

Louisville Metro Planning Commission

2015 Annual Report



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**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD

PLANNING COMMISSION

The Louisville Metro Planning Commission is charged by statutes to administer zoning and subdivision regulations and to prepare a comprehensive plan to serve as a guide for development of public and private property. The Commission holds public hearings on proposed zoning map amendments and votes to recommend approval or denial to the proper legislative body with zoning authority, which include: Louisville Metro, Anchorage, Douglass Hills, Graymoor-Devondale, Hurstbourne, Indian Hills, Jeffersontown, Lyndon, Middletown, Prospect, Shively, St. Matthews and St. Regis Park.



Planning Commission Members

The Planning Commission has 10 members that include: eight citizens appointed to staggered three-year terms; the Mayor of Louisville/Jefferson County Metro Government or his designee; and either the Director of Public Works or the County Road Engineer, as determined by the Mayor. These ten members also serve as members on the various committees of the Planning Commission, which include the Land Development & Transportation Committee (LD&T), Development Review Committee (DRC), Planning Committee and Policy & Procedures Committee. Here are the ten members of the Planning Commission and the committees on which they served in 2015:

Donnie Blake, Chair*	LD&T
David Proffitt, Vice-Chair	Policy & Procedure Committee
Jeffrey Brown	LD&T, DRC, Planning Committee
Vince Jarboe	LD&T (Chair), Policy & Procedure Committee
Robert Kirchdorfer	DRC, Planning Committee (Chair)
Marilyn Lewis	LD&T
Robert Peterson	DRC
David Tomes	DRC (Chair)
Clifford Turner	LD&T
Chip White	DRC, Policy & Procedures Committee (Chair)

* The Chair of the Commission serves as an ex-officio member of all committees.

PLANNING COMMISSION

The Planning Commission conducted twenty-six (26) public hearings in 2015. The average meeting time was 2 hours and 42 minutes, with the longest meeting being 7 hours and 36 minutes (January 29, 2015). The Planning Commission heard a total of 102 docket items comprised of 183 requests made up of zoning map amendments, waivers, variances, street closures and name changes, and other cases.

The Land Development and Transportation Committee and Development Review Committee are two committees of the Planning Commission designated to handle some of the caseload.

Land Development and Transportation Committee (LD&T)

The Land Development and Transportation Committee (LD&T) is a committee of the Planning Commission. LD&T is made up of five members of the Planning Commission who are appointed annually by the Planning Commission Chair. The purpose of LD&T is to review zoning changes and subdivisions, schedule public hearing dates, and make recommendations to the Planning Commission on items such as street name changes and street closures.

The Land Development & Transportation Committee conducted twenty (20) public meetings in 2015. The average time for LD&T meetings was about 1 hour and 22 minutes. The LD&T Committee had 96 docketed items, many of which (58 items) were cases that were then scheduled for public hearing before the Planning Commission. There were 36 docketed items which the LD&T Committee took final action, with a total of 73 requests.

Development Review Committee (DRC)

The Development Review Committee (DRC), which is composed of is composed of four members of the Planning Commission and the Director of Public Works or their designee, is a committee of the Planning Commission that reviews development proposals within the Louisville Metro area. The DRC was established in February 2004 to review plans that were previously reviewed by the Land Development and Transportation Committee such as Revised Detailed Plans, Binding Element Amendments, etc. Motions to approve or deny items before the Development Review Committee must be approved unanimously, else they are sent to the full Planning Commission for consideration.

The Development Review Committee conducted twenty-two (22) public meetings in 2015 with an average meeting time of 1 hour and 47 minutes. There were a total of 144 items docketed for consideration, with eight (8) of those items being sent to LD&T or Planning Commission for final consideration. There were a total of 243 requests accompanying the docketed items considered by the Development Review Committee.

PLANNING COMMISSION

2014 vs. 2015: Planning Commission Vital Statistics

	2014	2015	Total Change
Zoning Map Amendments	35	33	▼2
Subdivisions	10	15	▲5
Waivers	220	222	▲2
Variances	21	17	▼4
Revised Plans	72	51	▼21
Category 3 Plans	10	11	▲1
Amended Binding Elements	52	39	▼13
Other	96	111	▲15
TOTAL	516	499	▼17

	Single Family Units	Multi Family Units	Non-Res. Sq. Ft.
2014	567	1,634	8,052,467
2015	1,795	3,292	7,369,369
	▲1,228	▲1,658	▼683,098

PROJECTS IN THE NEWS

14DEVPLAN1036 - 1800 & 1804 W. Broadway - Wal-Mart

On January 29, the Planning Commission conducted a review for a proposed Wal-Mart located at the southwest corner W. Broadway and Dixie Highway. The site, formerly owned and used by the Phillip Morris Company, has sat vacant for a number of years. After hearing testimony from a number of concerned citizens, the Planning Commission granted approval for the 154,000 square foot facility, which residents hope will bring new jobs and opportunities to this part of West Louisville.

15DEVPLAN1068 - 8701 Minors Lane - Renaissance South Business Park Tract 6

On July 15, the Development Review Committee reviewed and approved a Category 3 plan for a very large industrial warehouse located on a 76 acre tract in the Renaissance South Business Park. Phase I of the project is approximately 863,420 square feet, while Phase II of the project will add another 289,235 square feet, bringing the final building size to 1,152,655 square feet (large enough to hold 20 football fields).

15ZONE1008 - 3408 Bardstown Road - Costco

The former Showcase Cinemas site will soon be transformed into a new Costco. On July 30, the Planning Commission granted approval of a zoning map amendment, development plan and various waivers and variances to make way for the new 164,000 square foot facility with a separate fuel center and one outlot. This development is expected to breath new life into this parcel which has been vacant for well over a decade.



15ZONE1012 - 4646 & 4650 Cane Run Road - Cane Run Multi-Use Development

On August 20, the Planning Commission granted approval for a 34 acre multi-use development on Cane Run Road. The project consists of three commercial retail tracts, a new Boys & Girls Club of Louisville building, a new Family Scholar House campus featuring 64 dwelling units and an academic services center, a 108-unit senior living facility, as well as 240 multi-family units.

15SUBDIV1003 - 13605 & 13615 Factory Lane - St. Joseph Orphanage Site

There were a number of major subdivisions submitted and approved in 2015, but none were larger than this proposed single-family subdivision on Factory Lane in eastern Louisville Metro. The proposed subdivision is for 405 (325 detached, 80 attached) buildable lots and 10 open space lots on 122.03 acres. The design includes 41 acres of conservation area, primarily used to protect the stream and slopes on the western and southern portions of the property. The Planning Commission found the proposal to meet the intent of the subdivision regulations at a lengthy night hearing on October 22.