



# Louisville Metro Government

601 W. Jefferson Street  
Louisville, KY 40202

## Action Summary - Tentative Planning and Zoning Committee

*Chair Madonna Flood (D-24)*

*Vice Chair Scott Reed (R-16)*

*Committee Member Keisha Dorsey (D-3)*

*Committee Member Jecorey Arthur (D-4)*

*Committee Member Cassie Chambers Armstrong (D-8)*

*Committee Member Kevin Triplett (D-15)*

*Committee Member Robin Engel (R-22)*

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Tuesday, May 11, 2021

1:00 PM

Council Chambers/Virtual

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### Call to Order

Chair Flood called the meeting to order at 1:03 p.m.

### Roll Call

Chair Flood introduced the committee members and non-committee members present. A quorum was established.

**\*NOTE: All committee members and non-committee members present attended virtually, except Committee Member Triplett, who attended in Chambers.**

**Present:** 7 - Committee Member Keisha Dorsey (D-3), Committee Member Jecorey Arthur (D-4), Committee Member Cassie Chambers Armstrong (D-8), Committee Member Kevin Triplett (D-15), Vice Chair Scott Reed (R-16), Committee Member Robin Engel (R-22), and Chair Madonna Flood (D-24)

### Non-Committee Member(s)

Council Member Cindi Fowler (D-14), Council Member Markus Winkler (D-17), and Council Member Nicole George (D-21)

### Support Staff

Travis Fiechter, Jefferson County Attorney's Office

### Clerk(s)

Cheryl Woods, Assistant Clerk  
Lisa Franklin Gray, Assistant Clerk  
Sonya Harward, Clerk

## Pending Legislation

### 1. [O-199-21](#)

**AN ORDINANCE AMENDING CHAPTERS 9 AND 11 OF THE METRO LAND DEVELOPMENT CODE RELATING TO REQUIRED NOTICE OF DEVELOPMENT ACTIVITY AS SUGGESTED IN PLAN 2040 COMPREHENSIVE PLAN (“PLAN 2040”).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-199-21 V.1 050621 Amending Chapters 9 and 11 of Land Development Code.pdf](#)  
[21-LDC-0002\\_Planning Commission StaffReport\\_04202021.pdf](#)  
[04.20.21 PC Minutes Night Hearing.pdf](#)  
[21-LDC-0002 Resolution.docx.pdf](#)  
[21-LDC-0002 LDC Reform Report NoticeRequirement 01272021.pdf](#)  
[2021.02.08 Planning Committee Minutes.pdf](#)  
[2021.03.22 Planning Committee Minutes.pdf](#)  
[Flyers\\_Bundled.pdf](#)  
[LDC Reform All Comments Received.pdf](#)  
[LDC Reform MC Resolution\\_Signed.pdf](#)  
[LDC Reform PC Resolution\\_Signed.pdf](#)  
[LDC Reform Presentation Phase I Planning Commission 042021\\_CF \[Autosaved\].pdf](#)  
[PlanningCommissionPresentation\\_Intro\\_04202021.pdf](#)

**This item was held in committee.**

2. [O-200-21](#)**AN ORDINANCE AMENDING CHAPTERS 1 AND 4 OF THE METRO LAND DEVELOPMENT CODE RELATING TO URBAN AGRICULTURE AS SUGGESTED IN PLAN 2040 COMPREHENSIVE PLAN (“PLAN 2040”).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-200--21 V.1 050621 Amending Chp 1 and 4 Urban Agriculture.pdf](#)  
[21-LDC-0003\\_Planning Commission StaffReport\\_04202021.pdf](#)  
[04.20.21 PC Minutes Night Hearing.pdf](#)  
[21-LDC-0003 Resolution.docx.pdf](#)  
[21-LDC-0003\\_LDC\\_Reform\\_Report\\_Urban Agriculture\\_01272021.pdf](#)  
[2021.02.08 Planning Committee Minutes.pdf](#)  
[2021.03.22 Planning Committee Minutes.pdf](#)  
[Flyers\\_Bundled.pdf](#)  
[LDC Reform All Comments Received.pdf](#)  
[LDC Reform MC Resolution\\_Signed.pdf](#)  
[LDC Reform PC Resolution\\_Signed.pdf](#)  
[LDC Reform Presentation Phase I Planning Commission 042021\\_CF \[Autosaved\].pdf](#)  
[PlanningCommissionPresentation\\_Intro\\_04202021.pdf](#)

