR) we appreciate the opportunity to share our thoughts and comments on Phase 1 of the proposed Land Development Code revisions. GLAR wants to thank you, Director Emily Liu, and your entire team for their work on both the 2040 Comprehensive Plan and the revising of the Land Development Code. GLAR supports the proposed LDC revisions that increase flexibility and use of real estate, including allowing accessory dwelling units for staff review, permitting duplexes on multi-family zoning, and the other revisions that allow more flexibility regarding the front and back yard setbacks and the floor area ratio. These revisions have the ability to reduce barriers to housing affordability and increase housing choices.

Regarding the requirement of notices to property residents as well as the property owners. GLAR is fully supportive of notice and inclusion for input on development as it may affect surrounding residents. There is however, some concern on how this would be accomplished practically. Additionally, there are questions on when this requirement would be utilized, and for what types of development reviews.

The Greater Louisville Association of Realtors® again thanks you all for your work and is always willing to partner with you and community partners to increase economic development and home ownership opportunities.

Sincerely,

Lisa Stephenson
Chief Executive Officer

From: [harvey lips](#)
To: [LDC Reform](#)
Cc: [harvey lips](#)
Subject: accessory dwelling units tiny houses etc.
Date: Sunday, March 7, 2021 3:24:20 PM

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Please give every consideration to these land development proposals. ADU units without owner occupancy covenants are working in many places. Tiny houses are a proven economical way to give people a start.

Also consider you will get a backlash form [not in my neighbor hood.

i own property in Louisville and am currently looking for something that I could put a small separate unit on.

Thanks Harvey Lips

From: [MB Leasing](#)
To: [LDC Reform](#)
Subject: ADU
Date: Thursday, March 4, 2021 11:51:06 AM

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To whom it may concern,

Responding to the article in the Courier Journal -

Allowed ADU's will definitely help our city. I would love to get involved in this and give my thoughts. It is about time that places like the Highland Association open up about their extremely limited restrictions they place on businesses and what people do with their homes they purchased.

Thanks,
Mimi

From: [Crawford, Jasmin L](#)
To: [LDC Reform](#)
Subject: ADUs must be allowed!
Date: Thursday, March 4, 2021 12:49:49 PM

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Good afternoon,

I would like to express my support for ADUs. I need one and cannot have one. As a result my elderly father has to try and navigate the steps in my house to get to the kitchen. We have almost a half-acre and could easily support a single story ADU to keep my father near family and under my watchful eye without the danger of a fall.

Please see that ADUs are made legal in Jefferson County.

Jasmin L. Crawford, CTFA
Assistant Vice President
Trust Officer

HILLIARD LYONS TRUST



500 West Jefferson Street, Suite 700
Louisville, Kentucky 40202
(o) 502-588-1792 | (toll free) 888-878-7845
jl Crawford@hilliard.com | hilliardtrust.com

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personal identification numbers by e-mail. Neither Hilliard Lyons Trust Company nor Baird offers tax, accounting, or legal advice. Consult your tax or legal advisor before making any decision that could affect your tax or legal situation.

From: [Sally Price](#)
To: [LDC Reform](#)
Subject: ADUs
Date: Sunday, March 7, 2021 7:39:47 PM

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Not that I have a better idea--yet--but I think someone will think of one that's better than ADUs. Seems to me that the expense to the homeowner of constructing and maintaining an ADU would be so prohibitive that the majority of well-intended homeowners could better address the housing crisis by rehabbing existing homes. To my mind, ADUs would be welcome by the wealthy on large lots and would do little but save them money on housing their aging in-laws, in lieu of assisted-living facilities.

From: [Don Pitts](#)
To: [LDC Reform](#)
Subject: Beechmont Neighborhood Association Letter of Support
Date: Wednesday, March 17, 2021 11:12:36 AM
Attachments: [LDC Reform Support Letter-1.docx](#)

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To whom it may concern: Please find attached our letter of support for proposed reforms to the Land Development Code.

Don Pitts
BNA President
(502) 379-5242

March 18, 2021



Emily Liu
Director
Louisville Metro Planning and Design Services
Develop Louisville, Louisville Forward
444 S. 5th Street, 3rd Floor

Emily:

Thank you for the opportunity to provide feedback on the currently proposed Phase 1 Amendments to Metro Louisville's Land Development Code (LDC).

The Building Industry Association of Greater Louisville strongly believes that continued growth, development, and redevelopment throughout Jefferson County will not only help build a more equitable and inclusive place to live – it will also provide the many needed jobs for all Jefferson county residents.

BIA supports several of the proposals included in the Phase 1 revisions to the LDC. Reducing residential setbacks, eliminating the Floor Area Ratio (FAR) requirements, and allowing two dwellings on multi-family zoned properties regardless of the density restrictions on the property.

However, the BIA and our members have significant concerns regarding the proposed changes to the notice requirements. Our members currently provide notice as required under KRS 100 and Metro's Land Development Code. These notice requirements include mail, informational signage, public notice in the newspaper, notice to PDS staff, notice to the Metro Council Representative, notice to the Mayor and City Clerk of 2nd – 6th class city if applicable, and notice to anyone signed up through the Metro Electronic Notification for Development Proposals. Requiring additional notice to "Current Residents" adds more legal uncertainty, expense, and logistical difficulties.

The original notice proposal requires the applicant to notice all tier 1 and tier 1 property owners and "Current Residents" throughout the process. "Current Resident" could mean an occupant of a single-family residence, a condo, a boarding house, or a multi-family complex. Obtaining addresses for all of those different property types is difficult since there does not appear to be one verified, reliable, accessible source for all of these addresses.

