



Louisville Metro Government

Old Jail Auditorium
514 West Liberty Street
Louisville, KY 40202

Action Summary - Final Planning Commission

Thursday, May 11, 2023

1:00 PM

Old Jail Auditorium

Call To Order

The following commissioners were present: Brown, Carlson, Cheek, Fischer, Howard, Mims and Lewis

The following commissioners were absent: Clare, Pennix and Sistrunk

Business Session

1. [BLD-WRE-23-00098](#)

Request:	Request to Waive Two Year Deed Restriction - Wrecking Permit BLD-WRE-23-00098
Project Name:	Demolition of 1921 Lower Hunters Trace
Location:	1921 Lower Hunters Trace
Owner:	William Clark
Applicant:	William Clark
Representative:	William Clark
Jurisdiction:	Louisville Metro
Council District:	12-Rick Blackwell
Case Manager:	Savannah Darr, Historic Preservation Officer

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the request to Waive Two Year Deed Restriction – Wrecking Permit BLD-WRE-23-00098 be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Cheek, Fischer, Howard, Mims and Lewis

ABSENT: Commissioners Clare, Pennix and Sistrunk

2. [BLD-WRE-23-00342](#)

Request: Request to Waive Two Year Deed Restriction - Wrecking Permit
 BLD-WRE-22-00342
 Project Name: Demolition of 2116 Cedar Street
 Location: 2116 Cedar Street
 Owner: REBOUND, Inc.
 Applicant: REBOUND, Inc.
 Representative: REBOUND, Inc.
 Jurisdiction: Louisville Metro
 Council District: 4-Jecorey Arthur
 Case Manager: Savannah Darr, Historic Preservation Officer

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the request to Waive Two Year Deed Restriction – Wrecking Permit BLD-WRE-23-00342 be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Cheek, Fischer, Howard, Mims and Lewis

ABSENT: Commissioners Clare, Pennix and Sistrunk

3. [BLD-WRE-23-00340](#)

Request: Request to Waive Two Year Deed Restriction - Wrecking Permit
 BLD-WRE-22-00340
 Project Name: Demolition of 2410 Magazine Street
 Location: 2410 Magazine Street
 Owner: REBOUND, Inc.
 Applicant: REBOUND, Inc.
 Representative: REBOUND, Inc.
 Jurisdiction: Louisville Metro
 Council District: 4-Jecorey Arthur
 Case Manager: Savannah Darr, Historic Preservation Officer

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the request to Waive Two Year Deed Restriction – Wrecking Permit BLD-WRE-23-00340 be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Cheek, Fischer, Howard, Mims and Lewis

ABSENT: Commissioners Clare, Pennix and Sistrunk

4. [LDC Reform Update 051123](#)

Project Name: LDC Reform Update
 Case Manager: Joel P. Dock, AICP, Planning Coordinator

NO VOTE

5. [22-ZONE-0093](#)

Request: Change in Zoning from R-7, OR-3, C-1 and CN to R-7 Multifamily residential; Variance from St Matthews Development Code to reduce the required open space; Revised Detailed District Development Plan with replacement of existing binding elements; District Development Plan with Binding Elements

Project Name: LDG Gillmans Point

Location: 4101, 4159, 4163 Westport Rd; 329, 331 and 333 Ridgeway Ave

Owner: Gillmans Point, LLC

Applicant: LDG Development

Representative: Cliff Ashburner - Dinsmore and Shohl

Jurisdiction: St Matthews

Council District: 9 - Andrew Owen

Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that this case be continued to a date uncertain. The vote was as follows:

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

Public Hearing

6. [22-MSUB-0004](#)

Request: Major Preliminary Subdivision utilizing MRDI provisions, Floyds Fork DRO Review, and Waiver - WILL NOT BE HEARD BEFORE 3:00 PM

Project Name: 1614 Johnson Road Subdivision

Location: 1614 Johnson Road

Owner: Jean Rueff

Applicant: Highgates Management

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 19 - Anthony Piagentini

Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that this case be continued to a date uncertain. The vote was as follows:

