



# Louisville Metro Government

## Legislation Details (With Text)

**File #:** O-036-23      **Version:** 2      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 2/16/2023      **In control:** Metro Council  
**On agenda:** 3/16/2023      **Final action:** 3/16/2023  
**Title:** AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 10001 VISTA HILLS BOULEVARD CONTAINING APPROXIMATELY 1.022 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22ZONE0121).  
**Sponsors:** Madonna Flood (D-24)

**Indexes:**

**Code sections:**

**Attachments:** 1. O-036-23 V.2 FAM 031623 Zoning at 10001 Vista Hills Boulevard.pdf, 2. O-036-23 V.1 030223 Zoning at 10001 Vista Hills Boulevard.pdf, 3. O-036-23 PROPOSED FAM 031623 Zoning at 10001 Vista Hills Boulevard.pdf, 4. 22-ZONE-0121.pdf, 5. 22-ZONE-0121\_PC Min\_02.02.23.pdf, 6. 22-ZONE-0121\_LDT Min\_01.12.23.pdf, 7. 22-ZONE-0121\_legal desc.pdf, 8. 22-ZONE-0121\_staff rpts.pdf, 9. 22-ZONE-0121\_Appl Presentation.pdf, 10. 22-ZONE-0121\_Plan\_02.02.23.pdf, 11. ORD 031 2023.pdf

Date	Ver.	Action By	Action	Result
3/16/2023	1	Metro Council	amended	
3/16/2023	1	Metro Council	passed	Pass
3/7/2023	1	Planning and Zoning Committee	recommended for approval	Pass
3/2/2023	1	Metro Council	assigned	

**ORDINANCE NO. \_\_\_\_\_, SERIES 2023**  
**AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 10001 VISTA HILLS BOULEVARD CONTAINING APPROXIMATELY 1.022 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22ZONE0121). (AS AMENDED)**  
**SPONSORED BY: COUNCIL MEMBER MADONNA FLOOD**

**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. 22ZONE0121; and

**WHEREAS**, the proposed development plan includes a waiver from Chapter 10.3.5 to permit encroachments into the 50’ parkway buffer and 75’ parkway setback; and

WHEREAS, the Council is always concerned with any such waiver and places a great deal of importance on maintaining parkway buffers; and

WHEREAS, the property is directly adjacent to the Bardstown Road parkway; and

WHEREAS, Lots 1 and 2 of the proposed development plan avoid encroaching into the parkway buffer; and

WHEREAS, much of Lot 3 of the proposed development is located within the parkway buffer and; and

WHEREAS, the majority of Lot 4 of the proposed development is located within the parkway buffer; and

WHEREAS, both Lots 3 and 4 contain existing structures which currently encroach into the buffer; and

WHEREAS, both Lots 3 and 4 would be either unusable or severely restricted without a waiver of the parkway buffer; and

WHEREAS, the owner/developer will help mitigate their encroachment by exceeding the required plantings within the buffer; and

WHEREAS, while the Council acknowledges the circumstances specific to this case justify the requested waiver, it wishes the public to know that any such requests are reviewed carefully and on an individual basis; and

**WHEREAS,** the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 22ZONE0121 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records.

**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 property located at 10001 Vista Hills Boulevard containing approximately 1.022 acres and being in Louisville Metro, as more particularly described in the

minutes and records of the Planning Commission in Case No. 22ZONE0121, is hereby changed from R-R Rural Residential to R-5 Single Family Residential; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 22ZONE0121.

**SECTION II:** This Ordinance shall take effect upon its passage and approval or otherwise becoming law.

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Sonya Harward  
Metro Council Clerk

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Markus Winkler  
President of the Council

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Craig Greenberg  
Mayor

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Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

By: \_\_\_\_\_

O-036-23 22ZONE0121 Approval (As Amended).docx (TF 3-14-23)