



Louisville Metro Government

Old Jail Auditorium
514 West Liberty Street
Louisville, KY 40202

Agenda Planning Commission

Thursday, March 16, 2023

1:00 PM

Old Jail Auditorium

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

2. [PC Minutes 03.02.23](#)

Approval of the minutes of the March 2, 2023 Planning Commission public hearing.

Attachments: [03.02.23 PC Minutes.pdf](#)

Consent Agenda

3. [23-STRCLOSURE-0005](#)

Request:	Closure of a 129.52' Long Unnamed Alley Totaling 0.06 Acres
Project Name:	Payne Street Alley Closure
Location:	1411 Payne Street
Owner:	David George
Applicant:	David George
Representative:	Charles Podgursky, CRP
Jurisdiction:	Louisville Metro
Council District:	9 - Andrew Owen
Case Manager:	John Michael Lawler, Planner I

Attachments: [23-STRCLOSURE-0005_Staff_Report_03032023.pdf](#)

[23-STRCLOSURE-0005_Plat_02212023.pdf](#)

[23-STRCLOSURE-0005_StaffPresentation_030923.pdf](#)

Business Session

4. [LDC Reform Update 03.16.23](#)

Project Name: LDC Reform Update
Case Manager: Joel P. Dock, AICP, Planning Coordinator

Public Hearing**5. [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

Attachments: [22-ZONE-0145 PC Staff Report 031623.pdf](#)
[22-ZONE-0145 Applicant Justification.pdf](#)
[22-ZONE-0145 Elevations 030923.pdf](#)
[22-ZONE-0145 Jason Richardson Email.pdf](#)
[22-ZONE-0145 Plan 030923.pdf](#)
[22-ZONE-0145 Waiver Justification 22-WAIVER-0215.pdf](#)
[22-ZONE-0145 Waiver Justification 23-WAIVER-0001.pdf](#)

6. [22-CAT2-0049](#)

Request: Amend the 200-foot setback adjacent to residential properties not zoned EZ-1, with a Category 2B plan and waivers

Project Name: The Bernheim
Location: 1600 Bernheim Ln
Owner: Bernheim Partners, LLC
Applicant: Bernheim Partners, LLC
Representative: Kathy Linares
Jurisdiction: Louisville Metro
Council District: 3 - Kumar Rashad
Case Manager: John Michael Lawler, Planner I

Attachments: [22-CAT2-0049 PCStaffReport_031623.pdf](#)
[22-CAT2-0049 Plan_022423.pdf](#)

7. [22-ZONE-0075](#)

Request:

NOTE: EXTRA TIME HAS BEEN REQUESTED AND GRANTED FOR HEARING THIS CASE - Change in zoning from R-5 single family and R-7 multifamily to R-7 multifamily with a District Development Plan with Binding Elements and Waiver(s)

Project Name:

Renaissance on Broadway

Location:

4422 W Broadway

Owner:

Christ Temple Apostolic Church

Applicant:

Christ Temple Apostolic Church

Representative:

Jon Baker - Wyatt, Tarrant and Combs

Jurisdiction:

Louisville Metro

Council District:

5 - Donna Purvis

Case Manager:

Jay Lockett, AICP, Planner II

Attachments:[22-ZONE-0075_PC Staff Report_031623.pdf](#)[4-Story Rendering from Landmarks Presentation.jpg](#)[22-COA-0077_COA_062322.pdf](#)[22-ZONE-0075_Elevation_012023\(1\).pdf](#)[22-ZONE-0075_Plan_020223.pdf](#)[Applicant Justification Statement.pdf](#)[Baker Submittals_Christ Temple Christian Life Center_020923.pdf](#)[Waiver Justification.pdf](#)[22-ZONE-0075_Letters of Support_020823.pdf](#)[22-ZONE-0075_Opposition Petition_020723.pdf](#)[Neal_020623.pdf](#)[Neighbor Emails and Petition.pdf](#)

8. [22-ZONE-0147](#)

Request: Change in zoning from R-4 to C-1, with associated Detailed District Development Plan with Binding Elements, and Waivers and Parking Waiver

Project Name: 7 Brew

Location: 7609 Bardstown Road

Owner: Estate of William C Ridge Jr.

Applicant: Hogan Real Estate

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

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

Attachments: [22-ZONE-0147 Applicant Justification.pdf](#)
[22-ZONE-0147 Plan 020323.pdf](#)
[22-ZONE-0147 Elevations 121222.pdf](#)
[22-ZONE-0147 Waiver Justification 22-WAIVER-0194.pdf](#)
[22-ZONE-0147 Waiver Justification 22-WAIVER-0195.pdf](#)
[22-ZONE-0147 Waiver Justification 23-WAIVER-0006.pdf](#)
[22-ZONE-0147 Parking Waiver Information.pdf](#)
[22-ZONE-0147 PC Staff Report 031623.pdf](#)

9. [22-ZONE-0148](#)

Request:

NOTE: THIS CASE WILL BE CONTINUED TO THE MARCH 30, 2023 PLANNING COMMISSION HEARING -

Change in zoning from R-5 to C-1, with associated Detailed District Development Plan with Binding Elements, and Waivers, Variances and Parking Waiver

Project Name:

7 Brew

Location:

7700 - 7706 Laurel Ridge Road

Owner:

Estate of William C Ridge Jr.

