



Meeting Minutes Planning Commission

Thursday, January 16, 2014

1:00 pm

Old Jail Building

Call To Order

1. Swearing in of New Planning Commissioner - Robert Peterson

Approval Of Minutes

2. Approval of the December 19, 2013 Planning Commission Minutes

Attachments: [PC_Minutes_12.19.13](#)

A motion was made by Vice Chair Proffitt, seconded by Commissioner Tomes, that the minutes for the December 19, 2013 Planning Commission public hearing be approved. The motion carried by the following vote:

Business Session

3. Request: Amend the LDC to allow taverns as a permitted use in the W-1 & W-2 zoning districts.

Project Name: LDC Amendments
Applicant: Waterfront Development
Representative: Mike Kimmel
Jurisdiction: Louisville Metro
Case Manager: Mike Hill, Planning Coordinator

Attachments: [14AMEND1000 - Applicant Request Letter](#)

A motion was made by Commissioner White, seconded by Vice Chair Proffitt, that this request be approved. The motion carried by the following vote:

Public Hearing

4. Request: Change in Zoning from R-4 to C-2 to permit an embroidery shop on property located at 448 and 450 Roberts Avenue (Tax Block 1132, Lots 48 and 50) containing 0.994 acres and being in the City of Louisville. A landscape waiver is also being requested.

Project Name: Lagos Logos
Location: 448 and 450 Roberts Avenue
Owner: Tommy and Donna Lago

Applicant: Tommy and Donna Lago
 Representative: Tommy and Donna Lago
 Jurisdiction: Louisville Metro
 Council District: 13-Vicki Aubrey Welch
 Case Manager: Julia Williams, Planner III

- Attachments:** [13zone1003_PC Staff Report_011614](#)
[13ZONE1003 appl justification stmt](#)
[13ZONE1003 FOF](#)
[13ZONE1003 LDT minutes 12.12.13](#)
[13ZONE1003 legal desc](#)
[13ZONE1003 other staff rpts](#)
[13ZONE1003 PC minutes 01.16.14](#)
[13ZONE1003 updated plan](#)

A motion was made by Commissioner White, seconded by Vice Chair Proffitt, that the rezoning for Case No. 13ZONE1003 be recommended for approval by the Metro Council. The motion carried by the following vote:

A motion was made by Commissioner White, seconded by Vice Chair Proffitt, that the landscape waiver requested for Case No. 13ZONE1003 be approved. The motion carried by the following vote:

A motion was made by Commissioner White, seconded by Vice Chair Proffitt, that the Detailed District Development Plan for Case No. 13ZONE1003 be approved. The motion carried by the following vote:

- 5.** Request: Change in Form District from Traditional Workplace to Traditional Neighborhood, a change in zoning from M-2 (Manufacturing) to CR (Commercial/Residential) on property located at 900, 910, & 946 Goss Avenue and 1318 McHenry Street (Tax Block 26A, Lot 65) containing 7.7 acres and being in the City of Louisville. A Variance to exceed the height requirements for signage and a Waiver to permit an existing building to encroach into a landscape buffer area are also being requested.
- Project Name: Germantown Mill Lofts
 Location: 900, 910, & 946 Goss Avenue and 1318 McHenry Street

Owner:	Fincastle Investment Co.
Applicant:	Underhill Associates/ JTJ LLC.
Representative:	Underhill Associates/ JTJ LLC/Pimsler Hoss Architects
Jurisdiction:	Louisville Metro
Council District:	10-Jim King
Case Manager:	Julia Williams, Planner III

- Attachments:** [13zone1020_PC Staff Report_011614](#)
[13ZONE1020 Applicants Booklet](#)
[13ZONE1020_Development Plan_12.12.13](#)
[13ZONE1020 all staff rpt](#)
[13ZONE1020 appl justification](#)
[13ZONE1020 FOF](#)
[13ZONE1020 LDT minutes 12.12.13](#)
[13ZONE1020 legal desc](#)
[13ZONE1020 PC minutes 01.16.14](#)
[13ZONE1020 public letter](#)

A motion was made by Commissioner Tomes, seconded by Commissioner Turner, that the rezoning and form district change requests for Case No. 13ZONE1020 be recommended for approval by the Metro Council. The motion carried by the following vote:

A motion was made by Commissioner Tomes, seconded by Commissioner Turner, that the variance request for Case No. 13ZONE1020 be approved. The motion carried by the following vote:

A motion was made by Commissioner Tomes, seconded by Commissioner Turner, that the waiver request for Case No. 13ZONE1020 be approved. The motion carried by the following vote:

A motion was made by Commissioner Tomes, seconded by Commissioner Turner, that the proposal to permit exceptional signage be approved. The motion carried by the following vote:

A motion was made by Commissioner Tomes, seconded by Commissioner Turner, that the Detailed District Development Plan with Binding Elements for Case No. 13ZONE1020 be approved. The motion carried by the following vote:

- | | | |
|-----------|---|---|
| 6. | Request:
to C-2
structure on property | Change in zoning from EZ-1 Enterprise Zone Commercial for a proposed multi-family located at 1900 South Floyd Street (Tax |
|-----------|---|---|

Block 035C, Lot	0004) containing 1.6 acres and being in
Louisville Metro. A	Detailed District Development Plan with
setback and height	variances and landscape waivers.
Project Name:	The Standard at Louisville
Location:	1900 South Floyd Street
Owner:	Cardinal Land Development
Applicant:	908 Development Group
Representative:	Deborah Bilitski
	Land Design and Development
Jurisdiction:	Louisville Metro
Council District:	6 - David James
Case Manager:	Christopher Brown, Planner II

