



# Louisville Metro Government

Old Jail Auditorium  
514 W Liberty Street  
Louisville, KY 40202

## Action Summary Planning Commission

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Thursday, October 6, 2022

1:00 PM

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### Call To Order

The following Commissioners were present: Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis

The following Commissioners were absent: Cheek

### Approval Of Minutes

1. [PC Minutes September 15, 2022](#)

A motion was made by Commissioner Howard, seconded by Commissioner Carlson that the September 15, 2022 PC minutes be approved. The vote was as follows:

**YES:** Commissioners Brown, Carlson, Clare, Howard, Mims, Price and Lewis

**ABSTAIN:** Commissioner Sistrunk

**ABSENT:** Commissioner Cheek

### Consent Agenda

2. [22-STRCLOSURE-0013](#)

Request:	Old Taylorsville Road Closure
Project Name:	Old Taylorsville Road Closure
Location:	Old Taylorsville Road between Taylorsville Road south and Floyds Fork
Owner:	Louisville Metro
Applicant:	Blackbird Bend LLC
Representative:	Sabak Wilson
Jurisdiction:	Louisville Metro
Council District:	20-Stuart Benson
Case Manager:	Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Brown, seconded by Commissioner Carlson to recommend that Metro Council approve the Consent Agenda items. The vote was as follows:

**YES:** Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis

**ABSENT:** Commissioner Cheek

3. [22-STRCLOSURE-0015](#)

Request: Enterprise Drive Closure  
 Project Name: Enterprise Drive Closure  
 Location: Enterprise drive along the CSX Railroad  
 Owner: Louisville Metro  
 Applicant: Kentuckiana Development, LLC  
 Representative: Heritage Engineering  
 Jurisdiction: Louisville Metro  
 Council District: 13 - Mark Fox  
 Case Manager: Molly Clark, Planner II

**A motion was made by Commissioner Brown, seconded by Commissioner Carlson to recommend that Metro Council approve the Consent Agenda items. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**

**ABSENT: Commissioner Cheek**

4. [22-ZONE-0086](#)

Request: Change in zoning from R-4 to C-M, with Detailed District Development Plan and Binding Elements, and Waiver - **SET NIGHT HEARING DATE**  
 Project Name: Hagan Westport Road Self Storage  
 Location: 4301 Westport Road  
 Owner: Paul & Suetta Thieneman  
 Applicant: Hagan Properties Inc.  
 Representative: Bardenwerper Talbott & Roberts  
 Jurisdiction: City of St. Matthews, Louisville Metro  
 Council District: 7 - Paula McCraney  
 Case Manager: Dante St. Germain, AICP, Planner II

**A motion was made by Commissioner Howard, seconded by Commissioner Sistrunk to set a Night Public Hearing for Wednesday November 9, 2022 at the Walden School, 6:30 p.m.. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**

**ABSENT: Commissioner Cheek**

**Business Session**

5. [BLD-WRE-22-00270 & 00272](#)

Request: Request to Waive Two Year Deed Restriction - Wrecking Permits  
 BLD-WRE-22-00270 & BLD-WRE-22-00272

Project Name: Demolition of 1650 & 1652 W. Kentucky Street

Location: 1650 & 1652 W. Kentucky Street

Owner: REBOUND, Inc.

Applicant: REBOUND, Inc.

Representative: REBOUND, Inc.

Jurisdiction: Louisville Metro

Council District: 4-Jecorey Arthur

Case Manager: Savannah Darr, Historic Preservation Officer

**A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the request to Waive the Two Year Deed Restriction be approved. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**

**ABSENT: Commissioner Cheek**

6. [BLD-WRE-22-00290](#)

Request: Request to Waive Two Year Deed Restriction - Wrecking Permit  
 BLD-WRE-22-00290

Project Name: Demolition of 1331 S. Preston Street

Location: 1331 S. Preston Street

Owner: Joy M. Collins

Applicant: Joy M. Collins

Representative: Joy M. Collins

Jurisdiction: Louisville Metro

Council District: 6-David James

Case Manager: Savannah Darr, Historic Preservation Officer

**A motion was made by Commissioner Carlson, seconded by Commissioner Howard that the request to Waive Two Year Deed Restriction be approved. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**

**ABSENT: Commissioner Cheek**

**Public Hearing**

7. [22-DDP-0098](#)

Request: **THIS CASE WILL BE CONTINUED TO THE NOVEMBER 3, 2022 PLANNING COMMISSION MEETING**

Project Name: Sunshine Concrete

Location: 13905 Aiken Rd

Owner: Otte Family Limited Partnership

Applicant: Damon Garrett - Sunshine Builders

Representative: Bardenwarper, Talbott and Roberts

Jurisdiction: Louisville Metro

Council District: 19 - Anthony Piagentini

Case Manager: Jay Lockett, AICP, Planner II

**This case will be continued to the November 3, 2022 Planning Commission meeting.**

8. [22-DDP-0054](#)

Request: Detailed District Development Plan with waivers

Project Name: Mike's Car Wash

Location: 10501/10511 Preston Highway

Owner: 291 Harbison LLC

Applicant: Mike's Car Wash

Representative: Dinsmore & Shohl, LLP.

