



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)

Tuesday, February 16, 2021

1:00 PM

Council Chambers/Virtual

Call to Order

Chair Flood called the meeting to order at 1:02 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.**

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 Stuart Benson (R-20), Council Member Nicole George (D-21), and Council Member Amy Holton Stewart (D-25)

Support Staff

Laura Ferguson, Jefferson County Attorney's Office
Travis Fiechter, Jefferson County Attorney's Office

Clerk(s)

Cheryl Woods, Assistant Clerk
Lisa Franklin Gray, Assistant Clerk

Pending Legislation

1. [O-586-20](#)

AN ORDINANCE RELATING TO THE ZONING AND FORM DISTRICT OF PROPERTIES LOCATED AT 13915, 14201 & 15012 BOHANNON AVENUE CONTAINING APPROXIMATELY 99.19 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0069).

Sponsors:Primary Madonna Flood (D-24)

- Attachments:** [O-586-20 V.1 121020 Zoning at 13915 14201 15012 Bohannon Ave.pdf](#)
[20-ZONE-0069.pdf](#)
[20-ZONE-0069_PC Min_11.19.20.pdf](#)
[20-ZONE-0069_LDT min_10.22.20.pdf](#)
[20-ZONE-0069_staff rpts.pdf](#)
[20-ZONE-0069_Appl Justification.pdf](#)
[20-ZONE-0069_Legal Desc.pdf](#)
[20-ZONE-0069_Plan_11.19.20\(2\).pdf](#)

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

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

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

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

2. [O-008-21](#)

AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 11116 DEZERN AVENUE CONTAINING APPROXIMATELY 2.55 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0084)(AS AMENDED).

Sponsors:Primary Madonna Flood (D-24)

- Attachments:** [O-008-21 V.2 CAM 021621 Zoning at 11116 Dezern Avenue.pdf](#)
[O-008-21 V.1 012821 Zoning at 11116 Dezern Ave.pdf](#)
[O-008-21 PROPOSED CAM 021621 Zoning at 11116 Dezern Avenue.pdf](#)
[20-ZONE-0084.pdf](#)
[20-ZONE-0084 Applicant Justification.pdf](#)
[20-ZONE-0084 Legal Description.pdf](#)
[20-ZONE-0084 Other Minutes.pdf](#)
[20-ZONE-0084 PC Minutes.pdf](#)
[20-ZONE-0084 Staff Reports.pdf](#)
[20-ZONE-0084 Plan 112320.pdf](#)

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

A motion was made by Council Member Fox, seconded by Committee Member Engel, that this Ordinance be amended by adding the following binding element:

"9. In coordination with Planning and Design Services, Transportation Planning staff, signage shall be installed and maintained on the subject property by the owner to alert patrons leaving the property to the posted speed limit."

The motion to amend carried by a voice vote.

A motion was made by Council Member Fox, seconded by Committee Member Engel, that this Ordinance be amended by adding the following binding element:

"10. Any significant changes or alterations to the proposed structures (e.g. building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property, and/or any amendments to the binding elements shall be review before the Planning Commission with final action to be determined by Metro Council."

The motion to amend 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:

District 13 Council Member Fox had a vote on this zoning case and voted YES.

Yes: 6 - Dorsey, Arthur, Chambers Armstrong, Triplett, Engel, and Flood

Absent: 1 - Reed

3. [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).

Sponsors: Primary Madonna Flood (D-24)

- Attachments:** [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](#)

This item remained held in committee.

4. [O-013-21](#)

AN ORDINANCE RELATING TO THE CLOSURE OF A PORTION OF BOHANNON AVENUE CONTAINING APPROXIMATELY 47,058 SQUARE FEET AND BEING IN LOUISVILLE METRO (CASE NO. 20STRCLOSURE0017).

Sponsors: Primary Madonna Flood (D-24)

- Attachments:** [O-013-21 V.1 012821 Closure of Portion Bohannon Ave.pdf](#)
[20-STRCLOSURE-0017.pdf](#)
[20-STRCLOSURE-0017 Minutes.pdf](#)
[20-STRCLOSURE-0017 Plat and Legal Desc.pdf](#)
[20-STRCLOSURE-0017 staff rpts.pdf](#)

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

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

Council Member Fowler spoke in favor of this Ordinance.