- Attachments:** [13ZONE1018_proposed development plan_011614](#)
[13ZONE1018_applicant booklet](#)
[13ZONE1018_applicant justifications](#)
[13ZONE1018_elevations](#)
[13ZONE1018 all staff rpts](#)
[13ZONE1018 FOF](#)
[13ZONE1018 LDT minutes 12.12.13](#)
[13ZONE1018 legal desc](#)
[13ZONE1018 PC minutes 01.16.14](#)

A motion was made by Commissioner White, seconded by Commissioner Jarboe, that the rezoning request for Case No. 13ZONE1018 be recommended for approval by the Metro Council. The motion carried by the following vote:

A motion was made by Commissioner White, seconded by Commissioner Jarboe, that the variance from Chapter 5.2.2, Table 5.2.2 to allow the building to encroach into the required 15-foot front yard along East Brandeis Avenue for Case No. 13ZONE1018 be approved. The motion carried by the following vote:

A motion was made by Commissioner White, seconded by Commissioner Jarboe, that the variance request from Chapter 5.2.2, Table 5.2.2 to allow the building to exceed the 45-foot maximum height by 36 feet for Case No. 13-ZONE1018 be approved. The motion carried by the following vote:

A motion was made by Commissioner White, seconded by Commissioner Jarboe, that two waiver requests from Chapter 10.2.4 (to reduce the required 15-foot landscape buffer along the north property perimeter to 5 feet, and to reduce the required 15-foot landscape buffer along the west property perimeter to 10 feet) for Case No. 13ZONE1018 be approved. The motion carried by the following vote:

A motion was made by Commissioner White, seconded by Commissioner Jarboe, that the requested Detailed District Development Plan and amendments to binding elements be approved. The motion carried by the following vote:

- 7. Request: Change in Zoning from EZ-1, Enterprise Zone to R-6, Multi-Family Residential, Variance, Revised General District Development Plan, Detailed District Development Plan, and Amendment to Binding Elements
 - Project Name: Jefferson Post Apartments
 - Location: 4600 Fern Valley Rd.
 - Owner: Noltemeyer Capital LTD
 - Applicant: Michael Keal - Keal & Associates, Inc.
 - Representative: Bill Bardenwerper - Bardenwerper, Talbott & Roberts, PLLC
 - Jurisdiction: Louisville Metro
 - Council District: 2 - Barbara Shanklin
 - Case Manager: David B. Wagner, Planner II

- Attachments:** [13ZONE1019 Applicants Booklet](#)
[13zone1019_PC Plan_011614](#)
[13ZONE1019 all staff rpts](#)
[13ZONE1019 FOF](#)
[13ZONE1019 justification stmt](#)
[13ZONE1019 LDT minutes 12.12.13](#)
[13ZONE1019 legal desc](#)
[13ZONE1019 PC minutes 01.16.14](#)

A motion was made by Commissioner White, seconded by Commissioner Turner, that the rezoning request for Case No. 13ZONE1019 be recommended for approval by the Metro Council. The motion carried by the following vote:

A motion was made by Commissioner White, seconded by Commissioner Turner, that the Revised General District Development Plan, the Detailed District Development Plan, and the amendments to binding elements for Case No. 13ZONE1019 be approved. The motion carried by the following vote:

- 8. Request: Change in Form District from Traditional Neighborhood to Suburban Workplace, a change in Zoning from R-4 (Single Family Residential) and C-1 (Commercial) to M-2 (Manufacturing) to permit a warehouse on

property located at 7001 Southside Drive (Tax Block 1036, Lots 68, 69, & 70) containing 11.17 acres and being in the City of Louisville. A revised Category 3 plan, a Variance to exceed the maximum setback from Southside Drive, and a Land Development Code waiver to omit a required 6 foot berm along the north property line is also being requested and is associated with 451 Kenwood Business Drive & 5539 National Turnpike.

Project Name: Kenwood Business Center Lot 2
 Location: 7001 Southside Drive
 Owner: Kenwood Business Center LLC
 Applicant: Kenwood Business Center LLC
 Representative: Mindel, Scott and Associates; Bardenwerper, Talbott, and Roberts PLLC
 Jurisdiction: Louisville Metro
 Council District: 13- Vicki Aubrey Welch
 Case Manager: Julia Williams, Planner II

- Attachments:** [13ZONE1012 Development Plan 12.12.13](#)
[13ZONE1012 Applicants Booklet](#)
[13ZONE1012 Variance justification](#)
[13ZONE1012 Waiver justificaiton](#)
[13ZONE1012 all staff rpts](#)
[13ZONE1012 compliance stmt](#)
[13ZONE1012 FOF](#)
[13ZONE1012 LDT minutes 12.12.13](#)
[13ZONE1012 legal desc](#)
[13ZONE1012 PC minutes 01.16.14](#)

A motion was made by Commissioner White, seconded by Commissioner Tomes, that the requested rezoning and form district change for Case No. 13ZONE1012 be recommended for approval by the Metro Council. The motion carried by the following vote:

A motion was made by Commissioner White, seconded by Commissioner Jarboe, that the requested variance for Case No. 13ZONE1012 be approved. The motion carried by the following vote:

A motion was made by Commissioner White, seconded by Commissioner Tomes, that the requested waiver for Case No. 13ZONE1012 be approved. The motion carried by the following vote:

A motion was made by Commissioner White, seconded by Commissioner Turner, that the Detailed District Development Plan with amendments to binding elements for Case No. 13ZONE1012 be approved. The motion carried by the following vote:

A motion was made by Commissioner White, seconded by Commissioner Jarboe, that the Revised Category 3 Plan for Case No. 13DEVPLAN1110 (associated with this case) be approved. The motion carried by the following vote:

Adjournment