

PLANNING COMMISSION MINUTES
May 15, 2025

PUBLIC HEARING

CASE NO. 24-LDC-0012

Request:	Land Development Code Amendments
Project Name:	R-5A and R-5B Transitional Housing Amendments
Location:	N/A
Applicant:	N/A
Representative:	N/A
Jurisdiction:	Louisville Metro
Council District:	All Council Districts
Case Manager:	Joseph Haberman, AICP, Planning Manager

Notice of this public hearing appeared in **The Courier Journal**, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

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:

01:52:30 Joseph Haberman provided an overview of the request and presented a PowerPoint presentation. Haberman responded to questions from Commissioners. (See recording for details).

The following spoke in favor of this request:
None

The following spoke in opposition of this request:

Ann Ramser, P.O. Box 14243, Louisville, KY 402014

Summary of testimony of those in opposition:

02:08:00 Ann Ramser raised concerns about density, unlicensed transitional homes, and 1,000-foot rule separation. Ramser responded to questions from Commission Members (see recording for details).

Rebuttal:

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01:40:00 Joseph Haberman stated that probation on licenses will be considered for compliance of regulations. Haberman responded to questions from Commissioners. (See recording for details).

Deliberation:

02:10:00 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.

Review and consider amendments to the by right density/occupancy of transitional housing in R-5A and R-5B in the Land Development Code (LDC).

02:10:15 On a motion by Commissioner Steff, seconded by Commissioner Cheek, the following resolution, based on the staff report, applicant and staff testimony heard today and staff analysis, was adopted.

WHEREAS, the Planning Commission finds the Louisville Metro's current comprehensive plan, known as Plan 2040, became effective on January 1, 2019, and

WHEREAS, the Planning Commission finds the Plan 2040 sets a framework for growth by using five guiding principles – Connected, Healthy, Authentic, Sustainable, and Equitable (CHASE) – to strategically manage all the benefits and challenges that come from adding more people, and

WHEREAS, the Planning Commission finds the Housing Goal 3 of Plan 2040 is to ensure long-term affordability and livable options in all neighborhoods, and

WHEREAS, the Planning Commission finds the Housing Goal 3, Policy 4, of Plan 2040 is to provide safe and affordable housing opportunities and related supportive services throughout Louisville Metro to serve the homeless population and those in need of housing, including but not limited to rent assistance, transitional housing, and shelters. Allow for supportive housing to be available for individuals entering or re-entering society upon their exit from residential care facilities, correctional facilities, foster care or similar institutions; now, therefore be it.

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** that the Metro Council and the legislative bodies of cities with zoning authority to **APPROVE** the amendments to the by right density/occupancy of transitional housing in R-5A and R-5B in the Land Development Code (LDC) as follows:

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Chapter 4 Part 3 Permitted Uses with Special Standards

4.3.14 Transitional Housing

Transitional Housing may be permitted within the R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, R-8A, OR, OR-1, OR-2, OR-3, OTF, C-R, C-N, C-1, C-2, C-3, C-M, EZ-1, PRO, PEC, PTD, and TNZD (all areas where residential use is permitted) districts. Transitional Housing not meeting the special standards set forth in this section may be eligible to be approved with a conditional use permit pursuant to Section 4.2.55 of this Land Development Code.

E. Maximum Density/Number of Residents.

1. R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, and R-5B: The maximum number of residents/beds shall be no more than three (3) in each dwelling unit or three (3) per lot if in a building(s) not constructed as a dwelling unit.
2. R-6, R-7, R-8A, OR, OR-1, OR-2, C-R, C-N, C-1, PRO, PEC, PTD, and TNZD: The maximum density for Transitional Housing facilities constructed as dwelling units shall be the maximum density of the applicable zoning district (as provided in Chapter 2 of this Land Development Code). The maximum density for Transitional Housing facilities not constructed as dwelling units shall be the maximum density of the applicable zoning district dwelling units per acre (as provided in Chapter 2 of this Land Development Code) multiplied by the average family size obtained from the most recent census data for Jefferson County, Kentucky (as published by the US Census). The resulting number would be the maximum number of residents/beds for a facility.

[Example: The R-6 district has a maximum density of 17.42 dwelling units per acre. The average family size in the 2023 census data was 2.97. Therefore, the maximum number of residents/beds in the R-6 district is 51 per acre in a facility with a building(s) not constructed as a dwelling unit(s) ($17.42 \times 2.97 = 51.74$).]

3. OR-3, OTF, C-2, C-3, C-M, and EZ-1: The maximum density for Transitional Housing facilities constructed as dwelling units shall be the maximum density of the applicable zoning district (as provided in Chapter 2 of this Land Development Code). The maximum density for Transitional Housing facilities not constructed as dwelling units shall be the maximum density of the applicable zoning district dwelling units per acre (as provided in Chapter 2 of this Land Development Code) multiplied by the average family size obtained from the most recent census data for Jefferson County, Kentucky

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(as published by the US Census). The maximum (number of residents/beds) shall be no more than 400 residents/beds per acre.

[Example: The OR-3, OTF, and C-2 districts allow between 145 and 435 dwelling units per acre (dependent on the number of bedrooms in the dwelling units); the C-3 district allows up to 435 dwellings per acre; and C-M and EZ-1 districts do not have a maximum density. Therefore, the maximum number of residents/beds is 400 per acre in a facility with a building(s) not constructed as a dwelling unit(s) as the current average family size results in allowances of greater than 400 (145 x 2.97 = 430.65).]

The vote was as follows:

YES: Commissioners Benitez, Lohan, Steff, Kern, Lannert, Fischer, Cheek, Mims and Sistrunk

ABSENT: Commissioner Bond