



OFFICE OF THE MAYOR
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

June 24, 2021

David James, President
Metro Council
City Hall, First Floor
Louisville, KY 40202

Re: Ordinance No. 079, Series 2021

Dear President James:

I am signing and returning to you the above-referenced Ordinance that overturns the Planning Commission's recommended zoning change to permit the development of an affordable housing project off Manslick Road, even though our city is in need of more than 31,000 affordable housing units to ensure each of our citizens have a place to call home. Unfortunately, the Council, by a vote of 18 to 7, disagreed with the Planning Commission's finding that this case did comply with Plan 2040 and the Land Development Code. The site has a history of containing residential uses and would continue to do so under the proposed project.

In this case, we had a developer proposing to provide 95 units with no public subsidy. These naturally occurring affordable units are critically important to the overall housing landscape and are affordable for households earning up to 50% of area median without the investment of any public dollars.

Affordable housing is a right for all of our residents and is vital to the overall health and well-being of our community. Committing to affordable housing is a tangible way we indicate our dedication to an equitable and compassionate city. My administration looks forward to collaborating with the Metro Council to ensure that affordable housing is available to all our residents throughout the entirety of Jefferson County.

Sincerely,

Greg Fischer
Mayor

ORDINANCE NO. 079, 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

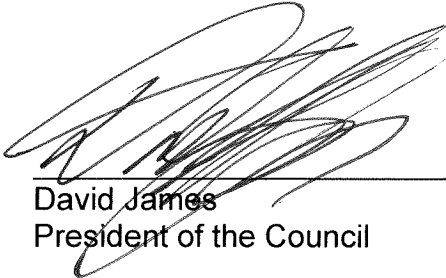
NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

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.

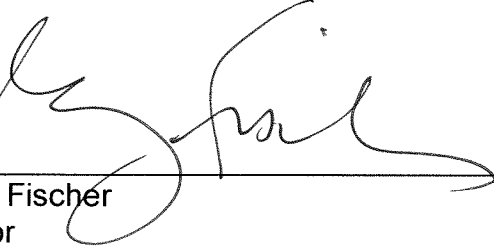
SECTION II: This Ordinance shall take effect upon its passage and approval.



Sonya Hayward
Metro Council Clerk



David James
President of the Council



Greg Fischer
Mayor

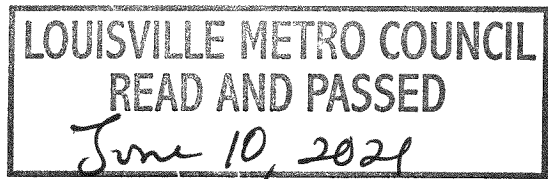
6/24/2021

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: Karla Ferguson



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