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

7. [BE Appeal 1319 Tile Factory Ln](#)

Project Name: Binding Element Appeal - 1319 Tile Factory Lane
Case Manager: Laura Ferguson, Assistant County Attorney

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that this case be continued to the June 1, 2023 PC meeting. The vote was as follows:

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

8. [23-ZONE-0001](#)

Request: Change in zoning from R-4 to OR with Detailed District Development Plan and Binding Elements
Project Name: 8319 Third Street Rd
Location: 8319 Third Street Rd
Owner: Tammi Hall
Applicant: Tammi Hall
Jurisdiction: Louisville Metro
Council District: 25 - Khalil Batshon
Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Howard to RECOMMEND that Metro Council approve the change in zoning from R-4, Single-Family Residential to OR, Office-Residential. The vote was as follows:

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

A motion was made by Commissioner Brown, seconded by Commissioner Howard that the District Development Plan with Binding Elements be approved. The vote was as follows:

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

9. [22-ZONE-0170](#)

Request: Change in Zoning from R-4 Single Family to C-2 Commercial with a Conditional Use Permit for Mini-Warehouse, Floyds Fork Development Review Overlay Review, a Variance and District Development Plan with Binding Elements

Project Name: Shelbyville Road Self Storage

Location: 15900 and 15910 Shelbyville Road

Owner: Chi Fien Wang, Monica Wang

Applicant: Adams Property Group

Representative: Nick Pregliasco - Bardenwarper, Talbott and Roberts

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Carlson to RECOMMEND to Metro Council that the change in zoning from R-4, Single-family residential to C-2 Commercial be approved. The vote was as follows:

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

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Conditional Use Permit for Mini-warehouse be approved. The vote was as follows:

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

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Floyds Fork Development Review Overlay be approved. The vote was as follows:

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

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Variance from Land Development Code section 5.3.1.C.5 to exceed the maximum 35-foot height by up to 5 feet be approved. The vote was as follows:

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

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the District Development Plan with Binding Elements be approved. The vote was as follows:

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

10. [23-ZONE-0019](#)

Request: Change in Form District from TNFD to TWFD, Change in Zoning from R-4 to EZ-1, with Detailed District Development Plan and Binding Elements and Waiver

Project Name: Bayus Millers Lane

Location: Parcel ID 100400250002

Owner: Pipe Fitters Joint Education and Training

Applicant: Pipe Fitters Joint Education and Training

Representative: Wyatt, Tarrant & Combs LLP

Jurisdiction: Louisville Metro

Council District: 3 - Kumar Rashad

Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Howard, seconded by Commissioner Carlson to RECOMMEND that Metro Council change the form district from Traditional Neighborhood to Traditional Workplace. The vote was as follows:

YES: Commissioners Brown, Carlson, Cheek, Fischer, Howard, Mims and Lewis
ABSENT: Commissioner Clare, Pennix and Sistrunk

A motion was made by Commissioner Howard, seconded by Commissioner Carlson to RECOMMEND that Metro Council change the zoning from R-4, Single Family Residential to EZ-1, Enterprise Zone. The vote was as follows:

YES: Commissioners Brown, Carlson, Cheek, Fischer, Howard, Mims and Lewis
ABSENT: Commissioner Clare, Pennix and Sistrunk

A motion was made by Commissioner Howard, seconded by Commissioner Carlson that the Waiver from 10.2.4 to permit encroachment into a required property perimeter Landscape Buffer Area (23-WAIVER-0055) be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Cheek, Fischer, Howard, Mims and Lewis
ABSENT: Commissioner Clare, Pennix and Sistrunk

A motion was made by Commissioner Howard, seconded by Commissioner Carlson that the Detailed District Development Plan with Binding Elements be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Cheek, Fischer, Howard, Mims and Lewis
ABSENT: Commissioner Clare, Pennix and Sistrunk

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