The additional notice requirement also injects additional legal uncertainty into the development process. As I have stated, obtaining all necessary information to ensure full compliance with this new requirement will be extremely difficult. The change in the notice requirement will increase the likelihood of appeals in cases where any number of actual residents could claim due process violations for not having received notice.

As stated, BIA members abide by the current regulations regarding notice. We believe that if there is a need to provide additional notice, other solutions should be pursued such as expanded use of Louisville Metro's email notification system.

BIA urges caution in making final decisions regarding these notice requirements to avoid unintended consequences that will deter future growth and development in our community.

Thank you again for the opportunity to provide our perspective on the current LDC proposals. We look forward to working with PDS staff to find solutions that meet the needs of the community.

Sincerely,

Juva Barber
Executive Vice President
BIA of Greater Louisville

Cc: Jeff O'Brien, Director & Co-Chief, Louisville Forward, Develop Louisville

The Building Industry Association of Greater Louisville
1000 N Hurstbourne Pkwy | 502.429.6000

March 18, 2021

Emily Liu
Director
Louisville Metro Planning and Design Services
Develop Louisville, Louisville Forward
444 S. 5th Street, 3rd Floor

Dear Emily:

Thank you for this opportunity to provide feedback on the Phase 1 Amendments to Metro Louisville's Land Development Code (LDC) and offer some preliminary thoughts on the Phase 2 and Phase 3 amendments. First, however, we want to stress GLI's support for the overarching goals of Metro's equity review of the LDC. Just as land development and redevelopment plays a critical role in driving economic growth, creating jobs, and providing housing, smart land development policies can help us build a more equitable, inclusive, and prosperous Louisville.

In general, GLI recognizes the Phase 1 Amendments as a productive initial step in addressing changes to the LDC, as recommended by community members and consultants. We appreciate the increased flexibility provided by changes such as reducing residential setbacks, allowing for two dwellings on multi-family zoned properties despite density restrictions, and eliminating Floor Area Ratio requirements for residential districts.

GLI's members have concerns regarding the proposed changes to notice requirements. Requiring notice to be given to the "Current Resident" for all dwelling units adds another layer of logistical and legal hurdles for developers to address during the application review process. Developers already comply with several notification requirements outlined in state law. Obtaining all necessary information to ensure full compliance with this new requirement would likely be difficult in many cases and inject added uncertainty and risks into the land development process. The proposed requirement would also increase the likelihood of appeals in cases where a resident could claim not to have received notice. Moreover, the requirement would make Louisville an outlier in this regard. As noted in the [Staff Report](#), "The majority of cities require only a notice for property owners." Our members acknowledge the intent of this proposal – to make notice requirements more inclusive – but we fear that it could have the unintended consequence of delaying or prohibiting new development and lead to more litigation. We urge decision-makers to continue working with impacted stakeholders on this provision to ensure it is workable for developers, does not lead to litigation, and does not result in missed opportunities for economic growth and new housing.

Regarding the Phase 2 and Phase 3 amendments, we want to emphasize the importance of ensuring flexibility with local land development regulations and incentivizing - not mandating - intended outcomes. Moreover, future phases should build on the focus of the Phase 1 amendments, which is largely to loosen restrictions and reduce regulations that make development more difficult and create barriers to affordability.

Once again, GLI appreciates this opportunity to provide comments and looks forward to continuing to work with Louisville Metro and Planning and Design Services staff.

Sincerely,

Lee Weyland
GLI Regional Land Development Task Force, Chair

From: [AARP](#) on behalf of [Amy Keehn](#)
To: [LDC Reform](#)
Subject: I support the Amendments to the Land Development Code
Date: Saturday, March 6, 2021 10:20:16 AM

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Mar 6, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property.

I own 5 acres in Jefferson Co. I can no longer afford to maintain it due to outlandish property taxes. I'm disabled, alone, with no income. I need to subdivide my land and build a small, customized home on which I can either reside or sell. Someone on my street built million-dollar house, literally, in someone's backyard. If he can do that, I don't want any resistance to my design. I should also be allowed to go self-sustaining without blowback.

KY needs to merge from the dark-ages.

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Amy Keehn
7607 E. Manslick Road
Louisville, KY 40228
(765) 480-2203
akeehnphoto@yahoo.com

From: [Ben Huber](#)
To: [LDC Reform](#)
Subject: Increase Density
Date: Thursday, March 4, 2021 12:18:15 PM

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All reforms should be aimed at increasing density with the goal of reducing suburban sprawl which has eroded our tax base, contributed to social hostility amongst socioeconomic groups, and decreased opportunities who can least afford it.

Louisville should lead the change on this effort with bold modifications; we should stop continually following other peer cities or what has only recently been recommended by national planning organizations.

Ben
502-593-1986

The Citizens Coalition for Land Development Code Reform is an ad hoc, community-based group, formed by neighbors from neighborhoods all over Louisville. The coalition members are from over 20 zip codes in Louisville. We are a multi-generational and multi-racial group from the urban, suburban, and rural parts of Louisville Metro.

The coalition spent the past 4 weeks discussing the initial proposed changes released by Metro's Planning and Design Services. Through hours of discussion, we shared our excitement, concerns, and stories. We support many of the initial proposed changes to the Land Development Code and provide the following recommended changes.

NOTICES

We support Planning and Design Services' recommendation to open up the notice recipients to all residents of properties where notice of owners is required, not just property owners. In addition, we recommend extending the notice time and expanding the notice avenues.

Recommendation: There needs to be a better process for notification. And the process needs to be enforced. Notices should go to all required residents and owners 45 days in advance of a hearing/public meeting.

1. NOTICE METHODS

We understand currently the developer or proponent of the project is required to give notice through the U.S. Postal Service, the PDS Electronic Notification for Development Proposals List, and the Louisville Metro Website. We recommend expanding the notice requirement to include a broad-based internet media platform such as Louisville Metro Government Facebook

2. NOTICE RECIPIENTS

We recommend expanding the notice recipients to include residents, renters, and property owners within and including 500 feet of the subject property.

