

PLANNING COMMISSION MINUTES
June 6, 2019

PUBLIC HEARING

CASE NO. 19AMEND1004

Request: Amendment to the Land Development Code Related to Health Clubs and Similar Uses
Project Name: Health Club LDC Amendment
Location: Louisville Metro
Applicant: Louisville Metro
Jurisdiction: Louisville Metro
Council District: All Council Districts

Case Manager: Chris French, AICP, Planning & Design Supervisor

Notice of this public hearing appeared in The Courier-Journal, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

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. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

02:02:37 Christopher French presented the case (see staff report and recording for detailed presentation.)

02:05:56 Commissioner Brown asked if there will be different parking requirements for urban vs. suburban locations? Mr. French explained why the Planning Committee agreed not to do a traditional vs. suburban approach to this amendment.

02:06:59 Mr. French added that he spoke with Cliff Ashburner, with Dinsmore & Shohl, regarding some concerns he (Mr. Ashburner) had about the parking.

The following spoke in support of this request:

No one spoke.

The following spoke in opposition to this request:

No one spoke.

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

Daniel O’Gara, Dinsmore & Shohl, 101 South Fifth Street Suite 2500, Louisville, KY 402020

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Summary of testimony of those neither for nor against:

02:07:20 Daniel O’Gara, filling in for Mr. Ashburner, discussed the creation of a distinction between the Traditional form districts and Suburban form districts in terms of the parking ratio. He said he would encourage the Planning Commission to adopt a reduced parking requirement for the Traditional form districts.

02:09:03 Mr. French reviewed what is being proposed in more detail (see recording.)

02:10:32 In response to a question from Commissioner Jarboe, Mr. O’Gara gave some examples of where he thought his suggested parking ratios may be needed. Commissioner Brown and Mr. O’Gara discussed permissible parking reductions for the circumstances Mr. O’Gara’s had described (transit route, historical reuse, etc.)

02:13:03 John Carroll, legal counsel for the Planning Commission, asked Mr. French if the “groundwater drainage basin” definition was used often. Mr. French said he believed it was rare to use that particular definition in the Code, but that it had been used before.

02:14:54 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.

02:16:44 On a motion by Commissioner Carlson, seconded by Commissioner Peterson, the following resolution was adopted:

WHEREAS, the Louisville Metro Planning Commission finds that the proposed amendments to Sections 1.2.2, 2.3.4, 2.3.5, 2.4.1, 2.4.2, 2.4.3, and Table 9.1.2F of the LDC comply with the applicable policies of Plan 2040; and.

WHEREAS, the Commission further finds that the proposed LDC text amendments comply with Community Form policy 2.18 because the proposed text amendments are based on a review of the LDC and will encourage reuse and redevelopment of vacant and underused properties within Louisville Metro; and

WHEREAS, the Commission further finds that the proposed LDC text amendments comply with Economic Development policy 2.2 because the amendments will provide

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opportunities for adaptive reuse of older development and encourage infill development;
and.

WHEREAS, the Commission further finds that the proposed LDC text amendments comply with Economic Development policy 2.18 because these amendments will encourage development and redevelopment in certain zoning districts such as the Neighborhood Commercial and Commercial Residential Districts; now, therefore be it

RESOLVED, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the **Louisville Metro Council and all Cities with zoning authority** that the requested Amended Sections 1.2.2, 2.3.4, 2.3.5, 2.4.1, 2.4.2, 2.4.3, and Table 9.1.2F of the Land Development Code (LDC) regarding health clubs/fitness centers and related uses be **APPROVED**.

The vote was as follows:

YES: Commissioners Robinson, Peterson, Daniels, Brown, Carlson, and Jarboe.
NOT PRESENT: Commissioners Smith, Lewis, Howard, and Tomes