

PLANNING COMMISSION MINUTES
July 11, 2024

PUBLIC HEARING

CASE NO. 23-LDC-0004

Request:	Text Amendment to the Louisville Metro Land Development Code
Project Name:	Factory Built Housing
Location:	N/A
Owner:	N/A
Applicant:	Louisville Metro
Representative:	N/A
Jurisdiction:	Louisville Metro
Council District:	All Districts
Case Manager:	Rachel Casey, Senior Planner

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Office of Planning offices, 444 S. 5th Street.)

Agency Testimony:

00:22:50 Rachel Casey provided an overview of the amendments to the regulations related to Factory Built Housing and presented a PowerPoint presentation. Casey explained the need for increased housing choices and provided recommendations to improve the existing requirements. Casey mentioned that the goal of the amendment is to maintain efficiency and affordability of factory-built homes while ensuring compatibility with the scale and form of new and existing neighborhoods. Casey responded to questions from the commissioners. (See recording for details).

The following spoke in favor of the request:

Logan Hanes, 130 Mallard Drive, Frankfort, KY 40601

Summary of testimony of those in favor:

00:39:00 Logan Hanes, Executive director of the Kentucky Manufactured Housing Institute addressed common concerns about manufactured homes, such as safety and design. Hanes emphasized that these modern homes use standard components found in traditional houses and undergo rigorous inspections mandated by HUD and administered by the Department of Housing building and Construction in Kentucky. Hanes highlighted that these homes appreciate in value similar to site-built homes. Hanes stated that these homes are energy efficient, low maintenance and much more affordable. Hanes supported the ordinances for improving the aesthetic appeal of manufactured homes, ensuring they blend seamlessly into neighborhoods. Hanes responded to questions from the commissioners. (See recording for details).

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The following spoke in opposition of the request:

None

Deliberation:

00:47:20 Planning Commission Deliberation.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

00:48:20 On a motion by Commissioner Cheek, seconded by Commissioner Sistrunk, the following resolution, on the staff report and evidence and testimony heard today, was adopted:

WHEREAS, the Planning Commission passed a resolution on December 21, 2023, requesting that Office of Planning staff review the standards for Factory Built Housing in the Land Development Code (LDC) and develop recommendations to modernize and reduce regulatory barriers to Factory Built Home construction, and

WHEREAS, the Planning Commission find that the Office of Planning conducted a review of zoning regulations within the Land Development Code (LDC) that create barriers for placing manufactured and modular homes, known as Factory Built Homes, and proposed recommendations that creates a simple, streamlined set of standards that ensures consistency with the scale and form of site-built single-family homes, and

WHEREAS, the Planning Commission finds that the proposed text amendments advance the goals and objectives of Plan 2040 and provide an equitable approach to Factory Built Homes that accommodates innovative construction methods, affordability, and efficiency, and

WHEREAS, the Planning Commission further finds that the proposed amendments reduce the complexity of the regulations and create a consistent, simplified process that is easy to understand and implement, and

WHEREAS, the Planning Commission recognizes that industry standards and regulations for Factory Built Homes have improved significantly since the last update to the LDC in 2015, and the proposed text amendments also recognize and accommodate these improvements, and

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WHEREAS, the Planning Commission recognizes that Factory Built Homes are an important emerging trend in home construction that promotes affordable home-ownership options for residents in Louisville Metro, and

WHEREAS, the Planning Commission further finds that the proposed text amendments ensure that Factory Built Homes are compatible with existing site-built single-family homes through a strict set of attainable design standards, and

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** that the Louisville Metro Council and legislative bodies of cities with zoning authority **APPROVE** the amendments to the Land Development Code (LDC) concerning Factory Built Homes.

The vote was as follows:

YES: Commissioners Fischer, Mims, Kern, Cheek, Sistrunk, Lohan, Carlson, Benitez and Howard

NO: None