

**PLANNING COMMISSION MINUTES**  
**November 17, 2022**

**PUBLIC HEARING**

**CASE NO. 22-ZONE-0073**

Request: Change in zoning from R-4 to R-5A, with Detailed District Development Plan with Binding Elements, and Waiver  
Project Name: Bull Run Townhomes  
Location: 1920 & 1922 Herr Lane  
Owner: Bull Run Townhomes LLC  
Applicant: Bull Run Townhomes LLC  
Representative: Bardenwerper, Talbott & Roberts  
Jurisdiction: Louisville Metro, City of Graymoor-Devondale  
Council District: 7 – Paula McCraney  
Case Manager: Dante St. Germain, AICP, Planner II

**NOTE: THIS CASE WAS HEARD OUT OF ORDER**

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 Planning and Design Services offices, 444 S. 5th Street.)

**Agency Testimony:**

00:27:24 Dante St. Germain said the applicant requests a continuance to the December 15, 2022 Planning Commission meeting to allow them time to work out some issues with a neighbor (see recording for detailed presentation).

**Deliberation**

00:28:08 Planning Commission deliberation

**An audio/visual recording of the Planning Commission hearing 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.**

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

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **CONTINUE** this case to the December 15, 2022 Planning Commission meeting.

**PLANNING COMMISSION MINUTES**  
**November 17, 2022**

**PUBLIC HEARING**

**CASE NO. 22-ZONE-0073**

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Cheek, Clare, Howard, Mims, Pennix,  
Sistrunk and Lewis**

**NOT PRESENT AND NOT VOTING: Commissioner Price**

**PLANNING COMMISSION MINUTES**  
**October 20, 2022**

**BUSINESS SESSION**

**CASE NO. 22-ZONE-0073**

Request: Change in zoning from R-4 to R-5A, with Detailed District Development Plan with Binding Elements, and Waiver  
Project Name: Bull Run Townhomes  
Location: 1920 & 1922 Herr Lane  
Owner: Bull Run Townhomes LLC  
Applicant: Bull Run Townhomes LLC  
Representative: Bardenwerper, Talbott & Roberts  
Jurisdiction: Louisville Metro, City of Graymoor-Devondale  
Council District: 7 – Paula McCraney  
Case Manager: Dante St. Germain, AICP, Planner II

**Discussion**

00:07:40 Dante St. Germain said the applicant/representatives have a conflict with the scheduled November 3, 2022 Planning Commission meeting and would like to reschedule to the November 17, 2022 meeting.

**An audio/visual recording of the Planning Commission hearing 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.**

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

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **RESCHEDULE** this case to the November 17, 2022 Planning Commission meeting.

**The vote was as follows:**

**YES: Commissioners Brown, Carlson, Cheek, Clare, Howard, Price and Lewis**  
**NOT PRESENT AND NOT VOTING: Commissioners Mims and Sistrunk**

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

**NEW BUSINESS**

**Case No. 22-ZONE-0073**

Request:	Change in zoning from R-4 to R-5A, Detailed District Development Plan, Binding Elements, and Waiver
Project Name:	Bull Run Townhomes
Location:	1920 & 1922 Herr Lane
Owner:	Bull Run Townhomes LLC
Applicant:	Bull Run Townhomes LLC
Representative:	Bardenwerper, Talbott & Roberts
Jurisdiction:	Louisville Metro and City of Graymoor-Devondale
Council District:	7 – Paula McCraney
<b>Case Manager:</b>	<b>Dante St. Germain, AICP, Planner II</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:**

02:12:00 Dante St. Germain presented the case and showed a PowerPoint presentation (see staff report and recording for detailed presentation). The property is in both Louisville Metro and Graymoor-Devondale.

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

Bill Bardenwerper, Bardenwerper, Talbott & Roberts, 1000 N. Hurstbourne Parkway, Louisville, KY 40223

Kristen Hedden, Hagan Properties, 12911 Reamers Road, Louisville, KY 40245

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

02:17:48 Bill Bardenwerper, the applicant's representative, presented the applicant's case and showed a PowerPoint presentation (see recording for detailed presentation). This site abuts the previously approved Providence Point development and is in close proximity to a number of commercial and institutional uses. The development is a proposed townhome development with a pool and clubhouse. There is a relationship between this and the adjoining development in order to address stormwater runoff appropriately.

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

**NEW BUSINESS**

**Case No. 22-ZONE-0073**

Commissioner Brown asked for clarification about who is responsible for road improvements if this development were to be developed prior to Providence Point.

Commissioner Carlson asked for clarification about which side the garages are located.

02:30:30 Kristen Hedden, Hagan Properties, spoke in support. Hedden answered questions about the renderings and building orientation.

**The following spoke as neutral:**

Councilwoman Paula McCraney, Metro Council District 7, 601 W. Jefferson Street, Louisville, KY 40202

**Summary of testimony of those who are neutral:**

02:33:26 Councilwoman Paula McCraney spoke as a neutral party. She wants everyone to know that the commission will be considering all surrounding developments and improvements when making a decision about this proposal. Drainage and traffic concerns for all will be considered.

**Rebuttal:**

02:28:19 Bill Bardenwerper said the primary access does not rely on the development of Providence Point and it will not be an issue since the owner/developer is the same for both.

**Deliberation:**

02:39:00 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 November 3, 2022 Planning Commission public hearing.**