The motion carried by a voice vote and the Ordinance was sent to the Consent Calendar:

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

5. [O-014-21](#)

AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 531 E. KENTUCKY STREET CONTAINING APPROXIMATELY 0.0924 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0079)(AS AMENDED).

Sponsors: Primary Madonna Flood (D-24)

- Attachments:** [O-014-21 V.3 CAM 021621 Zoning at 531 E Kentucky St.pdf](#)
[O-014-21 V.2 CAM 020221 Zoning at 531 E Kentucky St.pdf](#)
[O-014-21 V.1 012821 Zoning at 531 E Kentucky St.pdf](#)
[20-ZONE-0079.pdf](#)
[20-ZONE-0079_PC min.pdf](#)
[20-ZONE-0079_LDT min.pdf](#)
[20-ZONE-0079_staff rpts.pdf](#)
[20-ZONE-0079_Appl justification stmt.pdf](#)
[20-ZONE-0079_legal desc.pdf](#)
[20-ZONE-0079_Plan 12.17.20.pdf](#)

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

Committee Member Arthur spoke in favor of the Ordinance.

Chair Flood encouraged Committee Member Arthur to include information in his district newsletters about signing up for notification when there is a zoning change.

A motion was made by Chair Flood, seconded by Committee Member Engel, that this Ordinance be amended by adding the following binding element:

"9. Any significant changes or alterations to the proposed structures (e.g. building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property, and/or any amendments to the binding elements shall be review before the Planning Commission with final action to be determined by Metro Council."

The motion to amend 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

6. [O-017-21](#)

AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 999 & 1007 S. ENGLISH STATION ROAD CONTAINING APPROXIMATELY 21.8 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0056).

Sponsors: Primary Madonna Flood (D-24)

Attachments: [O-017-21 V.1 012821 Zoning at 999 and 1007 S English Station Rd.pdf](#)
[20-ZONE-0056.pdf](#)
[20-ZONE-0056_PC min_12.17.20.pdf](#)
[20-ZONE-0056_LDT min_11.12.20.pdf](#)
[20-ZONE-0056_staff rpts.pdf](#)
[20-ZONE-0056_legal desc.pdf](#)
[20-ZONE-0056_applicant_justification.pdf](#)
[20-ZONE-0056_geotech.pdf](#)
[20-ZONE-0056_traffic study.pdf](#)
[20-ZONE-0056_interested_party_comments_120820.pdf](#)
[NRP Garrett S English Station 12 10 20 PC Exhibit Book #20-ZONE-0056.pdf](#)
[20-ZONE-0056_Plan_12.17.20.pdf](#)

A motion was made by Committee Member Triplett, seconded by Committee Member Dorsey, 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 to this item:

- Chair Flood
- Joe Reverman, Planning and Design Services
- Council Member Benson

The following was discussed:

- Question about whether to add a binding element for bonding private roads
- The Land Development Code will require the northern road and a portion of the southern road to be bonded
- Question about whether the homeowners have any rights in areas with private roads
- The developers have the choice to make roads public or private
- Question about why private roads are allowed
- The Land Development Code requires all private roads to be bonded
- The Land Development Code requires private roads to be maintained to public road standards
- There is not alot of adjacent developments for the private roads to go through
- There will not be a huge amount of traffic to get from English Station Road to Beckley Station Road
- Homeowners are required to sign off on an agreement with the Homeowner's Association

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

District 20 Council Member Benson had a vote on this zoning case and voted NO.

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

7. [O-041-21](#)

AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 6106 S. WATTERSON TRAIL CONTAINING APPROXIMATELY 12.70 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0074).

Sponsors: Primary Madonna Flood (D-24)

- Attachments:** [O-041-21 V.1 021121 Zoning at 6106 S. Watterson Trail.pdf](#)
[20-ZONE-0074.pdf](#)
[20-ZONE-0074 Legal Description.pdf](#)
[20-ZONE-0074 Opposition Letters.pdf](#)
[20-ZONE-0074 Other Minutes.pdf](#)
[20-ZONE-0074 Staff Reports.pdf](#)
[20-ZONE-0074 Statement of Compliance.pdf](#)
[20-ZONE-0074 Plan for Planning Commission 012121.pdf](#)
[20-ZONE-0074 PC Minutes.pdf](#)

This item was held in committee.

8. [O-042-21](#)

AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 7703-7705 CEDAR CREEK ROAD CONTAINING APPROXIMATELY 9.73 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0080).

