



Louisville Metro Government

Central Government
Center
7201 Outer Loop
Louisville, KY 40228

Action Summary Planning Commission

Thursday, August 16, 2018

1:00 PM

Old Jail Auditorium

Call To Order

- Present:** 8 - Commissioner Jeff Brown, Commissioner Richard Carlson, Commissioner Lula Howard, Commissioner Robert Peterson, Commissioner Emma Smith, Commissioner David Tomes, Vice Chair Marilyn Lewis, and Chair Person Vince Jarboe
- Absent:** 1 - Commissioner Donald Robinson

Approval Of Minutes

1. [073018-PC Night Hearing Mins](#)

A motion was made by Commissioner Brown, seconded by Commissioner Smith, that the July 30, 2018 PC Night Hearing minutes be approved. The motion carried by the following vote:

Yes: 5 - Brown, Howard, Smith, Tomes, and Jarboe

Absent: 2 - Robinson, and Lewis

Abstain: 2 - Carlson, and Peterson

2. [080218 PC Mins](#)

A motion was made by Commissioner Tomes, seconded by Commissioner Brown, that the August 2, 2018 PC minutes be approved. The motion carried by the following vote:

Yes: 3 - Brown, Smith, and Tomes

Absent: 2 - Howard, and Robinson

Abstain: 4 - Carlson, Peterson, Lewis, and Jarboe

Business Session

3. [commissioner header](#)

Request: Appointment of Ruth Daniels to the Planning Commission
Case Managers: Emily Liu, AICP, Planning & Design Director

A motion was made by Commissioner Tomes, seconded by Commissioner Carlson that the appointment of Ruth Daniels, as a new Planning Commissioner, term to expire October 1, 2019, be approved.

Public Hearing

4. [17ZONE1073](#)

Request: Change in form district from Traditional Workplace and Traditional Marketplace Corridor to Traditional Workplace, a zoning from C-1, R-6, and EZ-1 to PDD

Project Name: Passport Health Campus

Location: 1800, 1824, 1912, 2014, 2018, & 2028 W. Broadway, 744 Dixie Hwy., 711, 712-716, 721 S. 20th St., 713-715 Kendall Ct., & TB 36C Lots 85 & 172

Owner: University Healthcare Inc.

Applicant: University Healthcare Inc.

Representative: Sabak Wilson & Lingo Inc.; Frost Brown Todd PLLC.

Jurisdiction: Louisville Metro

Council District: 4- Barbara Sexton Smith

Case Manager: Julia Williams, RLA, AICP, Planning Supervisor

A motion was made by Commissioner Carlson, seconded by Commissioner Tomes, that the Planning Commission RECOMMEND to Metro Council, a Form District change from Traditional Workplace and Traditional Marketplace to Traditional Workplace be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

A motion was made by Commissioner Carlson, seconded by Commissioner Tomes, to RECOMMEND to Metro Council that the zoning change from C-1 Commercial, R-6 Multi-family Residential and EZ-1 Enterprise Zone to PDD, Planned Development District, be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

A motion was made by Commissioner Carlson, seconded by Commissioner Tomes, to RECOMMEND to Metro Council that the Development Pattern Booklet with binding elements shown in the staff report, be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

5. [18NEIGHPLAN1002](#)

Request: Lower Hunters Trace Town Center Plan
 Project Name: Lower Hunters Trace Town Center Plan
 Location: Dixie Highway, approximately between Blanton Lane and St. Andrews Church Road
 Applicant: Louisville Metro Planning Commission
 Jurisdiction: Louisville Metro
 Council District: 12 - Rick Blackwell
 Case Manager: Kendal Baker, AICP, Neighborhood Planning Manager

A motion was made by Commissioner Howard, seconded by Commissioner Tomes, to RECOMMEND to Metro Council that the Lower Hunters Trace Town Center Plan be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

A motion was made by Commissioner Howard, seconded by Commissioner Smith, to RECOMMEND to Metro Council that the Executive Summary as an amendment to Cornerstone 2020, which includes the Master Plan and narrative and being in conformance with Chapter 161 Neighborhood Plan Ordinance, be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

6. [18SUBDIV1009](#)

