

**PLANNING COMMISSION MINUTES  
MARCH 19, 2026**

**PUBLIC HEARING**

**CASE NO. 24-ZONE-0098**

Request: Change in Zoning from R-4 Single-Family Residential to O-R Office Residential and C-N Commercial Neighborhood, a Detailed District Development Plan, and a General Detailed District Plan with associated variances and binding elements.

Project Name: John Knox Presbyterian Church Rezoning  
Location: 9104 Westport Road  
Applicant: John Knox Presbyterian Church  
Representative: Bardenwerper, Talbott, & Roberts PLLC  
Jurisdiction: Louisville Metro  
Council District: 7 – Paula McCraney  
Case Manager: Mark Pinto, Planner II

Notice of this public hearing notice was posted on the property and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Office of Planning offices, 444 S. 5th Street.)

**Agency Testimony:**

00:57:38 Mark Pinto provided an overview of the request and presented a PowerPoint presentation. Pinto responded to questions from Commissioners. (See recording for details).

**The following spoke in favor of this request:**

Nick Pregliasco, Bardenwerper, Talbott, Roberts, 1000 N Hurstbourne Pkwy, Louisville, KY 40223

Mike Hill, Land Design & Development, 503 Washburn Ave, Louisville, KY 40222

**Summary of testimony of those in support of the request:**

01:07:35 Nick Pregliasco, representing the property owner, spoke in support of the proposal and presented a PowerPoint presentation. Pregliasco noted that the applicant is requesting a zone change from R-4 Single Family Residential to O-R Office and C-N Commercial Neighborhood and to allow development of lots surrounding the church. Pregliasco mentioned that the church is proposing six residential units for members who

**PLANNING COMMISSION MINUTES  
MARCH 19, 2026**

**PUBLIC HEARING**

**CASE NO. 24-ZONE-0098**

travel abroad for mission trips and return to the United States after being away for several years. Pregliasco responded to questions from Commissioners (see recording for details).

01:16:20 Mike Hill spoke in support of the proposal and responded to questions from Commissioners (see recording for details).

**The following spoke in opposition of this request:**

**None**

**Deliberation:**

01:17:06 Planning Commission deliberation.

01:19:05 Public Hearing Reopened

01:19:12 Following discussion between the applicant and the Commissioners, it was determined that the variances are withdrawn, as they pertained only to structures shown on the general plan (see recording for details).

01:19:38 Planning Commission deliberation.

**An audio/visual recording of the Planning Commission hearing related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**Change in zoning from R-4 Single-Family Residential to O-R Office Residential and C-N Commercial Neighborhood.**

01:20:11 On a motion by Commissioner Cheek, seconded by Commissioner Mims, the following resolution, based on the staff report, applicant and staff testimony heard today and staff analysis, was adopted:

**WHEREAS**, the Planning Commission finds the proposal meets Plan 2040 Community Form: Goal 1 because the proposal would not constitute a non-residential expansion into an existing residential area. Westport Road is a minor arterial roadway that serves a variety of commercial, residential, and institutional uses in the area and near the proposal. The subject site is adjacent to existing R-5 Residential Single-Family properties to the south, east, and north across Westport Road. The proposal shall meet the provisions of LDC Chapter 10 for plantings and screening to provide a transition from lower intensity residential to the subject site, and

**PLANNING COMMISSION MINUTES  
MARCH 19, 2026**

**PUBLIC HEARING**

**CASE NO. 24-ZONE-0098**

**WHEREAS**, the Planning Commission finds the proposal meets Community Form: Goal 2 because appropriate access and connectivity exist to allow the zoning change within the context of the neighborhood form district. The site is located along Westport Road and has connectivity to N Hurstbourne Parkway, the I-265 Expressway, and other areas throughout Louisville Metro. Established activity and employment centers, amenities, and similar supportive services exist in the immediate area along Westport Road, and

**WHEREAS**, the Planning Commission finds the proposal meets Community Form: Goal 3 because there are no known wet or highly permeable soils, sever, steep, or unstable slopes present on site. Sanitary sewers and drainage will be provided as required by MSD, and

**WHEREAS**, the Planning Commission finds the proposal meets Community Form: Goal 4 because the existing church building is to remain and be preserved, and

**WHEREAS**, the Planning Commission finds the proposal meets Mobility: Goal 1 because the proposed districts are located along Westport Road, a minor arterial street with connectivity to N Hurstbourne Parkway, the I-265 Expressway, and near established activity and employment centers. An existing sidewalk network exists along the frontage of the site and throughout the area to support pedestrian travel. Public transportation is available along Westport Road, including directly in front of and across the street from the site, and