Sponsors: Primary Madonna Flood (D-24)

- Attachments:** [O-042-21 V.1 021121 Zoning at 7703-7705 Cedar Creek Road.pdf](#)
[20-ZONE-0080.pdf](#)
[20-ZONE-0080 Applicant Booklet.pdf](#)
[20-ZONE-0080 Applicant Justification.pdf](#)
[20-ZONE-0080 Legal Description.pdf](#)
[20-ZONE-0080 Opposition Letters.pdf](#)
[20-ZONE-0080 Other Minutes.pdf](#)
[20-ZONE-0080 Staff Reports.pdf](#)
[20-ZONE-0080 Traffic Study.pdf](#)
[20-ZONE-0080 Plan 111920.pdf](#)
[20-ZONE-0080 PC Minutes.pdf](#)

A motion was made by Committee Member Triplett, seconded by Committee Member Dorsey, 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 to this item:

- Committee Member Engel
- Chair Flood
- Joe Reverman, Planning and Design Services

The following was discussed:

- This apartment complex will consist of 168 units
- There was a traffic study conducted and the traffic light will be adjusted by 2 to 3 seconds to accommodate 52 cars to pass through
- This is a very congested area and a left turn lane has been added
- An additional Transit Authority of River City public transportation stop would need to be created
- A sidewalk from Bardstown Road to Cedar Creek Road will be created in the future
- The area is not safe for bicycle riding
- There were 4 letters received in opposition of this Zoning change
- There is a potential for a right turn lane opportunity onto Cedar Creek Road

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

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

9. [O-043-21](#)

AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 404 AND 406 MT. HOLLY ROAD CONTAINING APPROXIMATELY 0.4123 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 20ZONE0082).

Sponsors: Primary Madonna Flood (D-24)

Attachments: [O-043-21 V.1 021121 Zoning at 404 and 406 Mt. Holly Road.pdf](#)

[20-ZONE-0082.pdf](#)

[20-ZONE-0082 Applicant Booklet.pdf](#)

[20-ZONE-0082 Legal Description.pdf](#)

[20-ZONE-0082 Letters in Support.pdf](#)

[20-ZONE-0082 Other Minutes.pdf](#)

[20-ZONE-0082 Staff Reports.pdf](#)

[20-ZONE-0082 Plan 111620.pdf](#)

[20-ZONE-0082 PC Minutess.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.

Chair Flood questioned whether this area was already zoned C2.

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

Business:

District 13 Council Member Fox had a vote on this zoning case and voted YES.

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

10. [O-440-20](#)

AN ORDINANCE RELATING TO THE TIME AND LOCATION OF PLANNING COMMISSION PUBLIC HEARINGS DURING STATES OF EMERGENCY

Sponsors: Primary Cindi Fowler (D-14)

Attachments: [O-440-20 V.1 091720 Planning Commission Night Meetings.pdf](#)

[Proposed Bylaw Amendment - Sept 2020 v9.pdf](#)

[PC Bylaws and Policies 2020.09.17.pdf](#)

This item remained held in committee.

11. [O-539-20](#)

AN ORDINANCE AMENDING SEVERAL SECTIONS OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT CODE OF ORDINANCES (“LMCO”) CHAPTER 161 RELATING TO THE REGULATION OF NEIGHBORHOOD PLANS. (AS AMENDED)

Sponsors: Primary Keisha Dorsey (D-3)

Attachments: [O-539-20 V.2 CAM 021621 Neighborhood Plans Ordinance.pdf](#)

[O-539-20 ATTACH V.2 CAM 021621 Neighborhood Plans Ordinance.pdf](#)

[Clean Version of Amendments with Changes Made on 021621.pdf](#)

[O-539-20 V.1 111920 Neighborhood Plans Ordinance.pdf](#)

[O-539-20 V.1 Proposed Revisions for Neighborhood Plans Ordinance.pdf](#)

[Summary of Neighborhood Plans Ordinance.pdf](#)

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

A motion was made by Committee Member Dorsey, seconded by Committee Member Arthur, that this Ordinance be amended as shown in the attached documents titled "O-529-20 V.2 CAM 021621 Neighborhood Plan Ordinance.pdf" and "O-539-20 ATTACH V.2 CAM 021621 Neighborhood Plans Ordinance.pdf".

The motion to amend was 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

Adjournment

Without objection, Chair Flood adjourned the meeting at 2:31 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 February 25, 2021.