

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**March 10, 2022**

**NEW BUSINESS**

**Case No. 21-ZONE-0068**

**Request:** **Cont'd from the February 24, 2022 LD&T meeting** - Change in zoning from R-6 to C-1, commercial with conditional use permit for outdoor alcohol sales and revised development plan

**Project Name:** Ciao's Restaurant  
**Location:** 1203 Payne Street  
**Owner:** Alfred Pizzonia, Jr. & Angelica Webster  
**Applicant:** Craig Priddy  
**Representative:** Cliff Ashburner - Dinsmore & Shohl, LLP  
**Jurisdiction:** Louisville Metro  
**Council District:** 4 - Jecorey Arthur  
**Case Manager:** **Joel Dock, AICP, Planning Coordinator**

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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Agency Testimony:**

01:52:44 Joel Dock presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

01:58:34 In response to a question from Commissioner Mims, Mr. Dock said the applicant has worked out the fire-resistant construction between the two buildings and can address that further if needed (see recording for detailed explanation.)

**The following spoke in favor of the request:**

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202

Lindsey Stoughton, LMS Design, 816 Franklin Street, Louisville, KY 40206

**Summary of testimony of those in favor:**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
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02:00:22 Cliff Ashburner, the applicant's representative, presented the applicant's case and showed a Power Point presentation. See recording for detailed presentation.

02:04:38 Lindsey Stoughton, an applicant's representative, said the architect of record will be One World Architecture (she is a plan designer.) She said there will be "significant" modifications needed to the structure to bring it up to Code. See recording for detailed presentation.

02:06:46 Mr. Ashburner concluded the presentation.

02:08:14 In response to a question from Commissioner Daniels, Mr. Ashburner confirmed that the residence shown on the plan is attached to the restaurant. It is owned by the restaurant owner. Mr. Dock pointed out two access to the house – one on the side and one in the front.

**The following spoke in opposition to the request:**

No one spoke.

**Rebuttal:**

02:12:31 Mr. Ashburner had no rebuttal.

**Deliberation:**

02:12:53 Commissioners' deliberation.

**An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

The Committee by general consensus scheduled this case to be heard at the **April 7, 2022** Planning Commission public hearing.



**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**February 24, 2022**

**OLD BUSINESS**

**Case No. 21-ZONE-0068**

<b>Request:</b>	<b>Cont'd from the February 10, 2022 LD&amp;T meeting</b> - Change in zoning from R-6 to C-1, commercial with conditional use permit for outdoor alcohol sales and revised development plan
<b>Project Name:</b>	Ciao's Restaurant
<b>Location:</b>	1203 Payne Street
<b>Owner:</b>	Alfred Pizzonia, Jr. & Angelica Webster
<b>Applicant:</b>	Craig Priddy
<b>Representative:</b>	Dinsmore & Shohl, LLP - Cliff Ashburner
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	4 - Jecorey Arthur
<b>Case Manager:</b>	<b>Joel Dock, AICP, Planning Coordinator</b>

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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:05:10 Joel Dock gave an update on the proposal (see recording for detailed presentation.)

00:09:00 In response to questions from Commissioner Mims, Mr. Dock said the applicant has worked through all of the potential building code issues and the open enforcement on this case. The issue/s that staff and the LD&T Committee were having was approving a plan that could not be permitted. Staff did not feel that it was appropriate to move forward with a plan that ultimately could not receive a building permit. That would lead to the applicant having to come back with revisions. See recording for detailed discussion.

00:10:38 In response to a question from Commissioner Carlson, Mr. Dock said this plan has come before the LD&T Committee four times, counting today. Mr. Dock discussed some communication issues that had prevented this plan from being heard in entirety today.

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**February 24, 2022**

**OLD BUSINESS**

**Case No. 21-ZONE-0068**

**The following spoke in favor of the request:**

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202

**Summary of testimony of those in favor:**

00:12:37 Cliff Ashburner, the applicant's representative, briefly re-stated the applicant's reasons for requesting a continuance.

