



Louisville Metro Government

Old Jail Auditorium
514 W. Liberty Street
Louisville, KY 40202

Agenda - Final

Land Development & Transportation Committee

Thursday, January 12, 2023

1:00 PM

Old Jail Auditorium

The Land Development and Transportation Committee 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. [LDT Mins - 12082022](#)

Attachments: [12.08.22 LDT Minutes.pdf](#)

New Business

2. [21-ZONE-0136](#)

Request:	Change in zoning from R-4 to R-7, with associated Detailed District Development Plan with Binding Elements, and Waiver - APPLICANT REQUESTS CONTINUANCE TO JANUARY 26
Project Name:	Mt. Washington Road Apartments
Location:	5604, 5606, 5612, 5614 & 5616 Mt. Washington Road
Owner:	Gloria & Clinton Walker, Bobby Wilson
Applicant:	Highgates Management
Representative:	Bardenwerper, Talbott & Roberts
Jurisdiction:	Louisville Metro
Council District:	23 - Jeff Hudson
Case Manager:	Dante St. Germain, AICP, Planner II

3. [22-ZONE-0138](#)

Request: Change in zoning from R-6, OR-2 & C-2 to PDD, with associated Pattern Book

Project Name: Paristown Pointe - Urban Government Center Redevelopment

Location: 768, 810 & 850 Barret Avenue, 1235 E Breckinridge Street

Owner: Jefferson County Kentucky Capital Projects Corp, Louisville Metro Housing Authority, Louisville/Jefferson County Metro Government

Applicant: Upper Paristown Preservation Trust

Representative: Wyatt Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 6 - Vacant

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

Attachments: [21-ZONE-0138_interested_party_emails_120222.pdf](#)
[22-ZONE-0138 LDT Staff Report 011223.pdf](#)
[22-ZONE-0138_PatternBook_120122.pdf](#)
[22-ZONE-0138_TIS.pdf](#)

4. [22-STRCLOSURE-0026](#)

Request: Closure of Public Right-of-Way

Project Name: MSD Maple Street Park Closure

Location: Unnamed alleys adjacent to 739, 741, 743, 745, 747 and 749 S 23rd St; 2217, 2219, 2221, 2223 and 2225 Maple St

Owner: Louisville Metro

Applicant: Louisville Metro Public Works and Assets

Representative:

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Jay Lockett, AICP, Planner II

Attachments: [22-STRCLOSURE-0026 Explanation.pdf](#)
[22-STRCLOSURE-0026 LDT Staff Report_011223.pdf](#)
[22-STRCLOSURE-0026 Plan_112122.pdf](#)

5. [22-RSUB-0008](#)

Request: Revised Major Preliminary Subdivision with a Waiver
Project Name: Bridle Run
Location: 1312 Flat Rock Rd
Owner: Shawnee Development, Inc., Madeira Place, LLC
Applicant: Madeira Place, LLC
Representative: Land Design and Development
Jurisdiction: Louisville Metro
Council District: 19 - Anthony Piagentini
Case Manager: Jay Lockett, AICP, Planner II

Attachments: [22-RSUB-0008_Applicant Explanation.pdf](#)
[22-RSUB-0008_LDT Staff Report_011223.pdf](#)
[22-RSUB-0008_Revised Plan_122122.pdf](#)
[Applicant Waiver Justification.pdf](#)
[Darr Emails_112822.pdf](#)
[Flat Rock Rd Sight Distance Exhibit.pdf](#)
[Messer Emails_22-RSUB-0008.pdf](#)
[17SUBDIV1021_APPROVEDPLAN_03.01.2018.PDF](#)
[19-RSUB-0004_APPROVED PLAN.pdf](#)

6. [22-ZONE-0121](#)

Request: Change in zoning from RR to R-5 with a Waiver and Detailed
Development Plan
Project Name: Vista Hills Subdivision
Location: 10001 Vista Hills Blvd.
Owner: TRI Smyrna LLC
Applicant: Jane Renn
Representative: Bowman Consulting Group Ltd.
Jurisdiction: Louisville Metro
Council District: 22- Robin Engel
Case Manager: Julia Williams, AICP, Planning Manager

Attachments: [22-ZONE-0121_LDT Staff Report_011223.pdf](#)
[22-ZONE-0121_Plan_111022.pdf](#)

7. [22-ZONE-0096](#)

Request: Change in zoning from R-4 to C-M, with associated Revised Detailed District Development Plan and Binding Elements, and Waivers

Project Name: APB Mini Warehouse

Location: 6212 Shepherdsville Road

Owner: AL CAT LLC

Applicant: AL CAT LLC

Representative: Wyatt, Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 2 - Barbara Shanklin

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

Attachments: [21-ZONE-0072_Aproved Plan_071422.pdf](#)
[22-ZONE-0096 LDT Staff Report 011223.pdf](#)
[22-ZONE-0096_applicant_justification.pdf](#)
[22-ZONE-0096_elevations.pdf](#)
[22-ZONE-0096 interested party comment 010423.pdf](#)
[22-ZONE-0096_Plan_112122.pdf](#)
[22-ZONE-0096 waiver justifications.pdf](#)

8. [22-ZONE-0098](#)

