

**MINUTES OF THE MEETING  
OF THE  
PLANNING COMMITTEE**

**September 10, 2015**

A meeting of the Planning Committee was held on, Thursday, September 10, 2015 at 11:00 a.m. at the Metro Development Center, located at 444 S. 5<sup>th</sup> Street, Louisville, Kentucky.

**Committee Members present were:**

Robert Kirchdorfer - Chair  
Donnie Blake  
Jeff Brown  
Richard Carlson  
Lula Howard  
David Tomes

**Committee Members absent were:**

Chuck Kavanaugh  
Barbara Kelly

**Staff Members present were:**

Brian Davis, Planning Supervisor  
Brian Mabry, Planning Coordinator  
Ken Baker, Planning Manager, Advanced Planning  
Michael King, Associate Planner, Advanced Planning  
Gretchen Milliken, Director, Advanced Planning  
Anthony Schneider, Intern, Advanced Planning

**Others present were:**

James Peden, Metro Council District 23  
Liz Kennedy, Legislative Assistant, Metro Council District 12  
Charles Cash, Urban 1  
Mohammed Nouri, Concept 21  
Jon Henney, Gresham, Smith & Partners  
Amin Omidy, Gresham, Smith & Partners

The following matters were considered:

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**August 13, 2015 Minutes**

On a motion by Committee Member Carlson and seconded by Committee Member Howard, the following resolution was adopted:

**RESOLVED**, that the Planning Committee does hereby **APPROVE** the minutes of its meeting conducted August 13, 2015.

**The vote was as follows:**

**YES: Committee Members Blake, Brown, Carlson, Howard, and Kirchdorfer.**

**NO: No one.**

**NOT PRESENT: Committee Members Kavanaugh and Kelly.**

**ABSTAINING: Committee Member Tomes.**

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**Case No. 15AMEND1004**

**Text Amendment to LDC Section 4.2.8 Athletic Facilities**

Brian Mabry, Planning Coordinator, presented an overview of the request to amend LDC Section 4.2.8 regarding standards for Athletic Facilities in residentially zoned districts. The language was last amended in July 2011. Recently there have been some concerns raised about the 20-acre minimum size requirement. As written, applicants cannot request a waiver or variance from this minimum size. Mr. Mabry presented two alternatives: 1.) completely strike the 20-acre minimum size requirement or 2.) place the 20-acre minimum size requirement under Section 4.2.8, F that will make it eligible to be waived or varied.

Committee Member Howard suggested clarifying that these standards are for freestanding athletic facilities and not for athletic facilities that are accessory uses to churches, schools, etc.

Committee Member Tomes suggested creating a formal definition for athletic facilities since one does not exist in the Land Development Code.

On a motion by Committee Member Blake and seconded by Committee Member Carlson, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Planning Committee does hereby **RECOMMEND** that Case No. 15AMEND1004, Text Amendments to LDC Section 4.2.8, to proceed to the Louisville Metro Planning Commission after staff amends the request to change the minimum size from 20 acres to 10 acres and proceeds with option 2 to move the size requirement under 4.2.8, F.

**The vote was as follows:**

**YES: Committee Members Blake, Brown, Carlson, Howard, Kirchdorfer and Tomes.**

**NO: No one.**

**NOT PRESENT: Committee Members Kavanaugh and Kelly.**

**ABSTAINING: No one.**

On a motion by Committee Member Blake and seconded by Committee Member Howard, the following resolution was adopted:

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**RESOLVED**, the Louisville Metro Planning Committee does hereby **RECOMMEND** that Case No. 15AMEND1004, Text Amendments to LDC Section 4.2.8, to proceed to the Louisville Metro Planning Commission after staff has also incorporated a requirement that athletic facilities be reviewed by Air Pollution Control District, particularly when they involve dirt playing fields.

**The vote was as follows:**

**YES: Committee Members Blake, Brown, Carlson, Howard, Kirchdorfer and Tones.**

**NO: No one.**

**NOT PRESENT: Committee Members Kavanaugh and Kelly.**

**ABSTAINING: No one.**

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**Case No. 15AREA1003**

**Dixie Highway Town Center/Lower Hunters Trace**

Ken Baker, Planning Manager for Advanced Planning, began with a brief introduction to the plan, stating this is the first of three town centers which were originally proposed in the Dixie Highway Corridor Master Plan.

Liz Kennedy, Legislative Assistant to Councilman Rick Blackwell, expressed their support for this project.

Mohammad Nouri, Concept 21, gave an overview of the goals and vision statement of the Dixie Highway Corridor Master Plan and discussed some of the transportation improvements recommended by that plan.

Charles Cash, Urban 1, discussed the planning process and feedback that lead to the development of these town centers along Dixie Highway. The Lower Hunters Trace Town Center is the first of these to come forward as a proposed Planned Development District. The purpose of the PDD is to provide a sense of place along Dixie Highway by encouraging redesign and redevelopment of existing big box developments.

On a motion by Committee Member Howard and seconded by Committee Member Carlson, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Planning Committee does hereby **RECOMMEND** that Case No. 15AREA1003, Dixie Highway Town Center/Lower Hunters Trace Planned Development District, be forwarded to the Louisville Metro Planning Commission at a date to be determined by staff for review and consideration.

**The vote was as follows:**

**YES: Committee Members Blake, Brown, Carlson, Howard, Kirchdorfer and Tomes.**

**NO: No one.**

**NOT PRESENT: Committee Members Kavanaugh and Kelly.**

**ABSTAINING: No one.**

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**Case No. 15NEIGHPLAN1002 and 15NEIGHPLAN1003**  
**Highview Neighborhood Plan**

Ken Baker provided a brief introduction to the plan and explained that this plan was completed without any traditional public meetings. Staff attended public events in an effort to reach out to as many people as possible in a non-meeting setting.

Councilman James Peden offered his full support for this plan. This plan was a citizen driven plan designed to keeping the existing character of the neighborhood while also pushing through the 21<sup>st</sup> Century.

Jon Henney, Gresham, Smith & Partners, provided an overview of the study area and the goals of the plan, with the primary goal of maintaining and protecting the existing character of the area. Mr. Henney stated there are 12 land use recommendations, seven community form recommendations, 9 mobility recommendations and 10 sustainability principles. The plan proposes some zoning and form district changes, and proposes to change the boundary of the town center located along Fegenbush Lane.

On a motion by Committee Member Blake and seconded by Committee Member Tomes, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Planning Committee does hereby **RECOMMEND** that Case No. 15NEIGHPLAN1002 and 15NEIGHPLAN1003, Highview Neighborhood Plan, be forwarded to the Louisville Metro Planning Commission for review and consideration on a date to be determined by staff.

**The vote was as follows:**

**YES: Committee Members Blake, Brown, Carlson, Howard, Kavanaugh, Kirchdorfer and Kelly.**

**NO: No one.**

**NOT PRESENT: Committee Member Tomes.**

**ABSTAINING: No one.**

The meeting was adjourned at 12:51 p.m.

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***Chairman***

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***Division Director***