We also recommend displaying the method to join the PDS Electronic Notification for Development Proposals prominently on the front page of the PDS website.

3. NOTICE TIMING

We recommend changing the required timing for notice so the developer or the proponent of the project shall disseminate all required methods of notice at least forty-five (45) days prior to any hearing.

4. NOTICE VERIFICATION

We recommend requiring that before a hearing shall be called to order or allowed to commence, the developer or proponent of the project shall affirmatively prove that notice was given in compliance with 1, 2, and 3. The hearing officer, BOZA, LD&T, Planning & Zoning, Metro Council, or any other pertinent board does not have the discretion to waive or veto any of the notice requirements.

5. PENALTY FOR FAILURE TO GIVE REQUIRED NOTICE

We recommend requiring that if the developer or the proponent of the project cannot affirmatively prove that they fully complied with the notice provisions, no hearing shall be held at that time. If the developer or proponent of the project wishes to proceed with the project, they shall recommence the notice process and shall not be able to reschedule the hearing or schedule another hearing, until they comply with all of the notice requirements, including another forty-five (45) days notice.

Justification: Notice is the catalyst to engaging residents in the development process. The public deserves the right to know what is happening as well as the opportunity to share their support or concerns. The public also deserves to receive notice in ways that are easy to navigate and understand. The current system of navigating the city's cumbersome website to find the webpage to sign up for notices is not intuitive or user-friendly. The mail system is running much slower so extending the length of time that notice is sent will ensure residents and business owners receive the notice in a timely manner.

URBAN AG

Recommendation: We support the Urban Agriculture Coalition's recommended changes regarding urban agriculture in the Land Development Code.

ACCESSORY DWELLING UNITS

Recommendation: In zoning districts where a Conditional Use Permit (CUP) is required for an ADU, the property owner wanting to build an ADU could get the signatures of the adjoining property owners agreeing to the plan and submit those with their building plan to the city along with a \$25 processing fee in order to bypass the CUP requirement. If they do not get the signatures of the adjoining property owners, they would need to get a CUP. The cost of obtaining a CUP would be reduced to \$25. In both cases, PDS staff would assist them to understand the CUP process and help them prepare for a hearing. A plan to manage stormwater runoff caused by adding the additional impermeable surface from the ADU needs to be included with each structure's plan.

Justification: Allowing ADUs by right in every residential zoning district removes the neighbors' voice in the process. Plan 2040, in Community Form, Goal 1, Objective e. recommends "The community is engaged in the planning and development process." In Livability, Goal 3, Objective c., Plan 2040 recommends "Neighborhood and community groups are supported and empowered to participate in land use planning and policy-making processes." There are instances where ADUs could drastically change the neighborhood or a neighbor's experience in their home, especially in single-family home neighborhoods. Neighbors should have a voice. We acknowledge the process of obtaining a CUP may be a barrier to some folks. We are recommending an alternative that allows neighbors to communicate about their plans and build an ADU that would still hold the builder accountable. We would like to see a change within PDS to prioritize assisting residents to navigate these processes so they can be successful in obtaining their CUP and building their ADUs.

Recommended Text:

4.3.25 Accessory Dwelling Unit (ADU)

Accessory dwelling units may be permitted in all zoning districts that permit residential use either with a Conditional Use Permit or in accordance with the following special standards:

- A. (same as proposed)
- B. (same as proposed)

- C. (same as proposed)
- D. (same as proposed)
- E. (same as proposed)
- F. Other Uses: An ADU shall not be used as a boarding and lodging house, a homeless shelter or transitional housing. An ADU shall not be used as a short-term rental.
- G. (same as proposed)
- H. (same as proposed)
- I. The owner(s) of every parcel of property adjoining the subject property at any point and every parcel directly across a street or alley have agreed by signature to the proposal.
- J. A satisfactory plan for surface stormwater runoff shall be submitted.

RESIDENTIAL SETBACKS

Recommendation: Maintain current setback requirements on RR and R-1

Justification: RR and R-1 are comprised of a very small number of properties, mostly in semi-rural and rural areas of Jefferson County. Reducing the setback on RR and R-1 from 75 feet to 15 feet would not allow for folks to live in a more rural, secluded setting since houses would be so close to the road.

TWO DWELLING UNITS PERMITTED IN MULTIFAMILY ZONING

We support the proposed change.

FLOOR AREA RATIOS

We support the proposed change.

cathyhinko@gmail.com

19 March 2021

Comments by Cathy Hinko

The Louisville Metro Planning Sub-Committee of the Of the Planning Commission is considering its first series of proposed changes to the Land Development Code (LDC). This effort was initiated as part of the current recognition of structural racism. It is incumbent upon this Committee to keep the core reason for the reform of the LDC uppermost. All decisions should have, as the first criteria, how does this dismantle the intentional racism contained in the LDC. This leaves room for raising to a primary concern- supplying housing affordable to those with incomes below 50% of median. Segregationist policies are antithetical to supplying much needed housing.

The quarantine by government order and the local intensification of examining Louisville's structural racism with Breonna Taylor's death began the same day. Both have highlighted what we have proven by data and history over and over again: the need for housing **everywhere**; the need for housing that is affordable to people with incomes below 50% of median (which includes people working full time at minimum wage); the importance of stable housing for Louisville's children; and the structural racism built into how housing is provided- most prominently by the LDC.

