

**Planning Commission Minutes  
September 3, 2015**

**Public Hearing**

**Case No. 15NEIGH1000 & 15NEIGH1001**

**Request/Project Name:** Jacobs Neighborhood Plan

**Location:** Louisville Metro

**Applicant:** Louisville Metro Advanced Planning

**Jurisdiction:** Louisville Metro

**Council District:** 15 – Marianne Butler

**Case Manager:** **Ken Baker, AICP, Planning Manager, Office of Advanced Planning II**

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

00:36:05 Ken Baker presented the plan and showed a Power Point presentation (see staff report and recording for detailed presentation.) He also explained the Neighborhood Plan process in detail, and said that this plan tested a new expedited Plan process.

**The following spoke in favor of the proposal:**

Tom Stephens, Executive Director, Center for Neighborhoods, 610 S 4th St #609, Louisville, KY 40202

Karen J. Bell, 3814 Wheeler Avenue, Louisville, KY 40215

J. David Dodson, 8 Church Street, St. Louis, MO 63135

**Summary of testimony of those in favor:**

00:41:22 Tom Stephens, Executive Director, Center for Neighborhoods, discussed the development and content of the plan, the details, and the major recommendations (see recording and Summary of the Plan for detailed presentation.)

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01:04:39 Mr. Stephens discussed strategies to stabilize home ownership.

01:08:12 Plans for the Jacobs School were discussed (senior living). The building is now owned by a private developer.

01:08:51 Karen Bell, a Jacobs neighborhood resident and member of the advisory committee, spoke in support.

01:10:24 David Dodson, representing Bywater Development Group (the developer who is pursuing the re-development of the Jacobs School), explained that the intended use of the building is for affordable senior housing (not assisted living or nursing home.)

**The following spoke in opposition to the proposal:**

No one spoke.

**The following spoke neither for nor against the proposal:**

No one spoke.

**Rebuttal:**

There was no rebuttal, since no one spoke in opposition.

**Deliberation:**

01:17:13 Commissioners' deliberation.

**An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**Case No. 15NEIGH1000 and 15NEIGH1001 (entire plan)**

01:24:35 On a motion by Commissioner Tomes, seconded by Commissioner Peterson, the following resolution was adopted:

**WHEREAS**, the Louisville Metro Planning Commission finds that the proposal meets the intents of **Guideline 1 Community Form**. The proposed Land

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Use/Community Form recommendations in the Jacobs Neighborhood Plan promote new development that will be designed to be compatible with the scale, rhythm, form and function of the existing development as well as with the pattern of uses. The proposed rezoning (LU4) supports existing land uses and patterns of the Traditional Neighborhood Form, and preserves the traditional neighborhood character; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 2 Centers**. The focus on encouraging investment/reinvestment at Taylor and Berry Boulevards, targeted for neighborhood-friendly commercial, promotes efficient use of land and investment in existing infrastructure and encourages vitality and a sense of place in the neighborhood and community; and

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

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 4 Open Space**. The plan proposes recommendations for maintaining existing open spaces (Watterson Lake Park and Wyandotte Park) and enhancing neighborhood access to these community assets. The proposed recommendations seek to enhance existing open spaces serving the neighborhood; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 5 Natural Areas and Scenic and Historic Resources**. The plan recommendations for redeveloping the former Jacob Elementary School, listed on the National Register, with an adaptive re-use of the building (LU2). The recommendation encourages this distinctive feature in the Jacobs Neighborhood to be preserved; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 6 Economic Development and Sustainability**. The Land Use/Community Form recommendations propose strengthening the commercial node at Taylor and Berry Boulevards. The plan also supports re-use of the former Jacob School for a multi-family development. These recommendations encourage redevelopment and reinvestment opportunities that will be compatible with and stabilize the residential land uses. The proposed rezoning and redevelopment of the Jacob School are at locations where nuisances and

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activities of the proposed uses will not adversely impact residential land uses;  
and

