



Louisville Metro Government

Old Jail Auditorium
514 West Liberty Street
Louisville, KY 40202

Action Summary - Final Planning Commission

Thursday, March 2, 2023

1:00 PM

Call To Order

- Present:** 9 - Commissioner TeAndre Sistrunk, Commissioner Suzanne Cheek, Commissioner Richard Carlson, Commissioner Patti Clare, Commissioner Lula Howard, Commissioner Michelle Pennix, Commissioner Bill Fischer, Commissioner Jim Mims, and Commissioner Marilyn Lewis
- Absent:** 1 - Commissioner Jeff Brown

Approval Of Minutes

1. [PC Minutes 021623](#)

A motion was made by Commissioner Carlson, seconded by Commissioner Cheek, that the minutes of the February 16, 2023 regular meeting of the Planning Commission be approved. The motion carried by the following vote:

- Yes:** 5 - Sistrunk, Cheek, Carlson, Pennix, and Lewis
- Absent:** 1 - Brown
- Abstain:** 4 - Clare, Howard, Fischer, and Mims

Public Hearing

2. [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 Lane

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 Luckett, AICP, Planner II

A motion was made by Commissioner Mims, seconded by Commissioner Howard, that the requested change in zoning from R-4, Single-family Residential to R-6 Multi-family residential be recommended to the Louisville Metro Planning Commission for approval. The motion carried by the following vote:

- Yes:** 9 - Sistrunk, Cheek, Carlson, Clare, Howard, Pennix, Fischer, Mims, and Lewis

Absent: 1 - Brown

A motion was made by Commissioner Mims, seconded by Commissioner Howard, that the requested district development plan be approved. The motion carried by the following vote:

Yes: 9 - Sistrunk, Cheek, Carlson, Clare, Howard, Pennix, Fischer, Mims, and Lewis

Absent: 1 - Brown

3. [22-ZONE-0105](#)

Request: Change in Zoning from R-4 Single Family and C-1 Commercial to R-6 Multi-Family with a District Development Plan with Binding Elements and a Waiver

Project Name: Friess Old Bardstown

Location: 9408 and 9500 Old Bardstown Road

Owner: Roger Dale Perkins Estate; Michael and Laura Schnell

Applicant: Friess Property Company

Representative: Bardenwarper, Talbott and Roberts

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that the case be continued indefinitely. The motion carried by the following vote:

Yes: 9 - Sistrunk, Cheek, Carlson, Clare, Howard, Pennix, Fischer, Mims, and Lewis

Absent: 1 - Brown

4. [22-ZONE-0145](#)

Request: Change in Zoning from R-4 to C-2, with Associated Detailed District Development Plan with Binding Elements, and Waivers

Project Name: 8006 National Turnpike Rezoning

Location: 8006 National Turnpike

Owner: Robert & Jennifer Johnson

Applicant: Robert Johnson

Representative: CRP & Associates

Jurisdiction: Louisville Metro

Council District: 13 - Dan Seum Jr.

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

A motion was made by Commissioner Carlson, seconded by Commissioner Mims, that the case be continued to the March 16, 2023 Planning Commission public hearing. The motion carried by the following vote:

Yes: 7 - Carlson, Clare, Howard, Pennix, Fischer, Mims, and Lewis

No: 1 - Sistrunk

Absent: 2 - Cheek, and Brown

5. [22-ZONE-0149](#)

Request: Change in Zoning from R-4 to R-5, with Associated Major Preliminary Subdivision, Detailed District Development Plan with Binding Elements, and Waiver

Project Name: Pulte Cedar Creek Road Subdivision

Location: 9220 & 9224 Cedar Creek Road

Owner: Wendell E. Thommasson Revocable Living Trust

Applicant: Pulte Group

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel, 23 - Jeff Hudson

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

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that the requested change in zoning from R-4 Single Family Residential to R-5 Single Family Residential be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 7 - Sistrunk, Carlson, Clare, Howard, Fischer, Mims, and Lewis

No: 1 - Pennix

Absent: 2 - Cheek, and Brown

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that the requested Waiver from 7.3.30.E to permit a rear yard to overlap with a drainage easement by more than 15% (22-WAIVER-0223) be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Carlson, Clare, Howard, Fischer, Mims, and Lewis

No: 1 - Pennix

Absent: 2 - Cheek, and Brown

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that the requested Major Preliminary Subdivision (22-MSUB-0012) be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Carlson, Clare, Howard, Fischer, Mims, and Lewis

No: 1 - Pennix

Absent: 2 - Cheek, and Brown

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that the requested detailed district development plan be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Carlson, Clare, Howard, Fischer, Mims, and Lewis

No: 1 - Pennix

Absent: 2 - Cheek, and Brown

6. [22-ZONE-0050](#)

Request: Change in Zoning from R-4 to R-6, with Associated Detailed District Development Plan with Binding Elements, and Variance and Waiver
 Project Name: Terry Road Apartments
 Location: 5127 Terry Road
 Owner: Ambvit Realty, LLC
 Applicant: LDG
 Representative: Dinsmore & Shohl
 Jurisdiction: Louisville Metro
 Council District: 1 - Tammy Hawkins
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk, that the requested Change in zoning from R-4 Single Family Residential to R-6 Multi-Family Residential be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 8 - Sistrunk, Carlson, Clare, Howard, Pennix, Fischer, Mims, and Lewis

Absent: 2 - Cheek, and Brown

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk, that the requested Variance from Table 5.3.1 to permit structures to exceed the maximum allowable building height (allowed: 35', requested: 39', variance of 4') (22-VARIANCE-0164) be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Clare, Howard, Pennix, Fischer, Mims, and Lewis

Absent: 2 - Cheek, and Brown

Abstain: 1 - Carlson

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk, that the requested Waiver from 5.9.2.A.1.a.ii to not provide required connectivity to the properties to the south and the east (22-WAIVER-0233) be approved. The motion carried by the following vote:

Yes: 8 - Sistrunk, Carlson, Clare, Howard, Pennix, Fischer, Mims, and Lewis

Absent: 2 - Cheek, and Brown

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk, that the requested Detailed District Development Plan be approved. The motion carried by the following vote:

Yes: 8 - Sistrunk, Carlson, Clare, Howard, Pennix, Fischer, Mims, and Lewis

Absent: 2 - Cheek, and Brown

Adjournment

The meeting adjourned at 7:22 p.m.