



# Louisville Metro Government

## Legislation Text

File #: O-381-21, Version: 2

**ORDINANCE NO. \_\_\_\_\_, SERIES 2021  
AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT OLD  
HEADY ROAD (PARCEL ID NOS. 004702920000, 004702930000 AND  
004702940000) CONTAINING APPROXIMATELY 6.4 ACRES AND BEING IN  
LOUISVILLE METRO (CASE NO. 21ZONE0016). (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. 21ZONE0016; and

**WHEREAS**, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 21ZONE0016 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with an additional binding element.

**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 Old Heady Road (Parcel Id. Nos. 004702920000, 004702930000 and 004702940000) containing approximately 6.4 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 21ZONE0016, is hereby changed from R-4 Residential Single Family to R-5A Residential Multi-Family; provided, however, said properties shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 21ZONE0016, with the following additional binding element:-

9. At the time the developer turns control of the condominium association

over to the condominium owners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the condominium association account. No condominium association funds shall be used by the developer to fulfill either the developer's obligations under Plan 2040 or any improvement submitted as part of the approved development plan, including but not limited to plantings and paving. Notwithstanding the foregoing, the condominium association funds may be used for the post-construction maintenance obligations of common elements, including maintenance of the condominium open space. The subdivision performance bond may be required by the Planning Commission to fulfill this funding requirement.

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

\_\_\_\_\_  
Sonya Harward  
Metro Council Clerk

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David James  
President of the Council

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Greg Fischer  
Mayor

\_\_\_\_\_  
Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

By: \_\_\_\_\_  
O-381-21 21ZONE0016 Approval (As Amended).docx (TF)