**WHEREAS**, the Planning Commission finds the proposal meets Mobility: Goal 2 because the proposed districts do not constitute access through areas of significantly lower intensity. The site is located along Westport Road, a minor arterial street that serves a variety of commercial, residential, and institutional uses in the area, and

**WHEREAS**, the Planning Commission finds the proposal meets Mobility: Goal 3 because the proposed zoning would permit a variety of neighborhood serving uses and residential development. The districts could facilitate uses that encourage alternative modes of travel, such as walking and biking. There is an established sidewalk and public transit network along Westport Road, and

**WHEREAS**, the Planning Commission finds the proposal meets Community Facilities: Goal 2 because the subject site may be served by existing utilities and located in an area where additional resources can be extended as needed. Utility services shall be coordinated with appropriate agencies. Sanitary sewage and drainage shall be made available to serve the development, as required by MSD, and

**WHEREAS**, the Planning Commission finds the proposal meets Economic Development: Goal 1 because the proposed districts would not permit regional serving commercial uses

**PLANNING COMMISSION MINUTES  
MARCH 19, 2026**

**PUBLIC HEARING**

**CASE NO. 24-ZONE-0098**

that have the potential to generate high volumes of additional traffic. The proposal is located along Westport Road, a minor arterial roadway that serves a variety of commercial activity centers and residential densities in the area. Westport Road has connectivity to N Hurstbourne Parkway, a major arterial street, and the I-265 Expressway, and

**WHEREAS**, the Planning Commission finds the proposal meets Livability: Goal 1 because MSD has reviewed the proposal and given preliminary approval. Sanitary sewage and drainage infrastructure shall be made to the development as required by MSD, and

**WHEREAS**, the Planning Commission finds the proposal meets Housing: Goal 1 because the proposed zoning district would permit a variety of housing types and services that encourage aging in place. The site is located near employment centers, parks, and similar services and amenities as permitted in the requested district. Public transit is available, and

**WHEREAS**, the Planning Commission finds the proposal meets Housing: Goal 2 because the proposed zoning district would permit a variety of housing development that supports intergenerational and mixed-income housing, including mixed-use development. The proposal is located along a transit corridor and provides connectivity to employment centers and amenities along the corridor and throughout Louisville Metro. Access for pedestrian will be made to all public roadways (existing/proposed) to connect to adjacent and nearby development, and

**WHEREAS**, the Planning Commission finds the proposal meets Housing: Goal 3 because the proposed zoning allows for mixed uses and a variety of housing options that promotes the provisioning of fair and affordable housing; now, therefore be it.

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **RECOMMEND** that the Louisville Metro Council **APPROVE** the change in zoning from R-4 Single-Family Residential to O-R Office Residential and C-N Commercial Neighborhood.

**The vote was as follows:**

**YES: Commissioners Steff, Lannert, Mims, Fischer, Bond, Benitez, Lohan, Cheek, and Sistrunk**

**ABSENT: Commissioner Stuber**

**Detailed District Development Plan with binding elements.**

**PLANNING COMMISSION MINUTES  
MARCH 19, 2026**

**PUBLIC HEARING**

**CASE NO. 24-ZONE-0098**

01:20:47 On a motion by Commissioner Cheek, seconded by Commissioner Mims, the following resolution, based on the staff report, applicant and staff testimony heard today and staff analysis, was adopted:

**WHEREAS**, the Planning Commission finds there are no steep slopes, water courses, floodplains, or known soil concerns. The existing church building is to remain and be preserved. There is not significant tree canopy on site that meet the requirement for tree preservation. The existing trees on the southwest portion of the site are to be removed to install a detention basin for stormwater and runoff, as required by MSD. New tree plantings, landscaping, and screening shall be provided in accordance with LDC Chapter 10, and

**WHEREAS**, the Planning Commission finds the Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Transportation Planning has approved the preliminary development plan, and

**WHEREAS**, the Planning Commission finds the proposed development does not have open space requirements according to the Land Development Code, and

**WHEREAS**, the Planning Commission finds the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site to prevent drainage problems from occurring on the subject site or within the community, and

**WHEREAS**, the Planning Commission finds the overall site design and land uses are generally compatible with existing and projected future development in the area. The existing church building is to be preserved. The proposal is compatible with the scale and design requirements of the neighborhood form district. There are activity and employment centers, amenities, and similar services in the area and along Westport Road., and

**WHEREAS**, the Planning Commission finds the plan is in conformance with the requirements of the Land Development Code, except where relief has been requested, and the Comprehensive Plan. Community Form Goal 1, Policy 9 calls to ensure an appropriate transition between uses that are substantially different in scale and intensity or density of development. The transition may be achieved through methods such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions and setback requirements. The proposal is meeting all required landscaping, tree canopy, and buffering as required by LDC Chapter 10. Adequate landscape buffers shall be provided as shown on the plan to provide a transition between the subject site and adjacent lower intensity residential uses. The proposed buildings are meeting all required setback requirements from adjacent single-family residential

