



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Action Summary - Final Planning Commission

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Thursday, September 15, 2022

1:00 PM

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- Present:** 9 - Commissioner Suzanne Cheek, Commissioner Richard Carlson, Commissioner Patti Clare, Commissioner Glenn Price, Commissioner Ruth Daniels, Commissioner Jeff Brown, Commissioner Jim Mims, Commissioner Lula Howard, and Commissioner Marilyn Lewis
- Absent:** 1 - Commissioner TeAndre Sistrunk

### Call To Order

### Approval Of Minutes

1. [PC Minutes 09.01.22](#)

Approval of the minutes of the September 1, 2022 Planning Commission public hearing.

**A motion was made by Commissioner Carlson, seconded by Commissioner Howard, that the minutes of the September 1, 2022 Planning Commission public hearing be approved. The motion carried by the following vote:**

**Yes:** 8 - Cheek, Carlson, Clare, Price, Daniels, Brown, Howard, and Lewis

**Absent:** 1 - Sistrunk

**Abstain:** 1 - Mims

### Business Session

2. [22-ZONE-0002](#)

Request: Change Night Hearing Start Time  
Project Name: Prospect Cove  
Location: 6500 Forest Cove Lane, 7301 River Road and Tax Block 206 Lot #48  
Owner: Prospect Development LLC  
Applicant: Prospect Development LLC  
Representative: Sabak Wilson; Dinsmore and Shohl  
Jurisdiction: Louisville Metro  
Council District: 16- Scott Reed  
Case Manager: Julia Williams, AICP, Planning Supervisor

**A motion was made by Commissioner Howard, seconded by Commissioner Carlson, that the start time of the Planning Commission night hearing be changed to 6:30 p.m. The motion carried by the following vote:**

**Yes:** 9 - Cheek, Carlson, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

**Absent:** 1 - Sistrunk

3. [LDC Reform Update 09.15.22](#)

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

**This was an informational update ONLY. No action was taken.**

4. [BE Final Order 11905 Dixie](#)

Request: Binding Element Citation Final Order - 11905 Dixie Highway  
Case Manager: Laura Ferguson, Jefferson County Attorney's Office

**A motion was made by Commissioner Carlson, seconded by Commissioner Clare, that the binding element citation be upheld and that the Binding Element Citation Final Order be approved. The motion carried by the following vote:**

**Yes:** 9 - Cheek, Carlson, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

**Absent:** 1 - Sistrunk

**Public Hearing**

5. [22-MSUB-0001](#)

Request: Preliminary Major Subdivision (MRDI) and Floyds Fork DRO Review  
Project Name: Broad Run Road Subdivision  
Location: 8000 Broad Run Road  
Owner: Walton Investments LLC  
Applicant: Highgates Development  
Representative: Bardenwerper Talbott & 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 Daniels, that the case be continued to the October 20, 2022 Planning Commission public hearing. The motion carried by the following vote:**

**Yes:** 9 - Cheek, Carlson, Clare, Price, Daniels, Brown, Mims, Howard, and Lewis

**Absent:** 1 - Sistrunk

6. [22-DDP-0021](#)

Request: Major Amendment to a Planned Development District  
 Project Name: SoBro PD Subarea Map Amendment  
 Location: 717 S 5th St, 718, 720, 728 and 738 S 4th St  
 Owner: Brown Bros Cadillac, Inc  
 Applicant: LDG Development  
 Representative: Dinsmore and Shohl  
 Jurisdiction: Louisville Metro  
 Council District: 4 - Jecorey Arthur  
 Case Manager: Jay Lockett, AICP, Planner II

**A motion was made by Commissioner Carlson, seconded by Commissioner Clare, that the request be approved. The motion carried by the following vote:**

**Yes:** 8 - Cheek, Carlson, Clare, Price, Daniels, Mims, Howard, and Lewis

**Absent:** 1 - Sistrunk

**Abstain:** 1 - Brown

7. [22-DDP-0106](#)

Request: Revised Detailed District Development Plan with amendment to binding elements and waivers  
 Project Name: Proposed Grocery Store with 2 outlots  
 Location: 16411 Shelbyville Road and 100 Flat Rock Road  
 Owner: Shoppes At Gardiner Park, LLC  
 Applicant: Gresham Smith / Dinsmore & Shohl, LLP.  
 Representative: Gresham Smith / Dinsmore & Shohl, LLP.  
 Jurisdiction: Louisville Metro  
 Council District: 19 - Anthony Piagentini  
 Case Manager: Molly Clark, Planner II

**A motion was made by Commissioner Mims, seconded by Commissioner Howard, that the requested waiver portion of this case be approved. The motion carried by the following vote:**

**Yes:** 7 - Cheek, Carlson, Clare, Daniels, Mims, Howard, and Lewis

**Absent:** 2 - Sistrunk, and Price

**Abstain:** 1 - Brown

**A motion was made by Commissioner Mims, seconded by Commissioner Howard, that the requested Revised Detailed District Development Plan portion of this case be approved. The motion carried by the following vote:**

**Yes:** 5 - Cheek, Clare, Mims, Howard, and Lewis

**No:** 2 - Daniels, and Brown

**Absent:** 2 - Sistrunk, and Price

**Abstain:** 1 - Carlson

**8. [22-ZONE-0084](#)**

Request: Change in Zoning R-5B to CR with District Development Plan  
 Project Name: 1745 and 1747 Frankfort Ave  
 Location: 1745 and 1747 Frankfort Ave  
 Owner: Zach Fry and Christopher Seckman  
 Applicant: Zach Fry and Christopher Seckman  
 Representative: Zach Fry and Christopher Seckman  
 Jurisdiction: Louisville Metro  
 Council District: 9 - Bill Hollander  
 Case Manager: Jay Lockett, AICP - Planner II

**A motion was made by Commissioner Brown, seconded by Commissioner Carlson, that the requested change in zoning be approved. The motion carried by the following vote:**

**Yes:** 8 - Cheek, Carlson, Clare, Daniels, Brown, Mims, Howard, and Lewis

**Absent:** 2 - Sistrunk, and Price

**A motion was made by Commissioner Brown, seconded by Commissioner Carlson, that the requested Development Plan be approved. The motion carried by the following vote:**

**Yes:** 8 - Cheek, Carlson, Clare, Daniels, Brown, Mims, Howard, and Lewis

**Absent:** 2 - Sistrunk, and Price

**9. [22-ZONE-0068](#)**

Request: Change in zoning from R-5 to C-1, with Detailed District Development Plan and Binding Elements, and Waivers and Variance  
 Project Name: Southside Drive Rezoning  
 Location: 7332 Southside Drive, 5437 & 5439 New Cut Road  
 Owner: Golden Wash LLC  
 Applicant: Golden Wash LLC  
 Representative: Bardenwerper Talbott & Roberts  
 Jurisdiction: Louisville Metro  
 Council District: 25 - Amy Holton Stewart  
 Case Manager: Dante St. Germain, AICP, Planner II

**This case was WITHDRAWN.**

**Adjournment**

**The Commission adjourned at 6:25 p.m.**