

ORDINANCE NO. _____, SERIES 2021

AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 8816-8820 W. MANSLICK ROAD CONTAINING APPROXIMATELY 11.28 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 19ZONE0091) (AMENDMENT BY SUBSTITUTION).

SPONSORED BY: COUNCIL MEMBER CINDI FOWLER

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the “Planning Commission”) and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 19ZONE0091; and

WHEREAS, the Council rejects the findings of the Planning Commission for the zoning change in Case No. 19ZONE0091 and has made alternative findings of fact based on the Planning Commission’s record that support maintaining the existing R-4 Residential Single Family zoning designation; and

WHEREAS, the Council makes the following findings of fact based upon the record established before the Planning Commission for Case No. 19ZONE0091 to overturn the recommendation of the Planning Commission and maintain the existing R-4 Residential Single Family zoning designation on the properties located at 8816-8820 Manslick Road; and

WHEREAS, the proposal does not conform to Land Use & Development Goal 2: Housing Subsection 2: To locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity

centers. It does not conform because the site is not located near a multi-modal transportation corridor. Safe and convenient access to employment opportunities and amenities providing neighborhood goods and services is only available by car; and

WHEREAS, the proposal does not conform to Land Use & Development Goal 2: Housing Subsection 1: Encourage inter-generational, mixed-income and mixed-use development that is connected to the neighborhood and surrounding area. It does not conform because the site is not connected to the neighboring properties and surrounding area, but instead is an isolated development, connected only to Manslick Road; and

WHEREAS, the proposal does not conform to Land Use & Development Goal 1: Mobility Subsection 1.4: To promote healthy lifestyles and reduce congestion, new development and redevelopment should provide for the movement of pedestrians, bicyclists and transit users, where appropriate by including: sidewalks along the streets of all developments. It does not conform because the proposed method of circulation within the site is for the pedestrians to walk on the private roads, rather than a separate sidewalk; and

WHEREAS, the proposal does not conform to Land Use & Development Goal 3: Mobility Subsection 2: To improve mobility and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians and people with disabilities. Housing should be encouraged near employment centers. It does not conform because there is no safe, continuous pedestrian, bicycle, or public transportation access either within the site or from the site to Manslick Road, nor is it near an employment center or a transit line; and

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

SECTION I: That the zoning of the properties located at 8816-8820 W. Manslick Road containing approximately 11.28 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 19ZONE0091, shall remain R-4 Residential Single Family and that the decision of the Planning Commission in that case is overridden.

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

Sonya Harward
Metro Council Clerk

David James
President of the Council

Greg Fischer
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____

O-011-21– Zoning at 8816-8820 W. Manslick Road Rejection (LF)