**PLANNING COMMISSION MINUTES  
MARCH 19, 2026**

**PUBLIC HEARING**

**CASE NO. 24-ZONE-0098**

properties. Community Form Goal 2 Policy 4 states to allow non-residential development within the Neighborhood, Traditional Neighborhood and Village Form Districts to occur only at locations with appropriate access and connectivity. Appropriate access and connectivity exist to allow the zoning change within the context of the neighborhood form district. The site is located along Westport Road and has connectivity to N Hurstbourne Parkway, the I-265 Expressway, and other areas throughout Louisville Metro. Established activity and employment centers, amenities, and similar supportive services exist in the immediate area along Westport Road; now, therefore be it.

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan **SUBJECT** to the following Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of the binding element(s) shall be submitted to the Planning Commission of the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works, and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A minor subdivision plat or legal instrument creating the lots as shown on the approved district development plan shall be recorded prior to issuance of any building permits.

**PLANNING COMMISSION MINUTES  
MARCH 19, 2026**

**PUBLIC HEARING**

**CASE NO. 24-ZONE-0098**

- e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Office of Planning.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors, and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

**The vote was as follows:**

**YES: Commissioners Steff, Lannert, Mims, Fischer, Bond, Benitez, Lohan, Cheek, and Sistrunk**

**ABSENT: Commissioner Stuber**

**General District Development Plan with binding elements.**

01:21:11 On a motion by Commissioner Cheek, seconded by Commissioner Mims, the following resolution, based on the staff report, applicant and staff testimony heard today and staff analysis, was adopted:

**WHEREAS**, the Planning Commission finds there are no steep slopes, water courses, floodplains, or known soil concerns. The existing church building is to remain and be preserved. There is not significant tree canopy on site that meet the requirement for tree preservation. The existing trees on the southwest portion of the site are to be removed to install a detention basin for stormwater and runoff, as required by MSD. New tree plantings, landscaping, and screening shall be provided in accordance with LDC Chapter 10, and

**PLANNING COMMISSION MINUTES  
MARCH 19, 2026**

**PUBLIC HEARING**

**CASE NO. 24-ZONE-0098**

**WHEREAS**, the Planning Commission finds the Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Transportation Planning has approved the preliminary development plan, and

**WHEREAS**, the Planning Commission finds the proposed development does not have open space requirements according to the Land Development Code, and

**WHEREAS**, the Planning Commission finds the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site to prevent drainage problems from occurring on the subject site or within the community, and

**WHEREAS**, the Planning Commission finds the overall site design and land uses are generally compatible with existing and projected future development in the area. The existing church building is to be preserved. The proposal is compatible with the scale and design requirements of the neighborhood form district. There are activity and employment centers, amenities, and similar services in the area and along Westport Road, and

**WHEREAS**, the Planning Commission finds the plan is in conformance with the requirements of the Land Development Code, except where relief has been or will subsequently be requested, and the Comprehensive Plan. Community Form Goal 1, Policy 9 calls to ensure an appropriate transition between uses that are substantially different in scale and intensity or density of development. The transition may be achieved through methods such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions and setback requirements. The proposal is meeting all required landscaping, tree canopy, and buffering as required by LDC Chapter 10. Adequate landscape buffers shall be provided as shown on the plan to provide a transition between the subject site and adjacent lower intensity residential uses. The proposed buildings are meeting all required setback requirements from adjacent single-family residential properties. Community Form Goal 2 Policy 4 states to allow non-residential development within the Neighborhood, Traditional Neighborhood and Village Form Districts to occur only at locations with appropriate access and connectivity. Appropriate access and connectivity exist to allow the zoning change within the context of the neighborhood form district. The site is located along Westport Road and has connectivity to N Hurstbourne Parkway, the I-265 Expressway, and other areas throughout Louisville Metro. Established activity and employment centers, amenities, and similar supportive services exist in the immediate area along Westport Road; now, therefore be it.

**PLANNING COMMISSION MINUTES  
MARCH 19, 2026**

**PUBLIC HEARING**

**CASE NO. 24-ZONE-0098**

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **APPROVE** the General Detailed District Development Plan **SUBJECT** to the following Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works, and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A minor subdivision plat or legal instrument creating the lots as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
  - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Office of Planning.

**PLANNING COMMISSION MINUTES  
MARCH 19, 2026**

**PUBLIC HEARING**

**CASE NO. 24-ZONE-0098**

5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
  
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors, and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

**The vote was as follows:**

**YES: Commissioners Steff, Lannert, Mims, Fischer, Bond, Benitez, Lohan, Cheek, and Sistrunk**

**ABSENT: Commissioner Stuber**