



# Louisville Metro Government

Old Jail Auditorium  
514 West Liberty Street  
Louisville, KY 40202

## Agenda - Final Planning Commission

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Thursday, July 20, 2023

1:00 PM

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*The Planning Commission meeting will be conducted in-person at the Old Jail Building Courtroom, 514 West Liberty Street, Louisville, KY 40202.*

*Anyone wishing to join the meeting virtually using a computer, laptop or mobile device, as well as anyone wishing to sign up to speak in support, opposition, or as other for any case, should visit the following link:*

*<https://louisvilleky.gov/government/upcoming-public-meetings>*

*If you have questions, please contact the case manager, or call Planning & Design Services at 502-574-6230.*

### Call To Order

### Approval Of Minutes

1. [PC Minutes 062923](#)

**Attachments:**      [06.29.23 PC Minutes.pdf](#)

### Consent Agenda

**2. [BLD-WRE-23-00116](#)**

Request: Request to Waive Two Year Deed Restriction - Wrecking  
Permit BLD-WRE-23-00116  
Project Name: Demolition of 3233 W. Broadway  
Location: 3233 W. Broadway  
Owner: James A. Perryman, Inc.  
Applicant: Theresia L. Smith, Perryman Mortuary  
Representative: Theresia L. Smith, Perryman Mortuary  
Jurisdiction: Louisville Metro  
Council District: 5-Donna Purvis  
Case Manager: Savannah Darr, Historic Preservation Officer

**Attachments:** [150.110.pdf](#)  
[BLD-WRE-23-00116 Lojic Map.pdf](#)  
[BLD-WRE-23-00116 Owner Letter.pdf](#)  
[BLD-WRE-23-00116 Photo.jpg](#)  
[BLD-WRE-23-00116 Redevelopment Plan.pdf](#)

**3. [23-STRCLOSURE-0013](#)**

Request: Closure of Public right-of-way  
Project Name: Doerhoefer Alley Closure  
Location: Doerhoefer Ave adjacent to 734 and 800 Cecil Ave  
Owner: Louisville Metro  
Applicant: Donald Thomas  
Jurisdiction: Louisville Metro  
Council District: 5 - Donna Purvis  
Case Manager: Jay Lockett, AICP, Planner II

**Attachments:** [23-STRCLOSURE-0013 Applicant Explanation.pdf](#)  
[23-STRCLOSURE-0013 LDT Staff Report 071323.pdf](#)  
[23-STRCLOSURE-0013 Plat 061423.pdf](#)

**4.     [23-STRCLOSURE-0017](#)**

Request: Closure of Public right-of-way  
Project Name: 5905 Fegenbush Ln Closure  
Location: Portion of Fegenbush Ln right-of-way adjacent to 5905 Fegenbush Ln  
Owner: Louisville Metro  
Applicant: Hull Street Condominium Developers, Inc.  
Jurisdiction: Louisville Metro  
Council District: 2 - Barbara Shanklin  
Case Manager: Jay Lockett, AICP, Planner II

**Attachments:**     [23-STRCLOSURE-0017\\_Applicant explanation and justification.pdf](#)  
                          [23-STRCLOSURE-0017 Easement exhibit.pdf](#)  
                          [23-STRCLOSURE-0017 LDT Staff Report\\_071323.pdf](#)  
                          [23-STRCLOSURE-0017 Plat.pdf](#)

**Public Hearing****5.     [LDC Reform Update](#)****6.     [Smoking Retail Store](#)****7.     [23-CFR-0020](#)**

Request: Community Facility Review for Cherokee Parkway Roundabout  
Location: Roundabout at Cherokee Parkway and Cherokee Road  
Owner: Louisville Metro Government  
Applicant: Louisville Metro Government  
Jurisdiction: Louisville Metro  
Council District: 8 - Ben Reno-Weber  
Case Manager: Joseph Haberman, AICP, Planning Manager

**Attachments:**     [23-CFR-0020 PC LC Staff Report\\_072023.pdf](#)

**8. [22-ZONE-0157](#)**

Request: Change in zoning from OR-3 Office/Residential to C-1 Commercial with Revised Detailed District Development Plan and Binding Elements and Waivers

