



Louisville Metro Government

Old Jail Auditorium
514 W Liberty Street
Louisville, KY

Agenda - Final-revised Planning Commission

Thursday, September 7, 2023

1:00 PM

Old Jail Auditorium

The Planning Commission meeting 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. [PC Mins - August 31 2023](#)

Public Hearing

2. [22-MSUB-0004](#)

Request:	Major Preliminary Subdivision utilizing MRDI provisions, Floyds Fork DRO Review, and Waiver
Project Name:	1614 Johnson Road Subdivision
Location:	1614 Johnson Road
Owner:	Jean Rueff
Applicant:	Highgates Management
Representative:	Bardenwerper, Talbott & Roberts
Jurisdiction:	Louisville Metro
Council District:	19 - Anthony Piagentini
Case Manager:	Dante St. Germain, AICP, Planner II

The applicant is requesting a continuance to the September 21, 2023 Planning Commission meeting.

3. [23-ZONE-0065](#)

Request: Change in Zoning from R-7 and OR-1 to C-1 and C-R, Detailed District Development Plan with Binding Elements

Project Name: Tran Property

Location: 5024 & 5026 S Third Street; 307 W Kingston Avenue

Owner: Xinh Properties LLC; Hieu Do

Applicant: Di Tran

Representative: Architectural Artisans

Jurisdiction: Louisville Metro

Council District: 21 - Betsy Ruhe

Case Manager: Jay Lockett, AICP, Planner II

This case will be continued to the September 21, 2023 Planning Commission meeting.

4. [23-ZONE-0063](#)

Request: Change in Zoning from R-5 to R-5A, Revised Detailed District Development Plan with Binding Elements, and a Variance

Project Name: Watterson Gardens

Location: 7009 S. Watterson Trail

Owner: Watterson Gardens LLC

Applicant: Watterson Gardens LLC

Representative: Mindel Scott

Jurisdiction: Louisville Metro

Council District: 23 - Jeff Hudson

Case Manager: Jay Lockett, AICP, Planner II

This case will be continued to the October 5, 2023 Planning Commission meeting.

5. [22-ZONE-0141](#)

Request: Change in Zoning from R-4 Single Family and M-2 Industrial to PEC Planned Employment Center with a Detailed District Development Plan with Binding Elements and Waiver(s)

Project Name: 13110 Old Henry Road

Location: 13110 Old Henry Road

Owner: WSA Realty Properties, LLC

Applicant: WSA Realty Properties, LLC

Representative: Wyatt Tarrant & Combs

Jurisdiction: Louisville Metro

Council District: 17 - Markus Winkler

Case Manager: Jay Lockett, AICP, Planner II

6. [23-ZONE-0022](#)

Request: Change in Form District from Suburban Workplace to Neighborhood, Change in Zoning from OR, OR-1 and C-1 to C-2 with Detailed District Development Plan and Binding Elements, and Waivers

Project Name: Factory Pointe

Location: 13000 - 13012 Factory Lane

Owner: Daugherty Management LLC, Middletown Fire Protection District

Applicant: Vantage Development

Representative: Bluestone Engineering

Jurisdiction: Louisville Metro

Council District: 19 - Anthony Piagentini

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

7. [BE Appeal - 1319 Tile Factory](#)

Project Name: Binding Element Appeal - 1319 Tile Factory Lane

Case Manager: Laura Ferguson, Assistant County Attorney

8. [BE Appeal - 13165 Plantside](#)

Project Name: Binding Element Appeal - 13165 Plantside Drive

Case Manager: Laura Ferguson, Assistant County Attorney

Adjournment