**This item was held in committee.**

3. [O-201-21](#)**AN ORDINANCE AMENDING CHAPTERS 1 AND 4 OF THE METRO LAND DEVELOPMENT CODE RELATING TO ACCESSORY DWELLING UNITS AS SUGGESTED IN PLAN 2040 COMPREHENSIVE PLAN (“PLAN 2040”).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-201-21 V.1 050621 Amending Chp 1 and 4 Accessory Dwelling.pdf](#)  
[21-LDC-0004\\_Planning Commission StaffReport\\_04202021.pdf](#)  
[04.20.21 PC Minutes Night Hearing.pdf](#)  
[21-LDC-0004 Resolution.docx.pdf](#)  
[21-LDC-0004\\_LDC\\_Reform\\_Report\\_ADU012721.pdf](#)  
[2021.02.08 Planning Committee Minutes.pdf](#)  
[2021.03.22 Planning Committee Minutes.pdf](#)  
[David Tomes Norton Commons ADU presentation.pdf](#)  
[Flyers\\_Bundled.pdf](#)  
[LDC Reform All Comments Received.pdf](#)  
[LDC Reform MC Resolution\\_Signed.pdf](#)  
[LDC Reform PC Resolution\\_Signed.pdf](#)  
[LDC Reform Presentation Phase I Planning Commission 042021\\_CF \[Autosaved\].pdf](#)  
[PlanningCommissionPresentation\\_Intro\\_04202021.pdf](#)

**This item was held in committee.**

4. [O-202-21](#)

**AN ORDINANCE AMENDING CHAPTER 5 OF THE METRO LAND DEVELOPMENT CODE RELATING TO FRONT AND STREET SIDE SETBACKS AS SUGGESTED IN PLAN 2040 COMPREHENSIVE PLAN (“PLAN 2040”).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-202-21 V.1 050621 Amending Chapter 5 Front and Streetside Setbacks.pdf](#)  
[21-LDC-0005 Planning Commission StaffReport\\_04202021.pdf](#)  
[04.20.21 PC Minutes Night Hearing.pdf](#)  
[21-LDC-0005 Resolution.docx.pdf](#)  
[21-LDC-0005\\_LDC\\_Reform\\_Report\\_ResidentialSetbacks01272021.pdf](#)  
[2021.02.08 Planning Committee Minutes.pdf](#)  
[2021.03.22 Planning Committee Minutes.pdf](#)  
[Flyers\\_Bundled.pdf](#)  
[LDC Reform All Comments Received.pdf](#)  
[LDC Reform MC Resolution\\_Signed.pdf](#)  
[LDC Reform PC Resolution\\_Signed.pdf](#)  
[LDC Reform Presentation Phase I Planning Commission 042021\\_CF \[Autosaved\].pdf](#)  
[PlanningCommissionPresentation\\_Intro\\_04202021.pdf](#)

**This item was held in committee.**

5. [O-203-21](#)

**AN ORDINANCE AMENDING CHAPTERS 2 AND 7 OF THE METRO LAND DEVELOPMENT CODE RELATING TO TWO FAMILY RESIDENTIAL USE IN THE MULTI-FAMILY AND OFFICE/RESIDENTIAL ZONES AND THE FLOOR AREA RATIO REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS AND THE CONSERVATION SUBDIVISION PROVISION AS SUGGESTED IN PLAN 2040 COMPREHENSIVE PLAN (“PLAN 2040”).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-203-21 050621 V.1 Amending Chp 2 and 7 Two Family Residential.pdf](#)  
[21-LDC-0006 Planning Commission StaffReport 04202021.pdf](#)  
[04.20.21 PC Minutes Night Hearing.pdf](#)  
[21-LDC-0006 Resolution.docx.pdf](#)  
[21-LDC-0006\\_LDC\\_Reform\\_Report\\_FARandTwoFamilyMFR\\_01272021.pdf](#)  
[2021.02.08 Planning Committee Minutes.pdf](#)  
[2021.03.22 Planning Committee Minutes.pdf](#)  
[Flyers\\_Bundled.pdf](#)  
[LDC Reform All Comments Received.pdf](#)  
[LDC Reform MC Resolution\\_Signed.pdf](#)  
[LDC Reform PC Resolution\\_Signed.pdf](#)  
[LDC Reform Presentation Phase I Planning Commission 042021\\_CF \[Autosaved\].pdf](#)  
[PlanningCommissionPresentation\\_Intro\\_04202021.pdf](#)

**This item was held in committee.**

6. [O-011-21](#)

**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).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-011-21 V.2 CABS 051121 Zoning at 8616-8820 W Manslick.pdf](#)

[O-011-21 PROPOSED CABS 051121 Zoning at 8616-8820 W Manslick.pdf](#)

