

PLANNING COMMISSION MINUTES
July 21, 2016

PUBLIC HEARING

CASE NO. 16AMEND1006

Request: Amend Chapter 5 of the Land Development Code Related to Infill in Suburban Form Districts
Project Name: Suburban Infill LDC Text Amendment
Location: Multiple properties in Louisville Metro
Owner: Multiple Owners
Applicant: Louisville Metro
Representative: Louisville Metro
Jurisdiction: Louisville Metro
Council District: 23 – James Peden
Case Manager: Brian Mabry, AICP, Planning Coordinator

Notice of this public hearing appeared in **The Courier Journal**.

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:

02:20:39 Mr. Mabry discussed the case summary, standard of review and staff analysis from the staff report.

2:36:01 Commissioner Jarboe remarked, "I don't understand how a taller building just 15-20 feet away is going to help with the privacy of the neighboring house." It will still tower over the neighbor. Mr. Mabry said there will be some screening and landscaping to help. "It doesn't completely fix an extreme situation but it's an effort to try and keep the taller part of the building that's above 45 feet, the normal height allowed for a residence, farther back within reason."

Deliberation

02:39:30 Planning Commission 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.

On a motion by Commissioner Jarboe, seconded by Commissioner Lewis, the following resolution was adopted.

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WHEREAS, on February 11, 2016, the Louisville Metro Council approved Resolution 005-2016 requesting Planning and Design Services staff to hold a public hearing with the Planning Commission regarding the concept of a "stepback" requirement for nonresidential buildings proposed on Suburban form district infill sites as a way to alleviate possible incompatibility caused by disproportionate building heights of adjacent residential structures; and

WHEREAS, the Planning Commission finds that the proposed amendments to the Suburban Infill provisions of the LDC comply with the applicable guidelines and policies of Cornerstone 2020; and

WHEREAS, the Louisville Metro Planning Commission finds, the Planning Commission further finds that the proposed amendments to the Suburban Infill provisions of the LDC comply with Community Form Strategy, Goal A3, Objective A3.4. The proposed amendments contain standards that help to achieve compatible development and redevelopment; and

WHEREAS, the Louisville Metro Planning Commission further finds the Planning Commission further finds that the proposed amendments to the Suburban Infill provisions of the LDC comply with Community Form/Land Use, Guideline 3. Compatibility, Policy A.23. The proposed amendments require a range of setbacks to ensure compatibility between infill Suburban nonresidential or multifamily sites and single-story residences while allowing for flexibility and creativity.

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND**, to Metro Council, **APPROVAL** of 16AMEND1006, an amendment of the Land Development Code related to suburban infill based on the testimony heard today and the staff report.

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe, Kirchdorfer, Lewis, Peterson, Smith and Turner

NOT PRESENT AND NOT VOTING: Commissioners Howard and Tomes

**Planning Commission Minutes
June 16, 2016**

Business Session

Case No. 16AMEND1006

Request: CONTINUE TO JULY 21, 2016 PLANNING COMMISSION HEARING Amend Chapter 5 of the Land Development Code Related to Infill in Suburban Form Districts

Project Name: Suburban Infill LDC Text Amendment

Location: Multiple properties in Louisville Metro

Owner: Multiple Owners

Applicant: Louisville Metro

Representative: Louisville Metro

Jurisdiction: Louisville Metro

Council District: 23 – James Peden

Case Manager: Brian Mabry, AICP, Planning Coordinator

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

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Agency Testimony:

00:07:01 Brian Mabry briefly presented the case and requested a Continuance to the July 21, 2016 Planning Commission public hearing.

The following spoke in favor of the proposal:

No one spoke.

The following spoke in opposition to the proposal:

No one spoke.

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

No one spoke.

**Planning Commission Minutes
June 16, 2016**

Business Session

Case No. 16AMEND1006

00:08:32 On a motion by Commissioner Howard, seconded by Commissioner Turner, the following resolution was adopted:

RESOLVED, the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the **July 21, 2016** Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Lewis, Brown, Turner, Jarboe, Howard, and Smith.

NO: No one.

NOT PRESENT: Commissioners Blake, Peterson, Tomes, and Kirchdorfer.

ABSTAINING: No one.