



Action Summary
Planning Commission

Thursday, December 1, 2022

1:00 PM

Old Jail Auditorium

Call To Order

The following commissioners were present: Brown, Carlson, Cheek, Clare, Mims, Pennix, Price, Sistrunk and Howard

The following commissioners were absent: Lewis

Approval Of Minutes

1. [PC Minutes 111722](#)

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the November 17, 2022 PC minutes be approved with a correction on page 3 - Commissioners listed under NO should be listed under YES. The vote was as follows:

YES: Brown, Carlson, Cheek, Clare, Mims, Pennix and Howard

ABSTAIN: Price

ABSENT: Sistrunk and Lewis

2. [PC Minutes 112222](#)

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the November 22, 2022 PC minutes be approved. The vote was as follows:

YES: Brown, Carlson, Cheek, Clare, Mims, Pennix and Howard

ABSTAIN: Price

ABSENT: Sistrunk and Lewis

Business Session

3. [8020 National Turnpike](#)

Project Name: Final Order - 8020 National Turnpike
Case Manager: Laura Ferguson, Assistant County Attorney

A motion was made by Commissioner Brown, seconded by Commissioner Price to UPHOLD the final order from the citation issued June 22, 2021. The vote was as follows:

YES: Brown, Carlson, Cheek, Clare, Mims, Pennix, Price and Howard

ABSENT: Sistrunk and Lewis

Public Hearing

4. [22-WAIVER-0204](#)

Request: Waiver from LDC Section 5.6.1
 Project Name: Vehicle Storage Building Addition
 Location: 1534 E Washington Street
 Owner: Rueff Sign Company
 Applicant: Rueff Sign Company
 Representative: Milestone Design Group
 Jurisdiction: Louisville Metro
 Council District: 4 - Jecorey Arthur
 Case Manager: Molly Clark, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Brown that the Waiver from 5.6.1 to allow a building to not provide animating features at least 75% of the length of the facade be approved. The vote was as follows:

YES: Brown, Carlson, Cheek, Clare, Mims, Pennix, Price and Howard
ABSENT: Sistrunk and Lewis

5. [22-ZONE-0083](#)

Request: Change in Zoning from R-4 to R-5 and R-6 with a Detailed District development Plan with Binding Elements and Preliminary Subdivision Plan
 Project Name: South Pope Lick Residential
 Location: 1704, 1806, and 1808 R S Pope Lick Road
 Owner: Jeffery and Melissa Windhorst, LRH Family LLC, & Morris Hockersmith
 Applicant: Ball Homes
 Representative: Mindel Scott and Assoc.; Bardenwerper Talbott and Roberts PLLC
 Jurisdiction: Louisville Metro
 Council District: 11-Kevin Kramer
 Case Manager: Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Mims, seconded by Commissioner Cheek that the change in zoning from R-4 to R-5 and R-6 be recommended to Metro Council for approval. The vote was as follows:

YES: Cheek, Clare, Mims, Pennix, Price, Sistrunk and Howard
NO: Brown
ABSTAIN: Carlson
ABSENT: Lewis

A motion was made by Commissioner Mims, seconded by Commissioner Cheek that the Detailed District Development plan/Subdivision plan be approved. The vote was as follows:

YES: Cheek, Clare, Mims, Pennix, Price, Sistrunk and Howard
NO: Brown
ABSTAIN: Carlson
ABSENT: Lewis

6. [21-ZONE-0125](#)

Request: Change in zoning from R-4, OR-3, & PEC to R-6, OR-3, & PEC with detailed development plan, major subdivision plan, and variances

Project Name: Commerce Crossings II

Location: 9710 Preston Highway; 9900 Cooper Church Dr; 5115, 5121, & 5141 Commerce Crossings Dr; 9701 Cooper Church Drive

Owner: Commerce Crossings, LLC; Alvin J Slack, Jr.;

Applicant: Capstone Realty

Representative: Dinsmore - Cliff Ashburner

Jurisdiction: Louisville Metro

Council District: 13 - Mark Fox; 24 - Madonna Flood

Case Manager: Joel P. Dock, AICP, Planning Coordinator

A motion was made by Commissioner Carlson, seconded by Commissioner Price that the change in zoning from R-4, OR-3, & PEC to R-6, OR-3, & PEC be recommended to Metro Council for approval. The vote was as follows:

YES: Carlson, Cheek, Clare, Mims, Pennix, Price, Sistrunk and Howard
NO: Brown
ABSENT: Lewis

A motion was made by Commissioner Carlson, seconded by Commissioner Price that the following Variances be approved:

- Variances from Land Development Code (LDC), Section 4.8 to allow encroachments into the protected waterway at 4 locations throughout the development and reduce the waterways to the following dimensions:
 1. 100' to 65' (labeled on development plan with 'V1' – lot 4)
 2. 100' to 65' ('V2' – road encroachment between lots 3 & 5)
 3. 100' to 54' ('V3 – lot 2)
 4. 100' to 68' ('V4 – lot 1)
 - Variances from LDC, Section 5.3.4.D.2 (Table 5.3.1) to allow for the height of buildings at the street side to exceed the maximum height of 35' ('V5' & 'V6')
- The vote was as follows:

YES: Carlson, Cheek, Clare, Mims, Pennix, Price, Sistrunk and Howard
NO: Brown
ABSENT: Lewis

A motion was made by Commissioner Carlson, seconded by Commissioner Price that the Revised/Detailed & District Development/Major Preliminary Subdivision Plan with review of stream crossings in accordance with LDC 4.8.6.J be approved. The vote was as follows:

YES: Carlson, Cheek, Clare, Mims, Pennix, Price, Sistrunk and Howard
NO: Brown
ABSENT: Lewis

7. [22-ZONE-0043](#)

Request: Change in zoning from R-1, R-6, C-1 & C-2 to PDD with a Waiver
 - THIS CASE WILL NOT START BEFORE 4:00 PM

Project Name: One Park North

Location: 2297, 2301, 2313, 2345 Lexington Ave

Owner: MSD & JDG Triangle Partners LLC

Applicant: JDG Triangle Partners LLC

Representative: Mindel Scott and Assoc.; Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 9- Bill Hollander

Case Manager: Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk that the change in zoning from R-1, R-6, C-1, and C-2 to PDD be recommended to Metro Council for approval. The vote was as follows:

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

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk that the Waiver from 10.2.4 to not provide the 15' LBA where the site is adjacent to R-1 zoning be approved. The vote was as follows:

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

Consent Agenda

8. [22-STRCLOSURE-0017](#)

Request: Closure of an Unimproved Portion of Beargrass Avenue

Project Name: One Park North Street Closure

Location: 2297, 2301, 2313, 2345 Lexington Ave

Owner: MSD & JDG Triangle Partners LLC

Applicant: JDG Triangle Partners LLC

Representative: Mindel Scott and Assoc.; Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk that the Beargrass Avenue Street Closure be recommended to Metro Council for approval. The vote was as follows:

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

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