Request: Major Preliminary subdivision with a variance
 Project Name: Cedar Brook Section 4
 Location: 8209 Cooper Chapel Rd
 Owner: Select Homes, LLC.
 Applicant: Greenberg Enterprises
 Representative: Land Design and Development
 Jurisdiction: Louisville Metro
 Council District: 22 - Robin Engel
 Case Manager: Jay Lockett, Planner I

A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that a variance of the Land Development Code section 5.1.12.B.2.a to allow a home to exceed the infill front setback requirement by approximately 45 feet be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that the Major Preliminary Subdivision Plan be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

7. [18ZONE1015](#)

Request: Change in zoning from R-4 to CM, commercial- manufacturing with setback variance, landscape and building design waivers, and detailed district development plan

Project Name: Bluegrass Lawn and Garden

Location: 6502 Blevins Gap

Owner: James Kilgore

Applicant: James Kilgore

Representative: Dinsmore & Shohl, LLP.

Jurisdiction: Louisville Metro

Council District: 14- Cindi Fowler

Case Manager: Joel Dock, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that this Planning Case be continued to the September 6, 2018 PC meeting. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

8. [18ZONE1013](#)

Request: Change in form district from Neighborhood to Suburban Marketplace Corridor, a change in zoning from R-4 to C-2, a Revised District Development Plan, a waiver and a variance

Project Name: Swope Dealership

Location: 6780 Dixie Highway & 4530 Kerrick Lane

Owner: Swope Development LLC

Applicant: Swope Development LLC

Representative: BTM Engineering Inc.

Jurisdiction: Louisville Metro

Council District: 12- Rick Blackwell

Case Manager: Julia Williams, RLA, AICP, Planning Supervisor

A motion was made by Commissioner Brown, seconded by Commissioner Carlson, to RECOMMEND to Metro Council that the change in Form District from Neighborhood to Suburban Marketplace Corridor be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

A motion was made by Commissioner Brown, seconded by Commissioner Smith, to RECOMMEND to Metro Council that the change in zoning from R-4, Single Family Residential to C-2, Commercial be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

A motion was made by Commissioner Brown, seconded by Commissioner Howard, that the variance from 5.3.2.C.2.b to encroach 21 feet into the required 25 foot setback between the subject site and the Farris property, a waiver from chapter 10.2.10.A to permit the encroachment of vehicular use area VUA in the 5 foot VUA landscape buffer area along the Farris property and the Revised District Development Plan be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

9. [17ZONE1065](#)

Request: Change in zoning from R-7, Multi-Family Residential, to C-1, Commercial and a Detailed District Development Plan with Variances and Waivers

Project Name: Marshall Avenue Retail

Location: 101 & 103 Marshall Drive and 4425 Shelbyville Rd

Owner: Triple T Shelbyville Road Properties, LLC

Applicant: Triple T Shelbyville Road Properties, LLC

Representative: Bardenwerper, Talbott & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 7 - Angela Leet

Case Manager: Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Brown, seconded by Commissioner Tomes, to RECOMMEND to Metro Council that the change in zoning from R-7, Multi-family Residential to C-1, Commercial be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

A motion was made by Commissioner Brown, seconded by Commissioner Peterson, that a variance from section 5.1.12.B.2.e to vary the front setback from the range of the two nearest lots along Shelbyville Road, section 5.3.1.C.5 to encroach into the 30 foot required non-residential to residential side setback on the northern property line and section 5.3.1.C.5 to encroach into the 30 foot required non-residential to residential side setback on the eastern property line be approved. The motion carried by the following vote:

Yes: 8 - Brown, Carlson, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

A motion was made by Commissioner Brown, seconded by Commissioner Tomes, that the waiver of section 10.2.4 to allow the building and parking to encroach into the required 25 foot property perimeter landscape buffer area on the northern property line, section 10.2.4 to allow the building and parking to encroach into the required 25 foot property perimeter landscape buffer area on the eastern property line and section 5.5.2 to not provide the display windows, glazing and entrances on the facade facing Marshall Ave. and to not provide an entrance facing Shelbyville Rd. be approved. The motion carried by the following vote:

Yes: 6 - Brown, Peterson, Smith, Tomes, Lewis, and Jarboe

No: 2 - Carlson, and Howard

Absent: 1 - Robinson

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

Yes: 7 - Brown, Howard, Peterson, Smith, Tomes, Lewis, and Jarboe

Absent: 1 - Robinson

Abstain: 1 - Carlson

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