



Louisville Metro Government

Old Jail Building
514 W. Liberty St.
Louisville, Ky. 40202

Action Summary Planning Commission

Thursday, August 5, 2021

1:00 PM

Old Jail Building

Call To Order

Present: 7 - Commissioner TeAndre Sistrunk, Commissioner Pat Seitz, Commissioner Richard Carlson, Commissioner Ruth Daniels, Commissioner Jeff Brown, Commissioner Jim Mims, and Commissioner Marilyn Lewis

Absent: 3 - Commissioner Robert Peterson, Commissioner Patti Clare, and Commissioner Lula Howard

Approval Of Minutes

1. [PC Minutes 071521](#)

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that the July 15, 2021 Planning Commission minutes be approved. The motion carried by the following vote:

Yes: 5 - Sistrunk, Carlson, Daniels, Mims, and Lewis

Absent: 5 - Peterson, Seitz, Clare, Brown, and Howard

Consent Agenda

2. [20-STRCLOSURE-0019](#)

Request: Closure of Public Right-of-Way
Project Name: Wayside Alley Closure
Location: Alley east of S Preston St between 432 E Jefferson St and 323 S Preston St
Owner/Applicant: Wayside Christian Mission
Jurisdiction: Louisville Metro
Council District: 4 - Jecorey Arthur
Case Manager: Jay Lockett, AICP, Planner I

A motion was made by Commissioner Carlson, seconded by Commissioner Mims that this Planning Case be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Seitz, Sistrunk and Lewis

ABSENT: Commissioners Clare, Howard and Peterson

Business Session

3. [Virtual Meetings 080521](#)

Project Name: Virtual Neighborhood Meetings
 Case Manager: Brian Davis, AICP, Planning & Design Manager

A motion was made by Commissioner Brown, seconded by Commissioner Mims, that this Planning Case be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Seitz, Carlson, Daniels, Brown, Mims, and Lewis

Absent: 3 - Peterson, Clare, and Howard

Public Hearing

4. [21-DDP-0050](#)

Request: Revised Detailed District Development Plan with a landscape waiver
 Project Name: 7770 and 7800 Dixie Auto Sales and Service
 Location: 7770 and 7800 Dixie Hwy
 Owner: BHPH Properties LLC
 Applicant: N3 Property Advisors LLC
 Representative: BTM Engineering, Inc.
 Jurisdiction: Louisville Metro
 Council District: 25 - Amy Holton Stewart
 Case Manager: Jay Lockett, AICP, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Mims, that this Planning Case be continued to the August 19, 2021 Planning Commission meeting. The motion carried by the following vote:

Yes: 7 - Sistrunk, Seitz, Carlson, Daniels, Brown, Mims, and Lewis

Absent: 3 - Peterson, Clare, and Howard

5. [21-ZONE-0003](#)

Request: Change in zoning from R-4 to R-6, with Detailed District Development Plan and Binding Elements
 Project Name: Lodges at Prospect
 Location: 7312 River Road
 Owner: Eastwood Construction and Development
 Applicant: AGS Development LLC
 Representative: Dinsmore & Shohl
 Jurisdiction: Louisville Metro
 Council District: 16 - Scott Reed
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Carlson, that the zoning change from R-4 to R-6 be RECOMMENDED to Metro Council for approval. The motion carried by the following vote:

Yes: 7 - Sistrunk, Seitz, Carlson, Daniels, Brown, Mims, and Lewis

Absent: 3 - Peterson, Clare, and Howard

A motion was made by Commissioner Brown, seconded by Commissioner Carlson, that the Detailed District Development Plan and binding elements be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Seitz, Carlson, Daniels, Brown, Mims, and Lewis

Absent: 3 - Peterson, Clare, and Howard

6. [21-RSUB-0004](#)

Request: Revised Major Preliminary Subdivision (steep slope transfer) with waivers and a review of noise impact mitigation

Project Name: Creekside Commons

Location: 1200 S English Station Rd

Owner: Clayton Property Group, Inc

Applicant: Elite Homes

Representative: Mindel Scott and Associates

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Jay Lockett, AICP, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the 1. 21-WAIVER-0096 – Waiver of Land Development Code section 7.3.30.E to allow greater than 15% overlap of required rear yards with drainage easements. Applicable to lots 16, 21-22, 27-35 and 86-87. 2. 21-WAIVER-0098 – Waiver of Land Development Code section 5.9.2.A.1.a.ii to not provide stub streets to serve future development be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Seitz, Sistrunk and Lewis
ABSENT: Commissioners Clare, Howard and Peterson

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the review of the noise impact study and mitigation per Land Development Code section 5.1.7.E be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Seitz, Sistrunk and Lewis
ABSENT: Commissioners Clare, Howard and Peterson

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Revised Major Preliminary Subdivision Plan (Development Potential Transfer) with review of land disturbing activity on slopes greater than 20% and revision to conditions of approval be approved. The vote was as follows:

Present: 7 - Sistrunk, Seitz, Carlson, Daniels, Brown, Mims, and Lewis

Absent: 3 - Peterson, Clare, and Howard

7. [20-ZONE-0060](#)