00:14:20 In response to questions from Commissioner Mims, Mr. Ashburner said his client preferred not to continue to a date uncertain (see recording for detailed discussion.)

00:16:19 Commissioner Brown asked if there had been any changes to the plan that might trigger a new waiver. Mr. Dock said all of the necessary applications had been requested/received. Staff is aware that various waivers and variances along the property line, and where those waivers and variances have been requested. Mr. Ashburner said the new version of the plan includes a wall, instead of fencing, along the adjoining property line.

00:20:09 Commissioner Carlson and Mr. Ashburner discussed the firewall rating and who was reviewing it. Commissioner Carlson also requested that the applicant provide more detailed information about sound attenuation.

**The following spoke in opposition to the request:**

No one spoke.

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00:22:55 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to the **March 10, 2022** Land Development and Transportation Committee meeting.



**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**February 24, 2022**

**OLD BUSINESS**

**Case No. 21-ZONE-0068**

**The vote was as follows:**

**YES: Commissioners Mims, Carlson, Brown, Daniels, and Sistrunk.**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**January 27, 2022**

**OLD BUSINESS**

**Case No. 21-ZONE-0068**

<b>Request:</b>	Cont'd from January 13, 2022 LD&T meeting - Change in zoning from R-6 to C-1, commercial with conditional use permit for outdoor alcohol sales and revised development plan
<b>Project Name:</b>	Ciao's Restaurant
<b>Location:</b>	1203 Payne Street
<b>Owner:</b>	Alfred Pizzonia, Jr. & Angelica Webster
<b>Applicant:</b>	Craig Priddy
<b>Representative:</b>	Bardenwerper Talbott & Roberts
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	4 - Jecorey Arthur
<b>Case Manager:</b>	<b>Joel Dock, AICP, Planning Coordinator</b>

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 LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:27:58 Joel Dock said the applicant has indicated that they would like to request a further continuance.

**The following spoke in support of the request:**

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202

**Summary of testimony of those in support:**

00:28:48 Cliff Ashburner, the applicant's representative, confirmed that the applicant is requesting a two-week continuance with revised elevations/plans.

**The following spoke neither for nor against the request:**

No one spoke.

**Deliberation:**

00:30:56 Commissioners' deliberation.



**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**January 27, 2022**

**OLD BUSINESS**

**Case No. 21-ZONE-0068**

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00:32:23 On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to the **February 10, 2022** Land Development and Transportation Committee meeting.

**The vote was as follows:**

**YES: Commissioners Carlson, Brown, Daniels, and Sistrunk.**

**ABSENT: Commissioner Mims.**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**January 13, 2022**

**NEW BUSINESS**

**Case No. 21-ZONE-0068**

**Request:**

**Cont'd from November 11, 2021 LD&T meeting** - Change in zoning from R-6 to C-1, commercial with conditional use permit for outdoor alcohol sales and revised development plan

**Project Name:**

Ciao's Restaurant

**Location:**

1203 Payne Street

**Owner:**

Alfred Pizzonia, Jr. & Angelica Webster

**Applicant:**

Craig Priddy

**Representative:**

Bardenwerper Talbott & Roberts

**Jurisdiction:**

Louisville Metro

**Council District:**

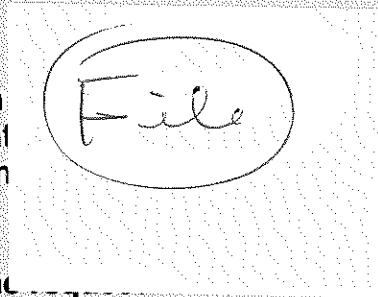
4 - Jecorey Arthur

**Case Manager:**

**Joel Dock, AICP, Planning Coordinator**

**Agency Testimony:**

00:18:26 Brian Davis presented on behalf of the applicant is requesting a two-week continuance of the Land Development and Transportation Committee meeting.



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, 2022 Land

**The following spoke in support of the request:**

Cliff Ashburner, Dinsmore & Shohl, 101 S 5th St #2500, Louisville, KY 40202

**Summary of testimony of those in support:**

00:19:07 Cliff Ashburner, the applicant's representative, confirmed that the applicant is requesting a two-week continuance to allow the applicant time to complete a required survey.