Project Name: Prospect Retail

Location: 8907 ½ US Hwy 42

Owner: Gustavo Reyes Torres

Applicant: Encompass DDC

Jurisdiction: Prospect

Council District: 16 - Scott Reed

Case Manager: Jay Lockett, AICP, Planner II

**Attachments:** [22-ZONE-0157\\_PC Staff Report\\_072023.pdf](#)  
[22-ZONE-0157\\_BldgElev\\_040323.pdf](#)  
[22-ZONE-0157\\_Justification of Variance Request.pdf](#)  
[22-ZONE-0157\\_Plan\\_052223.pdf](#)  
[22-ZONE-0157\\_Zoning Justification Stmt .pdf](#)

**9. [22-ZONE-0169](#)**

Request: Change in zoning from R-5 Single Family to R-6 Multi-family with District Development Plan and Binding Elements

Project Name: Bradford Multifamily

Location: 2221 Bradford Dr

Owner: Camileo, LLC.

Applicant: Camileo, LLC.

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Jay Lockett, AICP, Planner II

**Attachments:** [22-ZONE-0169\\_Applicant Justification statement.pdf](#)  
[22-ZONE-0169\\_Chambers\\_071723.pdf](#)  
[22-ZONE-0169\\_Compiled Public Comments\\_071323.pdf](#)  
[22-ZONE-0169\\_FloorPlan\\_031323.pdf](#)  
[22-ZONE-0169\\_LDT Staff Report\\_072023.pdf](#)  
[22-ZONE-0169\\_Plan\\_050123.pdf](#)

**10. [23-ZONE-0006](#)**

Request: Change in zoning from UN Urban Neighborhood to C-1 Commercial with a District Development Plan with Binding Elements and waiver(s)

Project Name: 701 E Kentucky St

Location: 701 E Kentucky St

Owner: E Kentucky Property MDR, LLC.

Applicant: E Kentucky Property MDR LLC

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Jay Lockett, AICP, Planner II

**Attachments:** [23-ZONE-0006\\_PC Staff Report\\_072023.pdf](#)  
[18NONCONFORM1025\\_Letter.pdf](#)  
[23-ZONE-0006\\_Applicant Justification Statement.pdf](#)  
[23-ZONE-0006\\_Applicant Waiver justification.pdf](#)  
[23-ZONE-0006\\_Plan\\_070623.pdf](#)

**11. [23-ZONE-0033](#)**

Request: Change in zoning from R-5 and C-1 to C-1 with Detailed District Development Plan and Binding Elements and waivers

Project Name: Law Office and Bakery

Location: 1618 Lincoln Ave

Owner: Randy Bayers

Applicant: Randy Bayers

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Jay Lockett, AICP, Planner II

**Attachments:** [23-ZONE-0033\\_PC Staff Report\\_072023.pdf](#)  
[23-ZONE-0033\\_Plan\\_060523.pdf](#)  
[23-ZONE-0033\\_Letter of Explanation - 1618 Lincoln Ave.pdf](#)  
[23-ZONE-0033\\_Justification Statement \(3\).pdf](#)

**12.    [23-ZONE-0041](#)**

Request:                               Change in zoning from R-4 Single Family to R-6 Multi-family  
                                              with District Development Plan and Binding Elements

Project Name:                       5323 New Cut Rd

Location:                            5323 New Cut Rd

Owner:                               Andre Management, LLC.

Applicant:                          Andre Management, LLC.

Jurisdiction:                       Louisville Metro

Council District:                  21 - Betsy Ruhe

Case Manager:                      Jay Lockett, AICP, Planner II

**Attachments:**   [23-ZONE-0041\\_PC Staff Report\\_072023.pdf](#)  
                          [23-ZONE-0041\\_Development Plan\\_050823.pdf](#)  
                          [23-ZONE-0041\\_Applicant Comp Plan Statement \(1\).pdf](#)  
                          [23-ZONE-0041\\_Waiver Justification\\_encroach in LBA 10.2.4.pdf](#)  
                          [23-ZONE-0041\\_Public Comments Through 7-17-23.pdf](#)  
                          [91306\\_Kenwood Hill Areawide Mainfile.pdf](#)

**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**