Applicant:

Hogan Real Estate

Representative:

Bardenwerper, Talbott & Roberts

Jurisdiction:

Louisville Metro

Council District:

24 - Madonna Flood

Case Manager:

Dante St. Germain, AICP, Planner II

Attachments:[22-ZONE-0148 applicant justification.pdf](#)[22-ZONE-0148 Elevations 112122.pdf](#)[22-ZONE-0148 parking waiver information.pdf](#)[22-ZONE-0148 Plan 020723.pdf](#)[22-ZONE-0148 variance justification 22-VARIANCE-0145.pdf](#)[22-ZONE-0148 variance justification 22-VARIANCE-0146.pdf](#)[22-ZONE-0148 waiver justification 22-WAIVER-0196.pdf](#)[22-ZONE-0148 waiver justification 23-WAIVER-0007.pdf](#)[22-ZONE-0148 PC Staff Report 031623.pdf](#)

10. [21-ZONE-0136](#)

Request: Change in zoning from R-4 to R-7, with associated Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements, and Waiver

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

Attachments: [21-ZONE-0136 PC Staff Report 031623.pdf](#)
[21-MSUB-0012 approved plan.pdf](#)
[21-ZONE-0136 applicant justification.pdf](#)
[21-ZONE-0136 Conceptual Striping Plan 013023.pdf](#)
[21-ZONE-0136 Elevations 052722.pdf](#)
[21-ZONE-0136 interested party comments 031023.pdf](#)
[21-ZONE-0136 Jason Richardson_email.pdf](#)
[21-ZONE-0136 Karst Survey Report - 9-13-2021.pdf](#)
[21-ZONE-0136 Plan 013023.pdf](#)
[21-ZONE-0136 TIS 052722.pdf](#)
[21-ZONE-0136 WetlandMap_042522.pdf](#)

11. [22-MSUB-0004](#)

Request: **NOTE: THIS CASE HAS BEEN CONTINUED TO THE APRIL 20, 2023 PLANNING COMMISSION HEARING -**
Major Preliminary Subdivision utilizing MRDI provisions, Floyds Fork DRO Review, and Waiver

Project Name: 1614 Johnson Road Subdivision
 Location: 1614 Johnson Road
 Owner: Jean Rueff
 Applicant: Highgates Management
 Representative: Bardenwerper, Talbott & Roberts
 Jurisdiction: Louisville Metro
 Council District: 19 - Anthony Piagentini
 Case Manager: Dante St. Germain, AICP, Planner II

Attachments: [22-MSUB-0004_PC Staff Report 031623.pdf](#)
[22-MSUB-0004 - FLOODPLAIN EXHIBIT - 11-21-22.pdf](#)
[22-MSUB-0004 - LOT DISTURBANCE EXHIBIT - 11-21-22.pdf](#)
[22-MSUB-0004 - SCENIC CORRIDOR BUFFER EXHIBITS -11-21-22.pdf](#)
[22-MSUB-0004 - STEEPSLOPES - 11-21-22.pdf](#)
[22-MSUB-0004 - TREE CANOPY EXHIBIT -11-21-22.pdf](#)
[22-MSUB-0004 Applicant Explanation To Staff Concerns.pdf](#)
[22-MSUB-0004 applicant justification MRDI and FFDRO.pdf](#)
[22-MSUB-0004 dumpster enclosure exhibit.pdf](#)
[22-MSUB-0004 elevations multi family.pdf](#)
[22-MSUB-0004 elevations single family.pdf](#)
[22-MSUB-0004 Exhibit 1 turn lane.pdf](#)
[22-MSUB-0004 FFDRO tree removal affidavit.pdf](#)
[22-MSUB-0004 interested party comments 031023 1.pdf](#)
[22-MSUB-0004 interested party comments 031023 2.pdf](#)
[22-MSUB-0004 interested party comments 031023 3.pdf](#)
[22-MSUB-0004 interested party petitions 031023.pdf](#)
[22-MSUB-0004 Johnson Road Residential – Slope Exploration.pdf](#)
[22-MSUB-0004 Plan 030823.pdf](#)
[22-MSUB-0004 Preliminary Slope Evaluation & Karst Survey – Johnson Road I](#)
[22-MSUB-0004 SitePhotos 012023 FloydsForkTreeCanopy.pdf](#)
[22-MSUB-0004 TrafficImpactStudy 112822.pdf](#)
[22-MSUB-0004 waiver justification.pdf](#)
[22-MSUB-0004 water wetlands study.pdf](#)

Adjournment