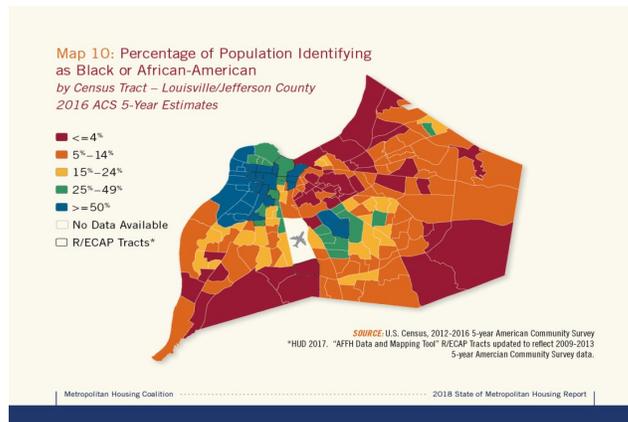
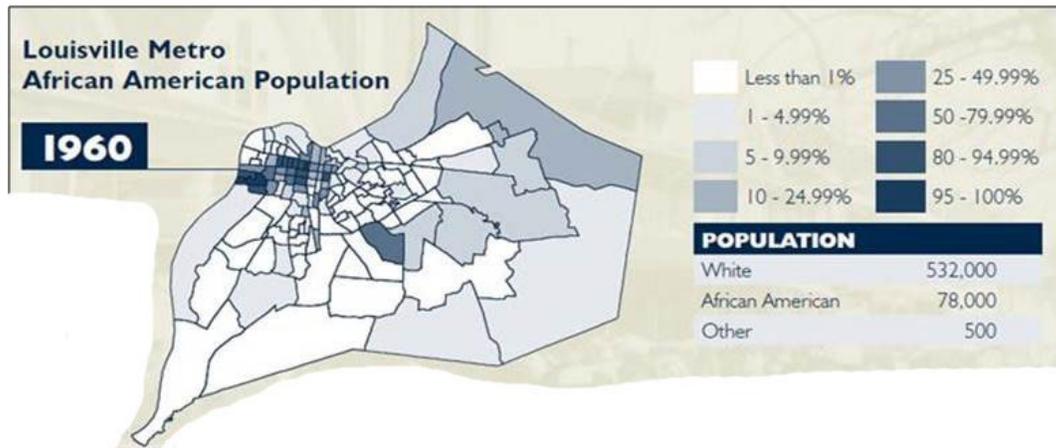
For an excellent overview proving that racism was a core value in the current LDC, I refer you to the Louisville Metro Planning and Design presentation. You also need to read the Housing Needs Assessment to understand the direction the LDC should take as it breaks out of the constraints of the calcified racism that has been a core value.

<https://louisvilleky.gov/government/housing/housing-needs-assessment>

During this year of quarantine and its limitations, Louisville Metro could have taken the year off and pretend edthat the LDC could wait. Instead, the Metro Council said "the time is now" to address this racism and the Department of Planning and Design caused an assessment of what to change.

The proposals before you are not the low-hanging fruits- they are is the fruit that is on the floor! These are not earth shattering or the complete solutions, but they are the things that can move the reform of the LDC forward. They reach into all geographic areas of Louisville and open up some tools that can be used to create affordable housing. Until we make affordable housing mandatory, we can only offer the tools to create affordable housing. This is a good faith start during the most challenging of times, but times that require a response.

But to summarize what your mission is: change this map!



This map shows the complete success of the structural racism in the LDC. You can see that even after the passage of the Civil Rights Act, the segregation by race continued intensely. Even as the percentage of Black households in Louisville grew, all that happened was the expansion of the geographies in which Black households could find housing they could afford.

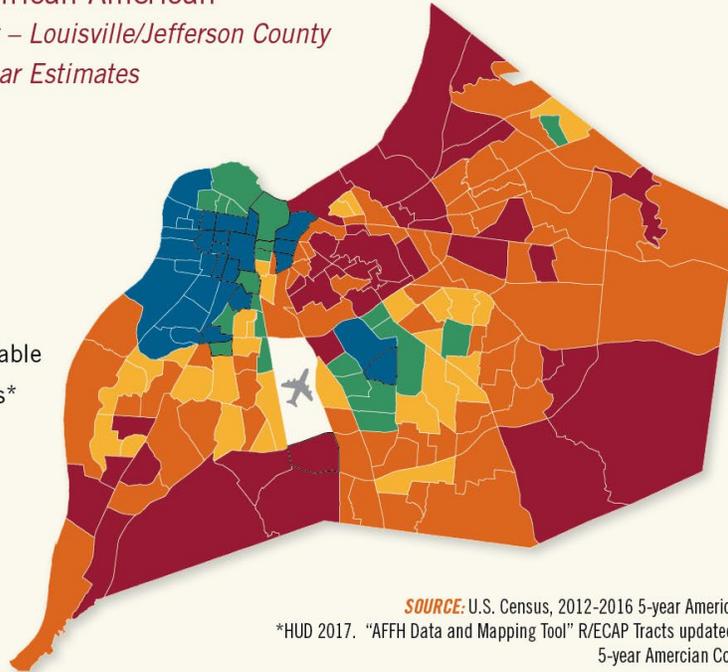
Economic LDC segregationist policies are among the most successful ones we have implemented. The current basis of the LDC came on the heels of the U.S. Supreme Court case arising from Louisville, *Buchanan v. Warley*, where Louisville government actually designated the blocks where Black households were allowed to live. Thwarted by the Court in that policy, economic segregation followed. The intention was quite clear and remains unchanged within the LDC.

Notice that the map shows census tracts and how small the land amount is where Black households have been segregated to compared to the areas that are 98% White. That is because the tools for affordable housing- small lot sizes, multi-family development to name two-are confined to these areas. No coincidence, this is deliberate apartheid.

I will remind you over and over- your charge is to change this map!