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

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 9 Bicycle, Pedestrian and Transit**. The Mobility recommendations place an emphasis on making improvements to the current street and sidewalk networks to support access to community facilities via walking and biking. The recommendations also would provide for safer access to public transit. The Land Use/Community Form recommendations support expanding opportunities neighborhood-serving commercial uses, which could lead to a reduction in vehicle trips for retail goods and services; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 10 Flooding and Stormwater**. Land Use/Community Form recommendations identify drainage and flooding issues in the neighborhood and seek to address these concerns. The proposed recommendations will not exacerbate drainage conditions in the neighborhood or surrounding area; and

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

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 15 Community Facilities**. The Plan recommends enhancing connections to the Jacob Elementary School and neighborhood parks via walking and biking. As such, the plan supports the guideline's goals to have community facilities that are accessible to the adjacent neighborhoods; and

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

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**RESOLVED**, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the requested Jacobs Neighborhood Plan be **APPROVED**.

**The vote was as follows:**

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

**NO: No one.**

**NOT PRESENT: Commissioner White.**

**ABSTAINING: No one.**

**Executive Summary be adopted as part of the Comprehensive Plan of Cornerstone 2020**

01:25:52 On a motion by Commissioner Tomes, seconded by Commissioner Peterson, the following resolution was adopted:

**WHEREAS**, the Louisville Metro Planning Commission finds that the proposal meets the intents of **Guideline 1 Community Form**. The proposed Land Use/Community Form recommendations in the Jacobs Neighborhood Plan promote new development that will be designed to be compatible with the scale, rhythm, form and function of the existing development as well as with the pattern of uses. The proposed rezoning (LU4) supports existing land uses and patterns of the Traditional Neighborhood Form, and preserves the traditional neighborhood character; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 2 Centers**. The focus on encouraging investment/reinvestment at Taylor and Berry Boulevards, targeted for neighborhood-friendly commercial, promotes efficient use of land and investment in existing infrastructure and encourages vitality and a sense of place in the neighborhood and community; and

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

**WHEREAS**, the Commission further finds that the proposal meets the intents of

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**Guideline 4 Open Space.** The plan proposes recommendations for maintaining existing open spaces (Watterson Lake Park and Wyandotte Park) and enhancing neighborhood access to these community assets. The proposed recommendations seek to enhance existing open spaces serving the neighborhood; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 5 Natural Areas and Scenic and Historic Resources.** The plan recommendations for redeveloping the former Jacob Elementary School, listed on the National Register, with an adaptive re-use of the building (LU2). The recommendation encourages this distinctive feature in the Jacobs Neighborhood to be preserved; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 6 Economic Development and Sustainability.** The Land Use/Community Form recommendations propose strengthening the commercial node at Taylor and Berry Boulevards. The plan also supports re-use of the former Jacob School for a multi-family development. These recommendations encourage redevelopment and reinvestment opportunities that will be compatible with and stabilize the residential land uses. The proposed rezoning and redevelopment of the Jacob School are at locations where nuisances and activities of the proposed uses will not adversely impact residential land uses; and

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

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 9 Bicycle, Pedestrian and Transit.** The Mobility recommendations place an emphasis on making improvements to the current street and sidewalk networks to support access to community facilities via walking and biking. The recommendations also would provide for safer access to public transit. The Land Use/Community Form recommendations support expanding opportunities neighborhood-serving commercial uses, which could lead to a reduction in vehicle trips for retail goods and services; and

**WHEREAS**, the Commission further finds that the proposal meets the intents of

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**Guideline 10 Flooding and Stormwater.** Land Use/Community Form recommendations identify drainage and flooding issues in the neighborhood and seek to address these concerns. The proposed recommendations will not exacerbate drainage conditions in the neighborhood or surrounding area; and

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

**WHEREAS**, the Commission further finds that the proposal meets the intents of **Guideline 15 Community Facilities.** The Plan recommends enhancing connections to the Jacob Elementary School and neighborhood parks via walking and biking. As such, the plan supports the guideline's goals to have community facilities that are accessible to the adjacent neighborhoods; and

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

**RESOLVED**, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the Executive Summary of the Jacobs Neighborhood Plan be adopted as part of Cornerstone 2020 and the Land Development Code.

**The vote was as follows:**

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

**NO: No one.**

**NOT PRESENT: Commissioner White.**

**ABSTAINING: No one.**