[O-011-21 V.1 012821 Zoning at 8816-8820 W Manslick.pdf](#)

[19-ZONE-0091.pdf](#)

[19-ZONE-0091 Booklet.pdf](#)

[19-ZONE-0091 Finding of Facts.pdf](#)

[19-ZONE-0091 Justification Statement.pdf](#)

[19-ZONE-0091 Legal Description.pdf](#)

[19-ZONE-0091 Other Minutes.pdf](#)

[19-ZONE-0091 PC Minutes.pdf](#)

[19-ZONE-0091 Staff Reports.pdf](#)

[19-ZONE-0091 Plan\\_011521.pdf](#)

A motion was made by Committee Member Dorsey, seconded by Committee Member Engel, that this Ordinance be recommended for approval.

Brian Davis, Planning and Design Services, gave a presentation on the Planning Commission's recommendation.

The following spoke on this item:

- Chair Flood
- Brian Davis
- Joe Reverman, Planning and Design Services
- Council Member Fowler
- Committee Member Dorsey
- Emily Liu, Planning and Design Services
- Committee Member Chambers Armstrong
- Committee Member Arthur
- Vice Chair Reed

The following item was discussed:

- Question and concerns about whether the Condominium Association would be responsible for the maintenance of the yards
- Question about the \$38,000 bond that was an agreement with the property owners for future repaving of the road
- Questions and concerns about the units at the mobile home park which were relocated
- Questions and concerns about the lack of sidewalks for pedestrians

- Questions and concerns about the lack of public transportation
- Questions and concerns about the lack of infrastructure for multi-family condense not being in the suburban areas
- In July, during phase two, Planning and Design Services will be looking at the Land Development Code regarding capacity issues as it pertains to transportation and infrastructure
- Questions and concerns about equity
- 75% of the County is zoned single family dwelling
- Questions and concerns about affordable housing being available throughout Jefferson County
- The Planning Commission did find that this zoning case does comply with the, comprehensive plan 2040

A motion was made by Council Member Fowler, seconded by Vice Chair Reed, to amend this Ordinance by substitution as shown in the attached document titled "O-011-21 PROPOSED CABS 051121 Zoning at 8616-8820 W Manslick.pdf", which denies the zoning.

The motion to amend by substitution carried by the following vote:

**Yes:** 7 - Dorsey, Arthur, Chambers Armstrong, Triplett, Reed, Engel, and Flood

The motion to recommend for approval carried by the following vote and the amended Ordinance was sent to Old Business:

District 14 Council Member Fowler had a vote on this zoning case and voted YES.

**Yes:** 4 - Triplett, Reed, Engel, and Flood

**No:** 3 - Dorsey, Arthur, and Chambers Armstrong

7. [R-020-21](#)

**A RESOLUTION DIRECTING THE PLANNING COMMISSION TO REVIEW THE COMPLETE STREETS PORTION OF THE COMPREHENSIVE PLAN AS ADOPTED IN 2019.**

**Sponsors:** Primary Nicole George (D-21)

**Attachments:** [R-020-21 PROPOSED CAM 051121 Complete Streets Policy to ensure uniform compliance.pdf](#)  
[R-020-21 V.1 031121 Complete Streets Policy to ensure uniform compliance.pdf](#)  
[Complete Streets Coalition Overview MetroCouncil 2021-05-11 Final.pdf](#)

A motion was made by Committee Member Triplett, seconded by Committee Member Dorsey, that this Resolution be recommended for approval.

Nathan Keltch, Public Works, gave a presentation.

Council Member George stated this Resolution was last amended in 2019.

The motion carried by a voice vote and the Resolution was sent to the Consent Calendar.



8. [O-158-21](#)

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 6600 AND 6702 COOPER CHAPEL ROAD CONTAINING APPROXIMATELY 18.56 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0066).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-158-21 V.1 042221 Zoning at 6600 and 6702 Cooper Chapel Rd.pdf](#)

[20-ZONE-0066.pdf](#)

[04.05.21 PC Minutes Night Hearing.pdf](#)

[20-ZONE-0066 Other Minutes.pdf](#)

[20-ZONE-0066 Staff Reports.pdf](#)

[20-ZONE-0066 Applicant Booklet.pdf](#)

[20-ZONE-0066 Applicant Justification.pdf](#)

[20-ZONE-0066 Legal Description.pdf](#)

[20-ZONE-0066 Letters of Opposition.pdf](#)

[20-ZONE-0066 Plan.pdf](#)

**This item remained held in committee.**

9. [O-159-21](#)