Map 10: Percentage of Population Identifying as Black or African-American by Census Tract – Louisville/Jefferson County
2016 ACS 5-Year Estimates

- ≤4%
- 5%–14%
- 15%–24%
- 25%–49%
- ≥50%
- No Data Available
- R/ECAP Tracts*



SOURCE: U.S. Census, 2012–2016 5-year American Community Survey
*HUD 2017. “AFFH Data and Mapping Tool” R/ECAP Tracts updated to reflect 2009–2013 5-year American Community Survey data.

I also refer you to the Ordinance of the Louisville Metro Council which established this Committee’s charge:

RESOLUTION NO. 082, Series 2020

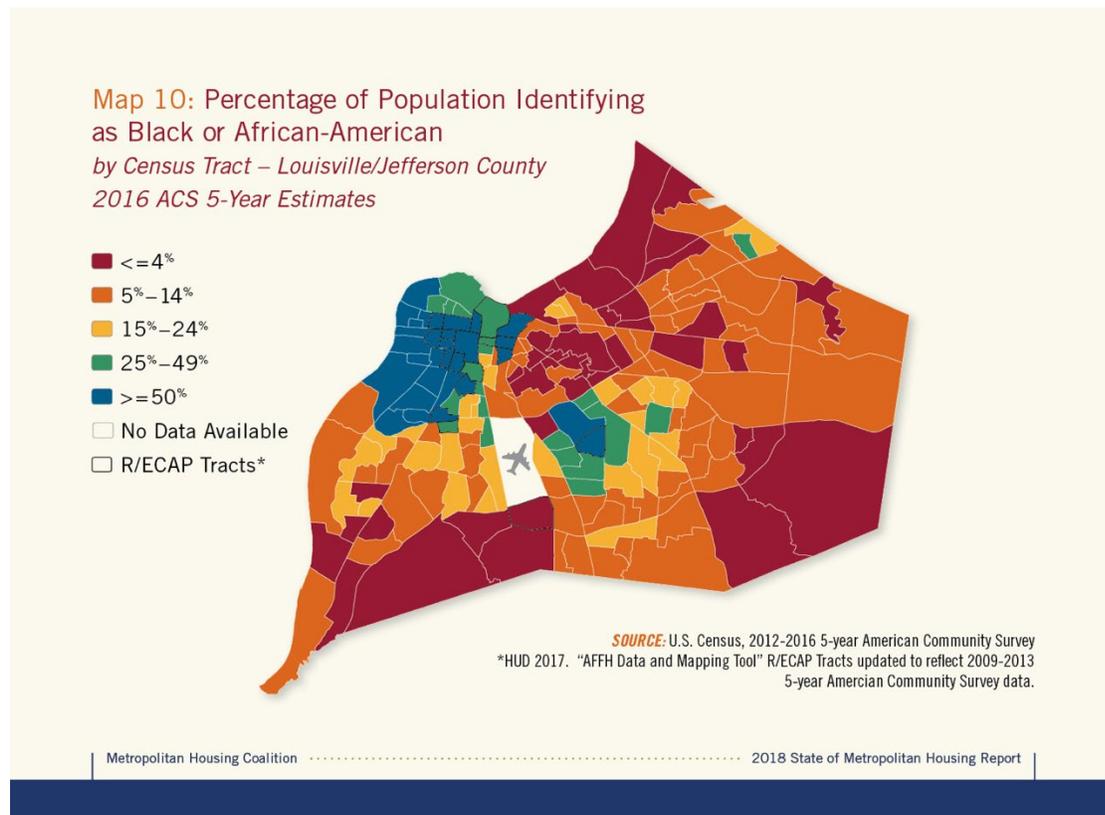
“Whereas the (Louisville Metro) Council recognizes that the LDC contains regulations that disproportionately harm Louisville’s underserved and minority communities and that those regulations need to be identified and changed; and...

...Whereas, based upon the current nationwide push to address racism and inequity within communities, **the time has come** (emphasis added) to comprehensively review and address

land use regulations and policies to ensure that development regulations and policies are equitable to all citizens of Louisville Metro.”

The time has come!

This is your charge as a committee. Why is it necessary? The resolution lays out many reasons but the main one is the map. Your job is to change the map- the map that shows the vile success of a LDC designed with explicit racial animus to herd Black families into small geographic areas. Racism does not get a patina of charm with age. The effectiveness of the land use policies are quite clear.



How does the LDC accomplish its vile goals? Exclusionary zoning eliminating the tools for affordable housing is the primary and deliberate method. Those of you old enough to remember the apartheid of South Africa should know that one way it was accomplished was through zoning and land development codes. Louisville has lagged behind South Africa in eliminating deliberate land policies for segregation.

Many of our social problems arise from this deliberate segregation. Imagine if the Planning Commission in 1960 had opted for allowing development of small lot sizes and multi-family

units everywhere and prohibited zoning that excluded these options. It now falls to you to plan for a Louisville 60 years from now.

