



Louisville Metro Government

Agenda

Planning Commission

Thursday, August 19, 2021

1:00 PM

Online

On the recommendation of the Louisville Metro Department of Public Health & Wellness regarding congregate events and social distancing, the Planning Commission meeting set for 1:00 p.m. on August 19, 2021 is being held online. You will need to join the meeting using a computer, laptop or mobile device with the link below:

Meeting Info:

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

Meeting Link:

<https://louisvilleky.webex.com/louisvilleky/j.php?MTID=ec3a8559b547e4bc9839f7f98ee6ae9f7>

Event Number: 1805 32 7855

Event password: PC081921

Join by phone Call in from a mobile device (attendees only) +1-415-655-0001 US Toll

Access Code: 1805 32 7855

Anyone wishing to speak in support, opposition, or as other for any case are encouraged to pre-register by completing the Public Hearing Speakers Request form available at the following link:

<https://louisvilleky.gov/planning-design/forms/louisville-metro-planning-design-services-public-hearing-speakers-request>

Pre-registered speakers will be allowed to speak prior to any unregistered speakers during the hearing. If you wish to submit comments for any of the agenda items please submit them in writing to the listed case manager by 12:00 P.M. Tuesday, August 17, 2021.

Participants and residents are strongly encouraged to join the meeting virtually. However, to accommodate those with limited technology access, people can also view and participate at the Metro Development Center, 444 South Fifth Street, Louisville, KY 40202. If social distancing cannot be adequately maintained because of the number of people who want to speak on a specific case, that case will be continued.

We are making every effort to contact members of the community and applicants to inform them of this decision. However, if you know of persons planning to attend to address a particular agenda item, please help us spread the word. If you have questions, please contact the case manager, or call Develop Louisville at 502-574-6230.

Call To Order

Approval Of Minutes

1. [PC Minutes 080521](#)

Business Session

2. [6405 Chism Road BE Final Order](#)

Project Name:	Binding Element Final Order
Address:	6405 Chism Road
Municipality:	Louisville Metro
Council District:	14 - Cindi Fowler
Case Manager:	Laura Ferguson, Assistant County Attorney

Public Hearing

3. [21-PARKWAIVER-0003](#)

Request:	Parking waiver to reduce the minimum number of parking spaces from 47 to 28, a 40.4% waiver, for a proposed 72,614 sq. ft. hotel at 730 E. Market Street with a joint parking agreement at 221 S. Shelby Street
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Project Name:	Bunkhouse Hotel
Location:	730 E. Market Street
Owner:	Green Building, LLC
Applicant:	Charles Stephen Wendell - Mountain & River City, LLC
Jurisdiction:	Louisville Metro
Council District:	4 - Jecorey Arthur
Case Manager:	Zach Schwager, Planner I

4. [21-DDP-0050](#)

Request:	Revised Detailed District Development Plan with a landscape waiver
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Project Name:	7770 and 7800 Dixie Auto Sales and Service
Location:	7770 and 7800 Dixie Hwy
Owner:	BHPH Properties LLC
Applicant:	N3 Property Advisors LLC
Representative:	BTM Engineering, Inc.
Jurisdiction:	Louisville Metro
Council District:	25 - Amy Holton Stewart
Case Manager:	Jay Lockett, AICP, Planner I

5. [21-DDP-0014](#)

Request: Revised detailed district development plan/major preliminary subdivision plan with variance

Project Name: Netherwood Patio Homes

Location: 11001 Jordain Drive

Owner: ST Ventures LLC

Applicant: ST Ventures LLC

Representative: Bardenwerper, Talbott & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 17 - Markus Winkler

Case Manager: Joel Dock, AICP, Planner II

6. [21-ZONE-0046](#)

Request: Change in zoning from R-6 to C-2, with Detailed District Development Plan and Binding Elements, and Waivers

Project Name: Vine Street Rezoning

Location: 749 & 751 Vine Street

Owner: CJ & Friends LLC

Applicant: CJ & Friends LLC

Representative: Dinsmore & Shohl

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

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

7. [21-ZONE-0052](#)

Request: Change in zoning from R-4 to PRD, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Waiver

Project Name: Crosby Farm Subdivision

Location: 9300 Old Bardstown Road

Owner: Quartz Enterprises Inc.

Applicant: Quartz Enterprises Inc.

Representative: Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

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

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