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 8000 AND 8006 CEDAR CREEK ROAD AND PARCEL ID 065600310000 CONTAINING APPROXIMATELY 19.7 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0060) (AMENDMENT BY SUBSTITUTION).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-159-21 V.2 CABS 051121 Zoning at 8000 and 8006 Cedar Creek Rd.pdf](#)  
[O-159-21 V.1 042221 Zoning at 8000 and 8006 Cedar Creek Rd.pdf](#)  
[20-ZONE-0060.pdf](#)  
[20-ZONE-0060 Other Minutes.pdf](#)  
[20-ZONE-0060 Staff Reports.pdf](#)  
[20-ZONE-0060 Applicant Booklets.pdf](#)  
[20-ZONE-0060 Legal Description.pdf](#)  
[20-ZONE-0060 Statement of Compliance.pdf](#)  
[20-ZONE-0060 Traffic Impact Studies.pdf](#)  
[20-ZONE-0060 Interested Parties.pdf](#)  
[20-ZONE-0060 Plan 021821 \(1\).pdf](#)  
[04.12.21 PC Minutes Night Hearing.pdf](#)

**A motion was made by Committee Member Dorsey, seconded by Committee Member Triplett, that this Ordinance be recommended for approval.**

**Brian Davis, Planning and Design Services, gave a presentation on the Planning Commission's recommendation.**

**A motion was made by Committee Member Engel, seconded by Chair Flood, to remand this Zoning Ordinance back to the Planning Commission.**

**The motion to remand carried by the following vote:**

**Yes:** 7 - Dorsey, Arthur, Chambers Armstrong, Triplett, Reed, Engel, and Flood

**There was further discussing regarding doing an amendment by substitution to send this item back to the Planning Commission.**

**A motion was made by Committee Member Triplett, seconded by Chair Flood to amend this Ordinance by substitution as shown in the attached document titled "O-159-21 V.2 CABS 051121 Zoning at 8000 and 8006 Cedar Creek Rd.pdf", that would send it back to the Planning Commission.**

**The motion to amend by substitution carried by a voice vote.**

**The motion to recommend for approval carried by the following vote and the amended Ordinance was sent to Old Business:**

**Yes:** 7 - Dorsey, Arthur, Chambers Armstrong, Triplett, Reed, Engel, and Flood

10. [O-174-21](#)**AN ORDINANCE AMENDING SEVERAL SECTIONS OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE (“LDC”) REGARDING BOARDING AND GROUP HOUSING REGULATIONS (CASE NO. 21-LDC-0001).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-174-21 V.1 042221 Boarding and Group Housing Regulations.pdf](#)  
[21-LDC-0001 BoardingAndGroupHousing\\_CouncilPresentation\\_4-27-21 \(002\).pdf](#)  
[O-174-21 ATTACH Text Amendments .pdf](#)  
[21-LDC-0001\\_PC Minutes\\_04.15.21.pdf](#)  
[21-LDC-0001 BoardingAndGroupHousing\\_PlanningCommissionPresentation\\_4-15-21.pdf](#)  
[21-LDC-0001\\_staff report BoardingAndGroupHousing\\_Planning Commission 04-15-21.pdf](#)  
[Attachment 1\\_21-LDC-0001 BoardingAndGroupHousingAmendments\\_DRAFT\\_4-15-2021.pdf](#)  
[Attachment 2\\_Metro Council Resolution 016 2019.pdf](#)  
[Attachment 3\\_Community Meeting Webex Chat Comments\\_10-2020.pdf](#)  
[Attachment 4 BoardingAndGroupHousing\\_CommunityMeetingsPresentation\\_10-2020.pdf](#)  
[Attachment 5\\_Public Comment Forms\\_as of 4-8-2021.pdf](#)  
[Attachment 6\\_NARRStandards\\_11-2018.pdf](#)

**This item remained held in committee.**

**11. O-086-21**

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 4801 MANSLICK ROAD AND 1936 BLUEGRASS AVENUE (4801 MANSLICK ROAD INCLUDES PARCEL ID NOS. 067H00100000 AND 067H00190000) CONTAINING APPROXIMATELY 10.22 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0096)(AMENDMENT BY SUBSTITUTION).**

**Sponsors:** Primary Madonna Flood (D-24)

- Attachments:** O-086-21 V.2 CABS 051121 Zoning at 4801 Manslick Rd and 1936 Bluegrass Ave.pdf  
 O-086-21 PROPOSED CABS 042721 Zoning at 4801 Manslick Rd and 1936 Bluegrass Ave.pdf  
 O-086-21 V.1 031121 Zoning at 4801 Manslick Rd and 1936 Bluegrass Ave.pdf  
 20-ZONE-0096.pdf  
 20-ZONE-0096.pdf  
 20-ZONE-0096 Applicant Studies.pdf  
 20-ZONE-0096 LDT Minutes.pdf  
 20-ZONE-0096 Legal Description.pdf  
 20-ZONE-0096 Opposition Letters.pdf  
 20-ZONE-0096 PC Minutes.pdf  
 20-ZONE-0096 Staff Reports.pdf  
 20-ZONE-0096\_plan\_012021.pdf