Residential Zoning Districts

Zoning District	Residential Zoning Category	Minimum Lot Area	Allowable Density	% of Louisville Property
R-R	Single-Family Residential	217,800 SF (5 ac)	0.2 du/ac	3.69%
R-E	Single-Family Residential (Louisville Metro)	40,000 SF (0.91 ac)	1.08 du/ac	0.4%
R-E*	Single-Family Residential *(Anchorage, Douglass Hills, Shively)	105,000 SF (2.41 ac)	1.45 du/ac	
R-1	Single Family-Residential	40,000 SF (0.91 ac)	1.08 du/ac	6.5%
R-2	Single-Family Residential	20,000 SF (0.45 ac)	2.17 du/ac	0.25%
R-3	Single-Family Residential	12,000 SF (0.27 ac)	3.63 du/ac	0.53%
R-4	Single-Family Residential	9,000 SF (0.20 ac)	4.84 du/ac	52.05%
R-5	Single-Family Residential	6,000 SF (0.13 ac)	7.26 du/ac	10.22%
PRD	Single-Family Residential (attached dwelling units)	2,000 SF (0.04 ac)	7.26 du/ac	0.11%
U-N	Single-Family Residential (attached dwelling units)	1,500 SF (0.03 ac)	1 du/lot	0.08%
R-5A	Multi-Family Residential	4,500 SF (0.10 ac) Trad FD 6,000 SF (0.13 ac) Sub FD	12.01 du/ac	1.28%
R-5B	Multi-Family Residential (duplex units)	4,500 SF (0.10 ac) Trad FD 6,000 SF (0.13 ac) Sub FD	2 du/lot	0.08%
R-6	Multi-Family Residential	4,500 SF (0.10 ac) Trad FD 6,000 SF (0.13 ac) Sub FD	17.42 du/ac	3.02%
R-7	Multi-Family Residential	4,500 SF (0.10 ac) Trad FD 6,000 SF (0.13 ac) Sub FD	34.8 du/ac	1.49%
R-8A	Multi-Family Residential	4,500 SF (0.10 ac) Trad FD 6,000 SF (0.13 ac) Sub FD	58.08 du/ac	0.03%

Single-Family - 73%

Multi-Family - 6%

If you do not allow the inclusion of housing that is affordable for all groups, then you have accomplished economic racism in zoning. That is so obviously accomplished in the LDC. How? It is well established that Black households were excluded from getting loans to purchase homes which is why today there is a huge disparity in ownership- 36% of Black Households own compared to 70% of White households. Our own Redlining Project offers proof of discrimination in lending and intentional herding of Black households into small geographic areas.

Figure 12: Housing Tenure

United States, Kentucky, Louisville MSA, and Louisville/Jefferson County 2016

	United States	Kentucky	Louisville MSA	Louisville/ Jefferson County
Total Households	117,716,240	1,718,217	497,174	310,355
Owners	63.6%	66.8%	66.7%	61.2%
Renters	36.4%	33.2%	33.3%	38.8%
Households by Race/Ethnicity				
White Households	81,079,480	1,506,718	396,501	224,570
Owners	71.4%	70.7%	73.7%	70.3%
Renters	28.6%	29.3%	26.3%	29.7%
Black/African-American Households	14,343,764	134,831	70,530	63,585
Owners	41.9%	36.5%	36.6%	35.8%
Renters	58.1%	63.5%	63.4%	64.2%
Hispanic/Latinx Households	14,725,771	37,970	15,596	11,259
Owners	45.8%	35.3%	39.0%	37.1%
Renters	54.2%	64.7%	61.0%	62.9%
Households by Family Type				
Family households	77,608,832	1,136,651	318,689	185,805
Married-couple Household	56,270,862	836,940	228,179	126,001
Owners	79.5%	82.5%	84.7%	81.9%
Renters	20.5%	17.5%	15.3%	18.1%
Male Household, No Wife Present	5,681,312	82,911	24,196	15,241
Owners	53.2%	57.7%	59.2%	55.4%
Renters	46.8%	42.3%	40.8%	44.6%
Female Household, No Husband Present	15,146,112	220,274	66,710	44,990
Owners	45.1%	46.9%	46.4%	42.3%
Renters	54.9%	53.1%	53.6%	57.7%

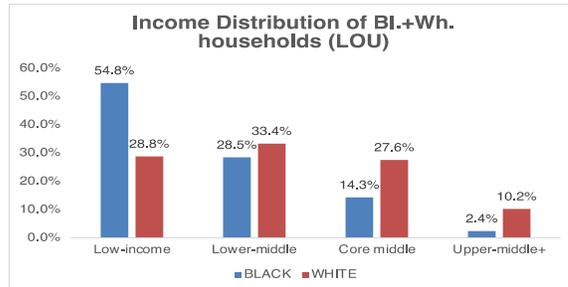
SOURCE: U.S. Census, 2012-2016 5-year American Community Survey

Metropolitan Housing Coalition 2018 State of Metropolitan Housing Report

Due to much documented discrimination in employment, median household income for Black households is about half of the median income for White households. The poverty rate for Black households is 31% but for White households it is 17% (City-data.com).

Yes, other forms of discrimination contribute to the map, but the herding of Black households into specified small geographic areas attributable to the LDC. It is a cornerstone value of the LDC still in use.

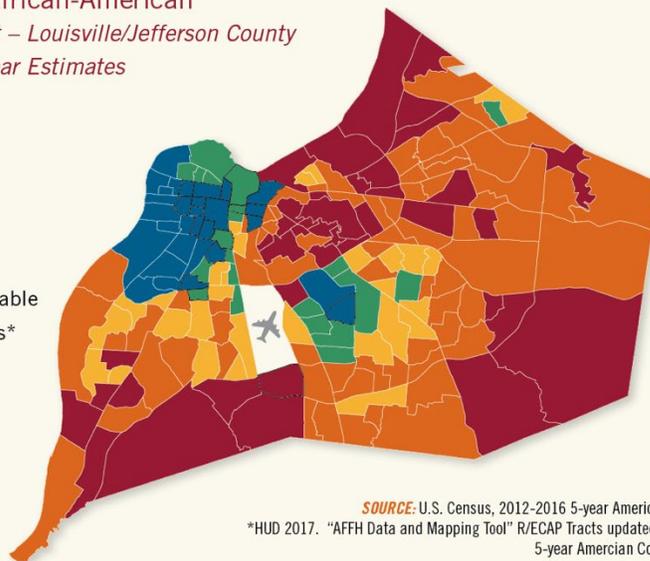
By requiring lot sizes of 6,000 square feet or mover for over 70% of the land for residential use **AND** congregating that zoning to one major area **AND** limiting the land use to one structure for one family, it is very obvious that the point was to exclude Black families. This was the stated intent, not some hidden agenda. Nor does this require a degree in planning to see.



