

ORDINANCE NO. 073, SERIES 2018

AN ORDINANCE ADOPTING TEXT AMENDMENTS TO CHAPTER 2, PART 8 OF THE LAND DEVELOPMENT CODE FOR THE HIGHVIEW PLANNED DEVELOPMENT DISTRICT AND BEING IN LOUISVILLE METRO (CASE NO. 17ZONE1055) (AS AMENDED).

SPONSORED BY: COUNCILWOMAN MADONNA FLOOD

WHEREAS, the Louisville Metro Planning Commission held a public hearing on these amendments on March 29, 2018 and unanimously recommended approval as they conform to the Guidelines of the Comprehensive Plan; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission in Case No. 17ZONE1055 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records with additional changes to Amendment 1 and Amendment 2.

NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: The text amendments to Chapter 2, Part 8 of the Land Development Code for the Highview Planned Development District as described in the March 29, 2018 Staff Report in Case No. 17ZONE1055 and being in Louisville Metro is approved with the following changes to Amendment 1 and Amendment 2:-

Amendment 1

RESIDENTIAL USE RESTRICTIONS

In the Highview PDD, land development having frontage along the Rights-of-Way of Fegenbush Lane, Vaughn Mill Road, Outer Loop, Peppermill Lane, and Beulah Church Road shall be limited to non-residential uses. Mixed use development that includes a residential component is encouraged and shall be allowed, providing that the first floor is dedicated to a non-residential use and oriented towards the public way. Civil and/or institutional uses shall be permitted following a Community Facilities Review.

Residential development shall be allowed without a non-residential component, provided that sufficient frontage equal to a depth of 200 feet from the front property line and being the width of the lot and/or out lot(s) is made available for future non-residential development.

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Amendment 2

CENTRAL CORRIDOR

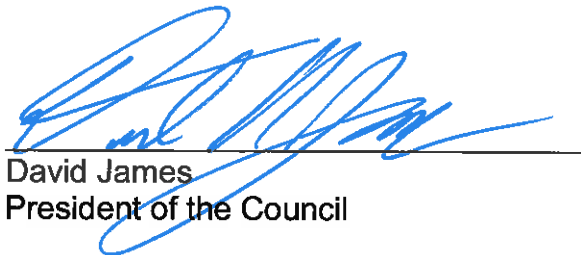
All LU2-Gateway uses except for the following:

- Automobile sales agencies
- Automobile service stations
- Boat Sales and related storage
- Building materials, storage and sales provided all operations are totally enclosed in a building (Outdoor sales, display and storage as referenced in Section 4.4.8 is not permitted in association with a contractor's shop in this zoning district)
- ~~Drive in restaurants where all or part of the service or consumption is inside a vehicle~~
- Used car sales area, provided that no repair or reconditioning or automobiles or storage of parts shall be permitted except when enclose in a building
- ~~Drive through facilities~~

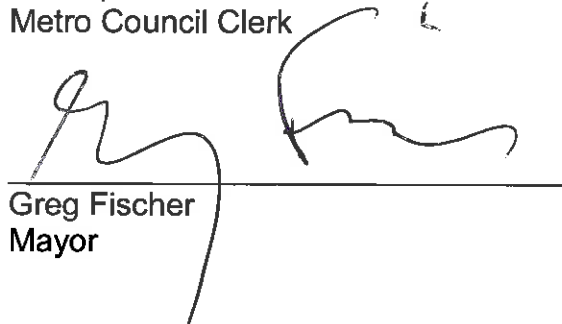
SECTION II: This Ordinance shall take effect upon its passage and approval.



H. Stephen Ott
Metro Council Clerk



David James
President of the Council



Greg Fischer
Mayor

6/7/18
Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: *Sarah J. Martin*

O-106-18 (PBW)

**LOUISVILLE METRO COUNCIL
READ AND PASSED**
May 10, 2018