



# Louisville Metro Government

Old Jail Auditorium  
514 W. Liberty Street  
Louisville, KY 40202

## Agenda - Final-revised Planning Commission

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Thursday, January 5, 2023

1:00 PM

Old Jail Auditorium

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*The Planning Commission public hearing 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

1. [DRC Minutes 12.14.22](#)  
Approval of the minutes of the December 14, 2022 Development Review Committee meeting.
2. [PC Minutes 12.15.22](#)  
Approval of the minutes of the December 15, 2022 Planning Commission public hearing.

### Business Session

3. [New Commissioner Swearing-In](#)  
New Commissioner Swearing-In - William Fischer

**Items 4-10 are from the January 4, 2023 Development Review Committee, which did not have a quorum. Testimony was taken and Commissioners Carlson and Brown acted as hearing officers for these items.**

**4.** [22-WAIVER-0230](#)

Request: Waiver to permit parking in front of a structure and to not provide access via the alley

Project Name: Gateway on Broadway

Location: 1404 Magazine St; 1401, 1403, 1405 and 1421 W Broadway

Owner: Housing Partnership Inc.

Applicant: Housing Partnership Inc.

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Jay Lockett, AICP, Planner II

**5.** [22-WAIVER-0229](#)

Request: Waiver to Permit Changing Image Sign Within 300 feet of Residential Zone and Changing Image Sign Area Waiver

Project Name: Changing Image Sign Waiver

Location: 5101 US Highway 42

Owner: The Temple

Applicant: Golden Rule Signs

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Beth Jones, AICP, Planner II

**6.** [22-CAT3-0004](#)

Request: Category 3 Plan with a building façade Waiver

Project Name: W Muhammad Ali Commercial/Multi-Family Development

Location: 720 W Muhammad Ali Blvd

Owner: LDG Land Holdings, LLC.

Applicant: Sabak Wilson & Lingo, INC  
Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Molly Clark, Planner II

7. [22-DDP-0055](#)

Request: A Revised Detailed District Development Plan with Amendment to Binding Elements  
 Project Name: Warehouse Expansion  
 Location: 2700 Chestnut Station Court  
 Owner: Chestnut Station, LLC  
 Applicant: Mindel Scott & Associates, INC  
 Jurisdiction: Louisville Metro  
 Council District: 11 - Kevin Kramer  
 Case Manager: Molly Clark, Planner II

8. [22-DDP-0099](#)

Request: Revised Detailed District Development Plan  
 Project Name: Scooter’s Coffee  
 Location: 10515 Taylorsville Road  
 Owner/Applicant: DVSJ Holdings, LLC  
 Jurisdiction: City of Jeffersontown  
 Council District: 20 - Stuart Benson  
 Case Manager: Clara Schweiger, Planner I

9. [22-DDP-0117](#)

Request: Revised Detailed District Development Plan  
 Project Name: Zoom Group  
 Location: 4545 Taylorsville Road  
 Owner/Applicant: Zoom Group, Inc  
 Jurisdiction: Louisville Metro  
 Council District: 11 - Kevin Kramer  
 Case Manager: Clara Schweiger, Planner I

10. [22-DDP-0032](#)

Request: Revised Detailed District Development Plan with Waivers  
 Project Name: Speckman Retail Addition  
 Location: 719 & 721 Speckman Road  
 Owner/Applicant: Speckman Commercial LLC  
 Jurisdiction: City of Middletown  
 Council District: 19- Anthony Piagentini  
 Case Manager: Julia Williams, AICP, Planning Supervisor

**Public Hearing**

**11.** [22-DDP-0078](#)

Request: Revised Detailed District Development Plan with revisions to Binding Elements

Project Name: Thieneman E Orell

Location: 11905 Dixie Hwy

Owner: 11905 Dixie Hwy LLC

Applicant: 11905 Dixie Hwy LLC

Representative: Land Design and Development

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

Case Manager: Jay Lockett, AICP, Planner II

**12.** [21-ZONE-0105](#)

Request: Change in zoning from C-1 to C-2, with Conditional Use Permit for outdoor storage, Detailed District Development Plan with Binding Elements, Variances and Waivers

Project Name: Second Nature Lawn Care

Location: 7411 St. Andrews Church Road

Owner: LNB Properties LLC

Applicant: LNB Properties LLC

Representative: Frost Brown Todd

Jurisdiction: Louisville Metro

Council District: 25 - Amy Holton Stewart

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

**13.** [22-ZONE-0150](#)

Request: Change in Zoning from R-6 to C-1 with a District Development Plan and a Waiver

Project Name: 1008 E Washington Rezoning

Location: 1008 E Washington St

Owner: James Bowling

Applicant: James Bowling

Representative: Bardenwarper, Talbott and Roberts

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Jay Lockett, AICP, Planner II

**14.** [22-ZONE-0132](#)

Request: Change in Zoning from R-5 to OR-1 with a District  
Development Plan and a Waiver

Project Name: Rutledge Rezoning

Location: 1325 Texas Ave

Owner: Daniel and Gina Rutledge

Applicant: Daniel and Gina Rutledge

Representative: Blumquist Design Group LLC

Jurisdiction: Louisville Metro

Council District: 15 - Kevin Triplett

Case Manager: Jay Lockett, AICP, Planner II

**Adjournment**