And we get this map

Map 10: Percentage of Population Identifying as Black or African-American by Census Tract – Louisville/Jefferson County 2016 ACS 5-Year Estimates

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SOURCE: U.S. Census, 2012-2016 5-year American Community Survey
 *HUD 2017. "AFFH Data and Mapping Tool" R/ECAP Tracts updated to reflect 2009-2013 5-year American Community Survey data.

How else have we perverted the LDC for apartheid? The LDC is about land use. If a structure is for residential use (I exclude short term rentals, inns, hotels etc) then it is irrelevant if the household moving in owns or rents.

We should not be concerned with the content of the contract to reside in the unit- whether by mortgage or lease- but with whether the LAND is properly used to create a residence. When I hear someone say “renters” I know they mean Black people. Remember the 64% of Black households rent compared to 30% of White households. Being generous, maybe when they say “renters” they are saying Hispanic/LatinX people or woman-headed households with children. But other than to communicate their disdain and implied inferiority of people who rent- why bother saying renter? This is about land use.

When I hear “preserving the character” of an area that is 98% White... well, I guess you know what I hear.

You should ban the use of renter or homeowner from the LDC. Use “authorized resident”.

I will use the term ‘renter’ to ask this- if we do not use “renter” as code for disdain, then there should, statistically, be renters in your Committee and on the Planning Commission. Since “renter” is code for people covered by the Fair Housing Act- do you take steps to ensure that renters are represented or do you allow this disdain to permeate the very make-up of the decision-making body?

The proposals before you are a first step, they are confined just as we are confined, by the quarantine. More far-reaching steps can happen as we can have more public meetings that are not dependent on access to computer time. We know from our experience with Jefferson County Public Schools and from eviction court that we need to save those issues.

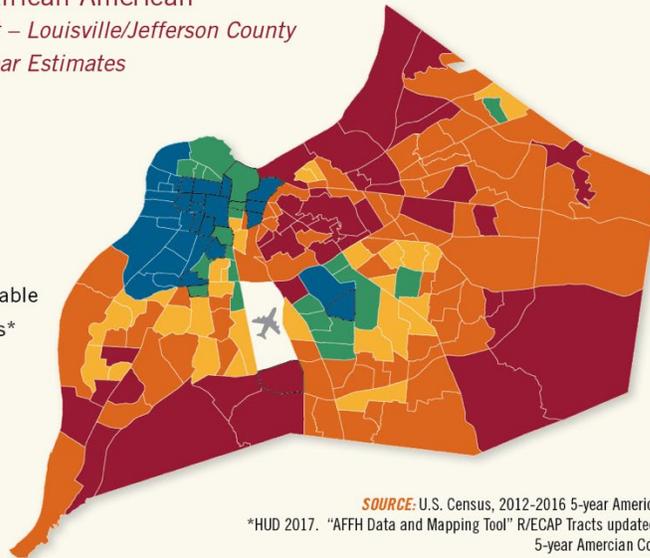
A recommendation from this Committee will move these forward but now we can see that the next steps to adopt them- the Planning Commission and Council- will occur when there is more non-computer access to voicing opinions. This just gets us on the road.

I urge you to recommend these proposals.

The time is now! Change this map!

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SOURCE: U.S. Census, 2012-2016 5-year American Community Survey
*HUD 2017. "AFFH Data and Mapping Tool" R/ECAP Tracts updated to reflect 2009-2013 5-year American Community Survey data.

Cathy Hinko
Louisville, KY 40206

Williams, Julia

From: Pranav Kanmadikar <pkanmadikar@gmail.com>
Sent: Tuesday, April 13, 2021 9:21 AM
To: LDC Reform
Subject: Land Development Code Reform

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hello,

As a member of the Urban Agriculture Coalition of Louisville, I support the Urban Agriculture Coalition's work and the proposed changes to the Land Development Code to make urban agriculture more accessible within Louisville. I further suggest that all associated policies and regulations associated with enacting this change be reviewed for continuity of support of the stated Equity Review Goal of, "Reducing barriers to the establishment of community gardens, market gardens and other urban-scale agricultural sites may help increase accessibility of fresh food options within the community."

Williams, Julia

From: Stephen Bartlett <estebanbartlett@gmail.com>
Sent: Tuesday, April 13, 2021 9:00 AM
To: LDC Reform
Cc: Pratt, Bethany P; Abby Rudolph; Amanda Fuller; Isaac Fosl-van Wyke
Subject: Land development code language changes needed

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hello Metro Council Committee and Council members,

As a member of the Urban Agriculture Coalition of Louisville, I support the Urban Agriculture Coalition's work and the proposed changes to the Land Development Code to make urban agriculture more accessible within Louisville. In addition, I suggest that all associated policies and regulations associated with enacting this change be reviewed for support of the stated Equity Review Goal of, "Reducing barriers to the establishment of community gardens, market gardens and other urban-scale agricultural sites may help increase accessibility of fresh food options within the community".

With the pandemic and the racial reckoning of 2020 exposing the inequalities in our society in a deadly way, access to land for green spaces and for food production in gardens and urban farm plots is critical for the short, medium and long term. The goal of reducing barriers is more important than ever.

peace through justice,

Stephen Bartlett
Director of Sustainable Agriculture of Louisville (SAL), Inc
104 Forest Court, Louisville, KY 40206

Metro United Way is grateful to Louisville Metro Council members for recognizing the power of the Land Development Code, how it has historically been used in the service of systemic racism, and the imperative to wield it for equity today. The Planning Committee knows well that the LDC determines access—not just to housing—but to food, jobs, educational opportunities, healthy environments, and other pillars of present wellness and future prospects. That’s why we at Metro United Way—where we fight to close education and wealth gaps in our community—join you in lifting up LDC reform as a vital and urgent need.

