



Louisville Metro Government

Action Summary - Final Planning Commission

Thursday, July 7, 2022

1:00 PM

Old Jail Auditorium

Call To Order

- Present:** 8 - Commissioner TeAndre Sistrunk, Commissioner Patti Clare, Commissioner Glenn Price, Commissioner Ruth Daniels, Commissioner Jeff Brown, Commissioner Jim Mims, Commissioner Lula Howard, and Commissioner Marilyn Lewis
- Absent:** 2 - Commissioner Suzanne Cheek, and Commissioner Richard Carlson

Approval Of Minutes

1. [PC Minutes 07.07.22](#)

No minutes to be approved.

Public Hearing

2. [22-ZONE-0022](#)

Request: *TO BE CONTINUED TO 7-21 PLANNING COMMISSION*
Change in Zoning from R-4 to R-5A with a District Development Plan with Binding Elements and a Waiver

Project Name: 4490 and 4492 Brownsboro Rd
Location: 4490 and 4492 Brownsboro Rd
Owner: 4490 Brownsboro Rd, LLC.
Applicant: 4490 Brownsboro Rd, LLC.
Representative: Frost, Brown Todd
Jurisdiction: Louisville Metro
Council District: 7 - Paula McCraney
Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Mims, this case be continued to the July 21, 2022 Planning Commission public hearing. The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

3. [21-AREA-0001](#)

Project Name: Butchertown/Phoenix Hill/NuLu Neighborhood Plan
 Case Manager: Mike King, Director, Office of Advanced Planning and Sustainability

A motion was made by Commissioner Howard, seconded by Commissioner Clare, that the requested Butchertown, Phoenix Hill, NuLu Neighborhood Plan (with Appendix) be recommended to the Louisville Metro Council for approval; and that the Butchertown, Phoenix Hill, and NuLu Neighborhood Plan Executive Summary be approved as an Amendment to Plan 2040 . The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

4. [22-ZONE-0027](#)

Request: Change in zoning from U-N to C-1, with Detailed District Development Plan and Binding Elements, and Waiver
 Project Name: Opportunity Shelby
 Location: 1118 S Shelby Street
 Owner: Opportunity Louisville II LLC
 Applicant: Opportunity Louisville II LLC
 Representative: Rachel Harman
 Jurisdiction: Louisville Metro
 Council District: 6 - David James
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the requested change in zoning be recommended to the Louisville Metro Council for approval. The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the requested waiver from 10.2.4.B.1 to permit encroachment into the required property perimeter Landscape Buffer Area (LBA) on the north property line, and to omit the required plantings where the encroachment occurs (22-WAIVER-0063) be approved. The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the requested Detailed District Development Plan be approved. The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

5. [22-RSUB-0001](#)

Request: Revised Major Preliminary Subdivision (Conservation Subdivision) and a waiver
 Project Name: The Courtyards
 Location: 11705 Waterford Road and 11706 Hillside View Drive
 Owner: RBHD, LLC & Red Bud Hill Development, INC
 Applicant: RBHD, LLC & Red Bud Hill Development, INC
 Representative: Allison Hicks, Mindel Scott
 Jurisdiction: Louisville Metro
 Council District: 22 - Robin Engel
 Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the requested waiver for this case be approved. The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the requested Revised Major Preliminary Subdivision (Conservation Subdivision) with existing conditions of approval, be approved. The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

6. [22-RSUB-0002](#)

Request: Revised Major Preliminary Subdivision, Revised Detailed District Development Plan, Floyds Fork Overlay
 Project Name: Oakland Hills
 Location: 11333 Bardstown Creek Road
 Owner: 21st Century Parks Endowment, INC
 Applicant: Larry Clark, RBHD, LLC & Red Bud Hill Dev, Inc
 Representative: Allison Hicks, Mindel Scott
 Jurisdiction: Louisville Metro
 Council District: 22 - Robin Engel
 Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the requested Revised Major Preliminary Subdivision / Revised District Development Plan with existing conditions of approval/binding elements (22-RSUB-0002 & 22-DDP0070), be approved. The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the requested Floyds Fork Development Review Overlay with review of land disturbing activity on slopes greater than 20% and subdivision of land more than 5 lots (22- FFP-0005), be approved. The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

7. [22-ZONE-0018](#)

Request: Change in Zoning from R-4 and C-1 to PEC with a District Development Plan with Binding Elements and Waivers

Project Name: UAW Chamberlain Ln

Location: 2702 Chamberlain Ln, 3120 and 3200 Collins Ln

Owner: Local Union 862 United Auto Workers

Applicant: Local Union 862 United Auto Workers

Representative: Bowman/BTM Engineering

Jurisdiction: Louisville Metro

Council District: 17 - Markus Winkler

Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the requested change in zoning be recommended to the Louisville Metro Council for approval. The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the requested Waivers be approved:

- Waivers
- 1. Land Development Code section 10.2.4 to encroach into the required 35-foot property perimeter Landscape Buffer Area adjacent to the R-4 Boone property as shown on the proposed development plan.
- 2. Land Development Code section 10.2.4.B.8 to reduce the 35-foot and the 15-foot property perimeter buffer along the western property line to 5 feet as shown on the proposed development plan.
- 3. Land Development Code section 5.5.4.B.1 to reduce the required 50-foot property perimeter buffer along the western property line to 5 feet.

The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the requested Revised Detailed District Development Plan be approved. The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

8. [21-ZONE-0095](#)

Request: Change in zoning from RR to C-2 with detailed district development plan in Floyds Fork Review Overlay and variance and waivers

Project Name: 2nds in Building Materials

Location: 2612 S. English Station Road

Owner: 2nds in Building Materials

Applicant: 2nds in Building Materials

Representative: Bardenwerper, Talbott, & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Joel Dock, AICP, Planning Coordinator

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk, that the requested change in zoning be recommended to the Louisville Metro Council for denial. The vote was as follows:

Yes: 8 - Sistrunk, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

Absent: 2 - Cheek, and Carlson

Adjournment

The hearing adjourned at 4:08 p.m.