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

Project Name: Xebec Tucker Station

Location: 1525 - 1711 Tucker Station Road, 12850 & 1704 S Pope Lick Road, Parcel ID 367200070000

Owner: Mark & Sandra Holloway, William Gary Holloway, LRH Family LLC, Lois R Holloway Revocable Trust, Brian & Annette Whitcomb, HHOP Partners LLC

Applicant: Xebec Pursuits LLC

Representative: Sabak Wilson & Lingo Inc., Stites & Harbison PLLC

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

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

Attachments: [22-ZONE-0098_applicant_justification.pdf](#)
[22-ZONE-0098_elevations.pdf](#)
[22-ZONE-0098_GeotechReport_081522.pdf](#)
[22-ZONE-0098_interested_party_comments_010423.pdf](#)
[22-ZONE-0098_Plan_111822.pdf](#)
[22-ZONE-0098_TrafficStudy_090722.pdf](#)
[22-ZONE-0098_waiver_justification.pdf](#)
[22-ZONE-0098_WetlandDelineationReport_111022.pdf](#)
[22-ZONE-0098_LDT_Staff_Report_011223.pdf](#)

9. [22-ZONE-0125](#)

Request: Change in zoning from C-1 to C-2, with Revised General District Development Plan and Revisions to Binding Elements and Detailed District Development Plan with Binding Elements

Project Name: Christian Brothers Automotive
Location: 4500 S Hurstbourne Pkwy
Owner: Meijer Stores Limited Partnership
Applicant: Thoroughbred Engineering
Representative: Bardenwarper, Talbott and Roberts
Jurisdiction: Louisville Metro
Council District: 26- Brent Ackerson
Case Manager: Jay Lockett, AICP, Planner II

Attachments: [22-ZONE-0125 Elevations_111422.pdf](#)
[22-ZONE-0125_LDT Staff Report_011223.pdf](#)
[22-ZONE-0125_Plan_122022.pdf](#)
[Applicants Justification Statement.pdf](#)
[Greenhurst Condo Email_090122.pdf](#)
[9-39-94 REVISED APPROVED PLAN 12.14.95.PDF](#)
[18DEVPLAN1083 APPROVED PLAN AND BES.PDF](#)
[21-DDP-0045_AprovedPlan_06.30.21\(1\).pdf](#)

10. [22-ZONE-0079](#)

Request: Change in zoning from R-4 to R-6, with Detailed District
Development Plan with Binding Elements

Project Name: Mud Lane Apartments

Location: 3902 Mud Ln

Owner: Hubert L Hester Living Trust

Applicant: Hubert L Hester Living Trust

Representative: Wyatt, Tarrant and Combs

Jurisdiction: Louisville Metro

Council District: 13 - Dan Seum, Jr.

Case Manager: Jay Lockett, AICP, Planner II

Attachments: [22-ZONE-0079_Applicant Justification.pdf](#)
[22-ZONE-0079_Elevations.pdf](#)
[22-ZONE-0079_LDT Staff Report_011223.pdf](#)
[22-ZONE-0079_Plan_102422.pdf](#)
[22-ZONE-0079_Staff Pres LDT_111022.pdf](#)
[22-ZONE-0079_TrafficImpactstudy_102422.pdf](#)
[22-ZONE-0079_Wetland Determination_102422.pdf](#)
[Fire Department Discussion_FW_Mud Ln Development Plan.pdf](#)
[LD&T Mtg Hubert Hester L Trust Mud Lane 2022 11 10.pdf](#)

11. [22-ZONE-0111](#)

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

Project Name: Dollar General

Location: 7717 & 7721 St. Andrews Church Road

Owner: Montez Malone

Applicant: Susan Cox

Representative: Wyatt, Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 25 - Khalil Batshon

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

Attachments: [19ZONE1036_ApprovedPlan_06.20.19.pdf](#)
[22-ZONE-0111 LDT Staff Report 011223.pdf](#)
[22-ZONE-0111_applicant_justification.pdf](#)
[22-ZONE-0111_interested_party_comments_010323.pdf](#)
[22-ZONE-0111_Jon_Baker_email_111022.pdf](#)
[22-ZONE-0111_Plan_110922.pdf](#)
[22-ZONE-0111_waiver_justification_22-WAIVER-0192.pdf](#)
[22-ZONE-0111_waiver_justification_22-WAIVER-0193.pdf](#)

12. [22-ZONE-0114](#)

Request: Change in zoning from R-6 to U-N, with associated Detailed District Development Plan and Binding Elements, and Variance

Project Name: 1239 S Clay Street Rezoning

Location: 1239 S Clay Street

Owner: River City Housing Inc.

Applicant: River City Housing Inc.

Representative: River City Housing Inc.

Jurisdiction: Louisville Metro

Council District: 6 - Vacant

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

Attachments: [22-ZONE-0114 LDT Staff Report 011223.pdf](#)
[22-ZONE-0114_applicant_justification.pdf](#)
[22-ZONE-0114_interested_party_comments_121222.pdf](#)
[22-ZONE-0114_Plan_120122.pdf](#)
[22-ZONE-0114_variance_justification.pdf](#)

Adjournment

