



Louisville Metro Government

Old Jail Auditorium
514 West Liberty Street
Louisville, KY 40202

Action Summary - Final Planning Commission

Thursday, February 2, 2023

1:00 PM

Old Jail Auditorium

Call To Order

- Present:** 8 - Commissioner Suzanne Cheek, Commissioner Richard Carlson, Commissioner Patti Clare, Commissioner Lula Howard, Commissioner Michelle Pennix, Commissioner Jim Mims, Commissioner Jeff Brown, and Commissioner Marilyn Lewis
- Absent:** 2 - Commissioner TeAndre Sistrunk, and Commissioner Bill Fischer

Approval Of Minutes

1. [PC NH Minutes 01.17.23](#)

Night Hearing - Approval of the minutes of the January 17, 2023 Planning Commission public hearing held at 6:30 p.m..

A motion was made by Commissioner Brown, seconded by Commissioner Carlson, that the minutes of the January 17, 2023 special meeting of the Planning Commission (night hearing) be approved. The motion carried by the following vote:

Yes: 5 - Cheek, Carlson, Mims, Brown, and Lewis

Absent: 2 - Sistrunk, and Fischer

Abstain: 3 - Clare, Howard, and Pennix

2. [PC Minutes 01.19.23](#)

Regular Meeting - Approval of the minutes of the January 19, 2023 Planning Commission public hearing held at 1:00 p.m..

A motion was made by Commissioner Brown, seconded by Commissioner Mims, that the minutes of the January 19, 2023 regular meeting of the Planning Commission be approved. The motion carried by the following vote:

Yes: 7 - Cheek, Carlson, Howard, Pennix, Mims, Brown, and Lewis

Absent: 2 - Sistrunk, and Fischer

Abstain: 1 - Clare

Consent Agenda

3. [22-STRCLOSURE-0023](#)

Request: East Washington Street Closure
 Project Name: East Washington Street Closure
 Location: East of E Washington St. and Adams St. Intersection
 Owner: Robert C Rueff
 Applicant: Robert C Rueff
 Representative: Milestone Design Group, Inc.
 Jurisdiction: Louisville Metro
 Council District: 4 - Jecorey Arthur
 Case Manager: Clara Schweiger, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Carlson, that the Consent Agenda item be approved. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

Public Hearing

4. [22-ZONE-0114](#)

Request: Change in zoning from R-6 to U-N, with associated Detailed District Development Plan and Binding Elements, and Variance
 Project Name: 1239 S Clay Street Rezoning
 Location: 1239 S Clay Street
 Owner: River City Housing Inc.
 Applicant: River City Housing Inc.
 Representative: River City Housing Inc.
 Jurisdiction: Louisville Metro
 Council District: 6 - Vacant
 Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Howard, seconded by Commissioner Clare, that the requested change in zoning from R-6 Single Family Residential to U-N Urban Neighborhood be RECOMMENDED to the Louisville Metro Council for approval. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

A motion was made by Commissioner Howard, seconded by Commissioner Carlson, that the requested Variance from 5.4.1.D.3 to permit the private yard area to be less than the required 20% of the area of the lot (required 20%, requested 18%, variance of 2%) (22-VARIANCE-0151) be approved. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

A motion was made by Commissioner Howard, seconded by Commissioner Carlson, that the requested Detailed District Development Plan with Binding Elements be approved. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

5. [22-ZONE-0125](#)

Request: Change in zoning from C-1 to C-2, with Revised General District Development Plan and Revisions to Binding Elements and Detailed District Development Plan with Binding Elements

Project Name: Christian Brothers Automotive

Location: 4500 S Hurstbourne Pkwy

Owner: Meijer Stores Limited Partnership

Applicant: Thoroughbred Engineering

Representative: Bardenwarper, Talbott and Roberts

Jurisdiction: Louisville Metro

Council District: 26- Brent Ackerson

Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Howard, that the requested change in zoning from C-1 to C-2 Commercial be RECOMMENDED to the Louisville Metro Council for approval. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

A motion was made by Commissioner Brown, seconded by Commissioner Howard, that the requested Revised General District Development Plan with Revisions to Binding Elements be approved. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

A motion was made by Commissioner Brown, seconded by Commissioner Howard, that the requested District Development Plan with Binding Elements be approved. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

6. [22-ZONE-0121](#)

Request: Change in zoning from RR to R-5 with a Waiver and Detailed Development Plan
Project Name: Vista Hills Subdivision
Location: 10001 Vista Hills Blvd.
Owner: TRI Smyrna LLC
Applicant: Jane Renn
Representative: Bowman Consulting Group Ltd.
Jurisdiction: Louisville Metro
Council District: 22- Robin Engel
Case Manager: Julia Williams, AICP, Planning Manager

A motion was made by Commissioner Brown, seconded by Commissioner Clare, that the requested change in zoning from RR to R-5 be RECOMMENDED to the Louisville Metro Council for approval. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

A motion was made by Commissioner Brown, seconded by Commissioner Clare, that the requested Waiver from Chapter 10.3.5 to permit encroachments into the 50' parkway buffer and 75' parkway setback (22-WAIVER-0185) be approved. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

A motion was made by Commissioner Brown, seconded by Commissioner Clare, that the requested Floyds Fork Overlay be approved. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

A motion was made by Commissioner Brown, seconded by Commissioner Clare, that the requested Detailed District Development plan/Preliminary Subdivision Plan be approved. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

7. [22-ZONE-0111](#)

Request: Change in zoning from R-6 to C-N, with associated Revised Detailed District Development Plan and Binding Elements, and Waivers

Project Name: Dollar General

Location: 7717 & 7721 St. Andrews Church Road

Owner: Montez Malone

Applicant: Susan Cox

Representative: Wyatt, Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 25 - Khalil Batshon

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

A motion was made by Commissioner Brown, seconded by Commissioner Carlson, that the requested Change in zoning from R-6 Single Family Residential to C-N Neighborhood Commercial be RECOMMENDED to the Louisville Metro Council for approval. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

A motion was made by Commissioner Brown, seconded by Commissioner Carlson, that the requested Waiver #1 from 10.2.4.B.3 to permit an easement to overlap a required Landscape Buffer Area by more than 50% (22-WAIVER-0192); AND the requested Waiver #2 from 5.6.1.C.1 to permit a façade facing a street to be comprised of less than 50% clear windows and doors (22-WAIVER-0193), be approved. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

A motion was made by Commissioner Brown, seconded by Commissioner Carlson, that the requested Revised Detailed District Development Plan with revised Binding Elements be approved. The motion carried by the following vote:

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

Absent: 2 - Sistrunk, and Fischer

Adjournment

The hearing adjourned at 4:15 p.m.