**The following spoke neither for nor against the request:**

No one spoke.

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**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**  
**January 13, 2022**

**NEW BUSINESS**

**Case No. 21-ZONE-0068**

00:20:16 On a motion by Commissioner Carlson, seconded by Commissioner Mims, the following resolution was adopted:

**RESOLVED**, the Louisville Metro Land Development and Transportation Committee does hereby **CONTINUE** this case to the **January 27, 2022** Land Development and Transportation meeting.

**The vote was as follows:**

**YES: Commissioners Mims, Carlson, Brown, Daniels, and Sistrunk.**

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES**  
**December 9, 2021**

**NEW BUSINESS**

**CASE NO. 21-ZONE-0068**

**Request:** Cont'd from November 11, 2021 LD&T meeting – Change in zoning from R-6 to C-1, commercial with conditional use permit for outdoor alcohol sales and revised development plan

**Project Name:** Ciao's Restaurant

**Location:** 1203 Payne Street

**Owner:** Alfred Pizzonia, Jr. & Angelica Webster

**Applicant:** Craig Priddy

**Representative:** Dinsmore & Shohl, LLP

**Jurisdiction:** Louisville Metro

**Council District:** 4 – Jecorey Arthur

**Case Manager:** Joel Dock, AICP, Planning Coordinator

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

01:14:52 Joel Dock discussed the case summary from the staff report and indicated that the application was not ready for a public hearing.

**The following spoke in favor of this request:**

Cliff Ashburner, Dinsmore and Shohl LLP, 101 South 5<sup>th</sup> Street, Suite 2500, Louisville, Ky. 40202  
Craig Priddy,  
Bridgette Pizzonia,

**Summary of testimony of those in favor:**

Cliff Ashburner gave a power point presentation (see recording for detailed presentation).

Craig Priddy said they will be rectifying all concerns regarding the structure. The property will be brought into compliance (see recording for detailed presentation).

Bridgette Pizzonia said she has spoken with the neighbors and they are o.k. with what's being done (see recording for detailed presentation).

**Deliberation**



**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES**  
**December 9, 2021**

**NEW BUSINESS**

**CASE NO. 21-ZONE-0068**

LDT deliberation.

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On a motion by Commissioner Brown, seconded by Commissioner Daniels, the following resolution based on the testimony heard today was adopted.

**RESOLVED**, that the Land Development & Transportation Committee does hereby **CONTINUE** this case to the January 13, 2022 LDT meeting to give the applicant the opportunity to clearly show what is being proposed as far as construction that is compliant with the Building Code.

**The vote was as follows:**

**YES: Commissioners Brown, Daniels and Carlson**

**NOT PRESENT AND NOT VOTING: Commissioner Sistrunk**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**November 11, 2021**

**NEW BUSINESS**

**CASE NO. 21-ZONE-0068**

**Request:** Change in zoning from R-6 to C-1, commercial with conditional use permit for outdoor alcohol sales and revised development plan

**Project Name:** Ciao's Restaurant

**Location:** 1203 Payne Street

**Owner:** Alfred Pizzonia, Jr. & Angelica Webster

**Applicant:** Craig Priddy

**Representative:** Bardenwerper Talbott & Roberts

**Jurisdiction:** Louisville Metro

**Council District:** 4 – Jecorey Arthur

**Case Manager:** Joel Dock, AICP, Planning Coordinator

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:06:54 Joel Dock said he received a request (from Paul Whitty) to continue this case. There are some issues that need to be worked out.

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On a motion by Commissioner Carlson, seconded by Commissioner Brown, the following resolution was adopted.

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the December 9, 2021 LDT meeting.

**The vote was as follows:**

**YES: Commissioners Brown, Carlson and Peterson**  
**NOT PRESENT AND NOT VOTING: Commissioner Daniels**  
**Technical Difficulties: Commissioner Sistrunk**