Request: Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, with associated Waiver
 Project Name: Cedar Creek Road Apartments
 Location: 8000 & 8006 Cedar Creek Road, Parcel ID 065600310000
 Owner: Angela Nicole Stivers, Stacey Nunez, Joseph Kevin Wright
 Applicant: Hagan Properties
 Representative: Bardenwerper Talbott & Roberts
 Jurisdiction: Louisville Metro
 Council District: 22 - Robin Engel
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk that the Waiver of 10.2.4.B.3 to allow a utility easement to overlap a required Landscape Buffer Area more than 50% (21-WAIVER-0020) be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Seitz, Sistrunk and Lewis
ABSENT: Commissioners Clare, Howard and Peterson

A motion was made by Commissioner Brown, seconded by Commissioner Seitz that the Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Mims, Seitz, Sistrunk and Lewis
ABSENT: Commissioners Clare, Howard and Peterson

8. [21-RSUB-0007](#)

Request: Revised Major Preliminary Subdivision with Development Potential Transfer and Review of Land Disturbing Activity on Slopes, with associated Waiver
 Project Name: Glenmary Farms
 Location: 8000 & 8001 Dobson Lane, Parcel ID 005700790000
 Owner: Glenmary Farms LLC
 Applicant: Glenmary Farms LLC
 Representative: Bardenwerper, Talbott & Roberts
 Jurisdiction: Louisville Metro
 Council District: 22 - Robin Engel
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that this Planning Case be continued to the September 2, 2021 Planning Commission meeting. The motion carried by the following vote:

Yes: 6 - Sistrunk, Seitz, Carlson, Daniels, Mims, and Lewis

Absent: 4 - Peterson, Clare, Brown, and Howard

9. [21-ZONE-0001](#)

Request: Change in zoning from R-4 to PRD with Detailed District Development/Preliminary Subdivision Plan
 Project Name: Aiken North Subdivision
 Location: 16907, 16907R, 16909, & 17401 Aiken Road
 Owner: Katherine Kirzinger & John Curry, Richard & Anne Gillespie, & Robert Kirzinger
 Applicant: Perfection Builders
 Representative: Mindel Scott; Bardenwerper Talbott & Roberts PLLC
 Jurisdiction: Louisville Metro
 Council District: 19 - Anthony Piagentini
 Case Manager: Joel Dock, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Daniels, that the zoning change R-4, Single Family Residential to PRD, Planned Residential Development be recommended to Metro Council for approval. The motion carried by the following vote:

Yes: 5 - Sistrunk, Carlson, Daniels, Mims, and Lewis

Absent: 5 - Peterson, Seitz, Clare, Brown, and Howard

A motion was made by Commissioner Carlson, seconded by Commissioner Mims, that the Detailed District Development Plan/Preliminary Subdivision Plan be approved. The motion carried by the following vote:

Yes: 5 - Sistrunk, Carlson, Daniels, Mims, and Lewis

Absent: 5 - Peterson, Seitz, Clare, Brown, and Howard

10. [21-ZONE-0023](#)

Request: Change in zoning from R-4 to R-5, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Waivers and Variance
 Project Name: Parkside Subdivision
 Location: 7507 ½ & 7509 Mt. Washington Road, Parcel ID 008601810000
 Owner: Joe & Doris Keith, Atlas Metal Investment Corp, John Andrew Keith Living Trust
 Applicant: Ball Homes
 Representative: Bardenwerper, Talbott & Roberts
 Jurisdiction: Louisville Metro
 Council District: 23 - James Peden
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk, that the zoning be changed from R-4 Single Family Residential to R-5 Single Family Residential be recommended to Metro Council for approval. The motion carried by the following vote:

Yes: 5 - Sistrunk, Carlson, Daniels, Mims, and Lewis

Absent: 5 - Peterson, Seitz, Clare, Brown, and Howard

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk, that the Variance from Table 5.3.1 to reduce the front and street side yard setback to 20' (required 25', requested 20', variance of 5') (21-VARIANCE-0034) be approved. The motion carried by the following vote:

Yes: 4 - Sistrunk, Daniels, Mims, and Lewis

No: 1 - Carlson

Absent: 5 - Peterson, Seitz, Clare, Brown, and Howard

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk, that Waiver #1: from 5.9.2.A.1.a.ii to omit a required stub connection to an adjacent undeveloped property (21-WAIVER-0037) be approved. The motion carried by the following vote:

Yes: 5 - Sistrunk, Carlson, Daniels, Mims, and Lewis

Absent: 5 - Peterson, Seitz, Clare, Brown, and Howard

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk, that Waiver #2: from 7.3.30.E to allow a drainage easement to overlap a rear yard by more than 15% (21-WAIVER-0038) be approved. The motion carried by the following vote:

Yes: 5 - Sistrunk, Carlson, Daniels, Mims, and Lewis

Absent: 5 - Peterson, Seitz, Clare, Brown, and Howard

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk, that the Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements be approved. The motion carried by the following vote:

Yes: 4 - Sistrunk, Daniels, Mims, and Lewis

No: 1 - Carlson

Absent: 5 - Peterson, Seitz, Clare, Brown, and Howard

Standing Committee Reports

CHAIRMAN OR COMMISSION DIRECTOR'S REPORT

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE

DEVELOPMENT REVIEW COMMITTEE

PLANNING COMMITTEE

POLICY AND PROCEDURES COMMITTEE

SITE INSPECTION COMMITTEE

Adjournment