**A motion was made by Committee Member Triplett, seconded by Committee Member Dorsey, that this Ordinance be untabled.**

**The following spoke to this item:**

- **Committee Member Chambers Armstrong**
- **Chair Flood**
- **Committee Member Triplett**
- **Committee Member Dorsey**
- **Travis Fiechter, Jefferson County Attorney's Office**
- **Committee Member Arthur**

**The following was discussed:**

- **Question and concerns about whether this Ordinance has a affordable housing component**
- **The Office of Housing and Community Development has a program that has approximately 100 vouchers for the residents moving out of Beecher Terrace**
- **General financing will come from funds from the state**
- **Questions and concerns about safety issues with the entrance of the development**
- **Questions about the access location with amenities for the residents**
- **Concerns about whether the Developer is willing to change the entrance**
- **Questions and concerns about having a conversation with the Developer**

about egress and ingress and safety  
- There are two entrances to the development

A motion was made by Committee Member Triplett, seconded by Committee Member Dorsey to amend this Ordinance by substitution as shown in the attached document titled "O-086-21 V.2 CABS 051121 Zoning at 4801 Manslick Rd and 1936 Bluegrass Ave.pdf", which denies the zoning.

The motion to amend by substitution carried by the following vote:

**Yes:** 4 - Triplett, Reed, Engel, and Flood

**No:** 3 - Dorsey, Arthur, and Chambers Armstrong

The motion to recommend for approval carried by the following vote and the amended Ordinance was sent to Old Business:

**Yes:** 4 - Triplett, Reed, Engel, and Flood

**No:** 3 - Dorsey, Arthur, and Chambers Armstrong

## 12. [O-149-21](#)

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 4308 ROLLINGTON ROAD CONTAINING APPROXIMATELY 22.6 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0105).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-149-21 V.1 042221 Zoning at 4308 Rollington Rd.pdf](#)

[20-ZONE-0105.pdf](#)

[20-ZONE-0105 PC Minutes.pdf](#)

[20-ZONE-0105 Other Minutes.pdf](#)

[20-ZONE-0105 Staff Reports.pdf](#)

[20-ZONE-0105 Applicant Booklet.pdf](#)

[20-ZONE-0105 Justification Statement.pdf](#)

[20-ZONE-0105 Legal Description.pdf](#)

[20-ZONE-0105 Letters of Opposition.pdf](#)

[20-ZONE-0105 Plan.pdf](#)

A motion was made by Council Member Winkler, seconded by Committee Member Engel, that this Ordinance be untabled.

Council Member Winkler stated that he would ask for the committee to support this Ordinance today to move it out of committee with the understanding that if no agreement is met with the Developer's Counsel and the County Attorney about the preservation with the tree Ordinance, he would be asking to send the zoning Ordinance back to the Planning Commission.

The motion carried by the following vote and the Ordinance was sent to Old Business:

District 17 Council Member Winkler had a vote on this zoning case and voted YES.

Yes: 7 - Dorsey, Arthur, Chambers Armstrong, Triplett, Reed, Engel, and Flood

13. [O-157-21](#)

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 9301-9309 SMYRNA PARKWAY AND PARCEL ID NOS. 066202630000 AND 066202760000 CONTAINING APPROXIMATELY 8.8 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0121).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-157-21 V.1 042221 Zoning at 9301-9309 Smyrna Pkwy.pdf](#)  
[20-ZONE-0121.pdf](#)  
[20-ZONE-0121 PC Minutes.pdf](#)  
[20-ZONE-0121 Other Minutes.pdf](#)  
[20-ZONE-0121 Staff Reports.pdf](#)  
[20-ZONE-0121 Legal Description.pdf](#)  
[20-ZONE-0121 Justification Statement.pdf](#)  
[20-ZONE-0121 Water Wetland Delineation Report.pdf](#)  
[20-ZONE-0121 Plan.pdf](#)

**This item remained tabled in committee.**

## **Adjournment**

**Without objection, Chair Flood adjourned the meeting at 2:41 p.m.**

Note: Items sent to the Consent Calendar or Old Business will be heard before the full Council at the Metro Council meeting on May 20, 2021.