



Agenda Planning Commission

Thursday, July 1, 2021

1:00 PM

Online via Webex

On the recommendation of the Louisville Metro Department of Public Health & Wellness regarding congregate events and social distancing, the Planning Commission meeting set for 1:00 p.m. on July 1, 2021 is being held online. You will need to join the meeting using a computer, laptop or mobile device with the link below:

Meeting Info: <https://louisvilleky.gov/government/upcoming-public-meetings>

Meeting Link:

<https://louisvilleky.webex.com/louisvilleky/j.php?MTID=e72a79396e08486fb72da3e4e236e88a5>

Event Number: 172 198 2678

Event password: PC070121

Join by phone Call in from a mobile device (attendees only) +1-415-655-0001 US Toll

Access Code: 172 198 2678

Anyone wishing to speak in support, opposition, or as other for any case are encouraged to pre-register by completing the Public Hearing Speakers Request form available at the following link:

<https://louisvilleky.gov/planning-design/forms/louisville-metro-planning-design-services-public-hearing-speakers-request>

Pre-registered speakers will be allowed to speak prior to any unregistered speakers during the hearing. If you wish to submit comments for any of the agenda items please submit them in writing to the listed case manager by 12:00 P.M. Tuesday, June 29, 2021.

Participants and residents are strongly encouraged to join the meeting virtually. However, to accommodate those with limited technology access, people can also view and participate in the meeting in the first-floor conference room of the Metro Development Center, 444 S. Fifth St., Louisville, KY 40202. If social distancing cannot be adequately maintained because of the number of people who want to speak on a specific case, that case will be continued.

We are making every effort to contact members of the community and applicants to inform them of this decision. However, if you know of persons planning to attend to address a particular agenda item, please help us spread the word. If you have questions, please contact the case manager, or call Develop Louisville at 502-574-6230.

Call To Order

Approval Of Minutes1. [PC Minutes 06.17.21](#)

Approval of the minutes of the June 17, 2021 regular meeting of the Planning Commission.

2. [PC Minutes 06.22.21](#)

Approval of the minutes of the June 22, 2021 special meeting of the Planning Commission (night hearing).

Consent Agenda3. [21-STRCLOSURE-0005](#)

Request:	Closure of Public Right-of-Way
Project Name:	Humana Alley Closure
Location:	Portion of Alley West of S 5th St running parallel to and south of W Main St
Owner/Applicant:	Humana, Inc
Jurisdiction:	Louisville Metro
Council District:	4 - Jecorey Arthur
Case Manager:	Jay Lockett, AICP, Planner I

Business Session4. [Bylaws/Policies Changes 070121](#)

Project Name:	Amendment to Planning Commission Bylaws and Policies
Case Manager:	Emily Liu, AICP, Planning & Design Director

Public Hearing

5. [20-DDP-0054](#)

Request: **THIS CASE WILL BE CONTINUED TO THE JULY 15, 2021 PLANNING COMMISSION HEARING** - Revised Detailed District Development Plan with parking waiver, building design waiver, and parkway buffer waiver

Project Name: Cedar Creek Crossing

Location: 7704-7718 Bardstown Road & 7509 Cedar Creek Road

Owner: Real Properties Plus II, LLC; Park Community Credit Union; Cindy Sue daily

Applicant: Hogan Real Estate

Representative: Dinsmore & Shohl, LLP - Cliff Ashburner

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

Case Manager: Joel P. Dock, AICP, Planner II

6. [20-ZONE-0060](#)

Request: Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, with associated Waiver

Project Name: Cedar Creek Road Apartments

Location: 8000 & 8006 Cedar Creek Road, Parcel ID 065600310000

Owner: Angela Nicole Stivers, Stacey Nunez, Joseph Kevin Wright

Applicant: Hagan Properties

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 22 - Robin Engel

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

Action Requested by Metro Council

7. [21-DDP-0058](#)

Request: Revised Detailed District Development Plan with Waivers

Project Name: Dairy Queen

Location: 5103 Outer Loop

Owner/Applicant: DFWM Outerloop LLC

Jurisdiction: Louisville Metro

Council District: 21-Madonna Flood

Case Manager: Julia Williams, AICP, Planning Supervisor

Continued from the June 24, 2021 LD&T Meeting

8. [21-ZONE-0014](#)

Request: Change in zoning from R-5 to C-1 with detailed district development plan and waivers

Project Name: The Haymarket

Location: 3020 River Road

Owner: Riverbend Farms II, LLC

Applicant: Ashbourne Farms

Representative: Dinsmore & Shohl, LLP - Cliff Ashburner

Jurisdiction: Louisville Metro

Council District: 9 - Bill Hollander

Case Manager: Joel Dock, AICP, Planner II

Continued from the June 17, 2021 Planning Commission Meeting

9. [20-ZONE-0117](#)

Request: Change in Zoning from PRD Planned Residential Development to R-6 Multi-Family Residential with Revised Detailed Plan and Waiver

Project Name: 9418 Pirouette Avenue

Location: 9418 Pirouette Avenue

Owner: Corcoran Home Building & Remodeling, LLC

Applicant: Corcoran Home Building & Remodeling, LLC

Representative: Bardenwerper, Talbott, & Roberts, PLLC - Nick Pregliasco

Jurisdiction: Louisville Metro

Council District: 13 - Mark Fox

Case Manager: Joel Dock, AICP, Planner II

Continued from the June 22, 2021 Planning Commission Meeting

10. [21-CAT3-0002](#)

Request: Category 3 Development Plan with a pedestrian connection waiver and a parking waiver

Project Name: Realty Link

Location: 6001 Camp Ground Rd

Owner: Atkemix Ten Inc

Applicant: KY Campground Rd LLC

Representative: Arnold Consulting Engineers

Jurisdiction: Louisville Metro

Council District: 1 - Jessica Green

Case Manager: Jay Lockett, AICP, Planner I

Continued from the June 30, 2021 DRC Meeting

11. [21-DDP-0050](#)

Request: Revised Detailed District Development Plan with a landscape waiver

Project Name: 7770 and 7800 Dixie Auto Sales and Service

Location: 7770 and 7800 Dixie Hwy

Owner: BHPH Properties LLC

Applicant: N3 Property Advisors LLC

Representative: BTM Engineering, Inc.

Jurisdiction: Louisville Metro

Council District: 25 - Amy Holton Stewart

Case Manager: Jay Lockett, AICP, Planner I

12. [21-ZONE-0051](#)

Request: Change in zoning from R-6, CM, & M-2 to EZ-1 with district development plan and landscape waiver

Project Name: Linley Properties

Location: 317 Wabasso Avenue; 4701 & 4719 Louisville Avenue; 306, 310 & 318 Woodlawn Avenue

Owner: Linley Properties I, LLC

Applicant: Linley Properties I, LLC

Representative: Wyatt Tarrant & Combs, LLP - Jon Baker

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

Case Manager: Joel P. Dock, AICP, Planner II

13. [20-ZONE-0123](#)

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

Project Name: 907 Ormsby Lane Condos

Location: 907 Ormsby Lane

Owner: John C Reed Jr.

Applicant: Meridian Construction

Representative: Bardenwerper, Talbott & Roberts

Jurisdiction: City of Lyndon

Council District: 18 - Marilyn Parker

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

Adjournment