Jurisdiction: Louisville Metro

Council District: 23- James Peden

Case Manager: Julia Williams, AICP, Planning Supervisor

**A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk to recommend that Metro Council approve the Waiver from 10.2.4 to eliminate the LBA and plantings along the east property line (22-WAIVER-0089). The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**

**ABSENT: Commissioner Cheek**

**A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk to recommend that Metro Council approve the Parking Waiver to exceed the maximum allowable parking (22-PARKWAIVER-0006). The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**

**ABSENT: Commissioner Cheek**

**A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk to recommend that Metro Council approve the Detailed District Development plan. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**

**ABSENT: Commissioner Cheek**

9. [21-ZONE-0156](#)

Request: Change in zoning from R-4 to R-5A, with Detailed District Development Plan and Binding Elements

Project Name: Burnett Ridge Lofts

Location: 600/604 Burnett Ridge Place

Owner: Linda Watson

Applicant: Stewart Companies

Representative: LDD Inc.; Wyatt Tarrant and Combs LLP

Jurisdiction: Douglass Hills

Council District: 18-Marilyn Parker

Case Manager: Julia Williams, AICP, Planning Supervisor

**A motion was made by Commissioner Mims, seconded by Commissioner Clare to recommend that the city of Douglas Hills approve the change in zoning from R-4 to R-5A. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**

**ABSENT: Commissioner Cheek**

**A motion was made by Commissioner Mims, seconded by Commissioner Clare to recommend that the city of Douglas Hills approve the Detailed District Development Plan. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**

**ABSENT: Commissioner Cheek**

10. [22-ZONE-0077](#)

Request: Change in Zoning from R-5 and R-7 to R-7 Multi-family zoning with a Waiver and District development Plan with Binding Elements

Project Name: Chenoweth Lane Apartments

Location: 236 and 238 Chenoweth Ln

Owner: ML Thieneman LLC

Applicant: ML Thieneman LLC

Representative: Tanner Nichols - Frost Brown Todd

Jurisdiction: St Matthews

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 city of St. Matthews approve the Change-in-Zoning from R-5 Single-family Residential and R-7 Multi-family residential to R-7 Multi-family residential. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**  
**ABSENT: Commissioner Cheek**

**A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the city of St. Matthews approve the Waiver of St Matthews Development Code section 4.12.C.8.1 to permit two buildings on the same lot to be less than 25 feet apart. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**  
**ABSENT: Commissioner Cheek**

**A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the city of St. Matthews approve the District Development Plan. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**  
**ABSENT: Commissioner Cheek**

11. [22-DDP-0075](#)

Request: Revised Detailed District Development Plan with a waiver  
Project Name: Jagers - Villages of English Station  
Location: 13712 and 13801 English Villa Dr  
Owner: Hogan Holdings 15 LLC  
Applicant: Hogan Holdings 15 LLC  
Representative: Land Design and Development  
Jurisdiction: Louisville Metro and Middletown  
Council District: 11 - Kevin Kramer and 19 - Anthony Piagentini  
Case Manager: Jay Lockett, AICP, Planner II

**A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Waiver of Land Development Code section 10.3.5 to allow the existing drive lane to encroach into the Parkway Buffer be approved. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**  
**ABSENT: Commissioner Cheek**

**A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the city of St. Matthews approve the Revised Detailed District Development Plan. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**  
**ABSENT: Commissioner Cheek**

12. [22-ZONE-0014](#)

Request: Change in Zoning from R-4 to C-1 with a Variances and District Development Plan with Binding Elements

Project Name: Hopewell Animal Hospital

Location: 12404/12406 Taylorsville Road & 3830 Sweeney Lane

Owner: AFB Properties LLC

Applicant: Hopewell Animal Hospital

Representative: Land Design and Development; Bardenwerper Talbott and Roberts PLLC

Jurisdiction: Louisville Metro

Council District: 20-Stuart Benson

Case Manager: Julia Williams, AICP, Planning Supervisor

**A motion was made by Commissioner Brown, seconded by Commissioner Sistrunk to recommend to Metro Council that the change in zoning from R-4 to C-1 be approved. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**  
**ABSENT: Commissioner Cheek**

**A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Variance from 5.3.1 to permit the building to exceed the 80' maximum setback along the proposed access easement be approved. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**  
**ABSENT: Commissioner Cheek**

**A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Detailed District Development Plan be approved. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**  
**ABSENT: Commissioner Cheek**



13. [22-ZONE-0061](#)

Request: Change in zoning from R-4 & C-N to OR-1, with Detailed District Development Plan and Binding Elements, and Conditional Use Permit

Project Name: 4922 Brownsboro Road Rezoning

Location: 4922 Brownsboro Road

Owner: Artis Senior Living of Louisville LLC

Applicant: Sina Companies LLC

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 7 - Paula McCraney

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

**A motion was made by Commissioner Brown, seconded by Commissioner Howard to the Metro Council that the change in zoning from R-4 Single Family Residential and C-N Neighborhood Commercial to OR-1 Office Residential be approved. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**  
**ABSENT: Commissioner Cheek**

**A motion was made by Commissioner Brown, seconded by Commissioner Howard that the Conditional Use Permit for a medical clinic/urgent care facility (4.2.29) (22-CUP-0103) be approved. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**  
**ABSENT: Commissioner Cheek**

**A motion was made by Commissioner Brown, seconded by Commissioner Howard that the Revised Detailed District Development Plan with Binding Elements be approved. The vote was as follows:**

**YES: Commissioners Brown, Carlson, Clare, Howard, Mims, Price, Sistrunk and Lewis**  
**ABSENT: Commissioner Cheek**

**Standing Committee Reports**

**CHAIRMAN OR COMMISSION DIRECTOR’S REPORT**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**DEVELOPMENT REVIEW COMMITTEE**

**PLANNING COMMITTEE**

**POLICY AND PROCEDURES COMMITTEE**

**SITE INSPECTION COMMITTEE**

**Adjournment**