The landscape Louisville’s Land Development Code has built supports segregation and squeezes out critical opportunities to address our severe housing shortage. With an estimated 31,412 additional units needed for those with the lowest incomes causing an overall affordability gap that affects all families living below the area median income, we must prioritize solutions.

Of the six recommendations before you today—all of which Metro United Way supports as modest steps forward—allowing Accessory Dwelling Units (ADUs) as a permitted use with special standards in all residential zoning districts has the most significant potential to provide greater access to and more choice of safe and affordable housing across our community.

This inexpensive change can increase our affordable housing stock, permit more families to shelter and care for loved ones, allow aging in place, and provide asset-building options everywhere, including areas impacted by redlining and systemic marginalization.

Again, this is just an initial step forward. As such, we urge you to ensure it is as effective as possible by allowing it to be as straightforward as possible. The current burden placed on homeowners seeking to build ADUs on their property for their loved ones, their finances, and their futures are so heavy that, over the course of the last 10 years, Louisville has had fewer than four ADUs approved through the conditional use permit process annually.

If we truly want the elimination of these barriers to move us forward, we must not add others that could perpetuate bias, disincentivize investment, and leave us standing still. These long-overdue first steps should be taken with confidence, not caveats.

Metro United Way looks forward to continuing to engage with you and our community during consideration of all three phases of LDC recommendations. We are thankful for your leadership on this potentially transformative process and hope that, today, the focus, discussion, and decisions on these first six commonsense recommendations will demonstrate true commitment to using the power of the LDC to eradicate the disproportionate harm you recognized in the directive that began this process. We are grateful to work by your sides.

Williams, Julia

From: ndicken1@gmail.com
Sent: Wednesday, March 10, 2021 7:32 PM
To: LDC Reform
Subject: Re: Q and A for LDC Reform

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Thank you for sending this...but as Louisville city leaders are unable to control the violence that occurs with impunity in the city I will not be venturing ANYWHERE near downtown for a meeting.

I ask that you suspend working on zoning until you have reasonable control over the violence in your city.

Taking a lazy approach to affordable housing through zoning will only inspire people to flee Jefferson county for surrounding counties, taking their tax dollars with them.

Sent from my LG V35 ThinQ, an AT&T 4G LTE smartphone

----- Original message-----

From: LDC Reform
Date: Wed, Mar 10, 2021 3:41 PM
To:
Cc:
Subject: Q and A for LDC Reform

Please join use for an upcoming question and answer session for Phase I Land Development Code reform recommendations.

Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502)574-4PDS (4737)
<https://louisvilleky.gov/ldcreform>

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Williams, Julia

From: Diane Flora <dflora93@gmail.com>
Sent: Friday, February 26, 2021 9:43 PM
To: LDC Reform
Subject: ADU and Land Development for the City of Louisville

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To Whom it may Concern:

I agree that in order to have a Healthy Louisville Metro we need to build environmental support. Plus having an active lifestyle to ensure that all neighborhoods are able to promote mental well being, social well being as well as physical well being its community. There needs to be all types of support for all people in the Louisville Metro Area.

There needs to be good resources in place to provide clean water, healthy air to breath, rich healthy spaces for recreation, healthy gardens, green foliage and beautiful lawns.

For good quality of life. Access to enough food, a place to live and the finances needed for a nice place to live.

Diane Flora

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Constance Keegan <aarpwebact@action.aarp.org>
Sent: Thursday, February 25, 2021 8:17 PM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Feb 25, 2021

Louisville Development Code
KY

Dear Development Code,

I support amendments to the Land Development Code, specifically amendments regarding Accessory Dwelling Units (ADUs). ADUs can be a cost-effective means of increasing the supply of market-affordable rental housing in a community and accommodating new growth without dramatic changes to the character of a neighborhood.

With the coronavirus, it's become increasingly evident that ADUs can provide critical flexibility on my property, like providing a place for my aging parent to live instead of a nursing home, or for my loved ones to come back to work remotely.

The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Constance Keegan
329 Primrose Drive
Louisville, KY 40207-2761
(781) 929-7766
yakuangel1@gmail.com

Williams, Julia

From: AARP <aarpwebact@action.aarp.org> on behalf of Priscilla Rao <aarpwebact@action.aarp.org>
Sent: Friday, February 26, 2021 8:54 AM
To: LDC Reform
Subject: I support the Amendments to the Land Development Code

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Feb 26, 2021

Louisville Development Code
KY

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The current "public approval" requires construction of ADU on my personal property to go through a public hearing process. I shouldn't need to inform or seek permission from my neighborhood to help a loved one on my own personal property

I support Metro's amendment of ADUs as a use of right with set standards through an administrative review process. It is less invasive and more effective and contains appropriate checks and balances.

Sincerely,

Ms. Priscilla Rao
1611 SPRING DR
APT 3D
LOUISVILLE, KY 40205-1341
(502) 572-0938
plarao.pr@gmail.com

Williams, Julia

From: Casey Taylor <casey.taylor@aol.com>
Sent: Tuesday, March 9, 2021 11:17 AM
To: LDC Reform
Subject: Update on the land development reform proposal

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hello, I have been reading on the proposal to the update to the land development code. I currently have a home on 5.02 acres and would like to build an ADU for my aging parents to live one. With the current restrictions that makes this hard. I was wondering if you had any information as to when this reform would go to a vote?

Take care,
-Casey