



## Agenda - Final Planning Commission

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Thursday, June 4, 2020

1:00 PM

Meeting Via Webex

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### Meeting Via Webex

On the recommendation of the Louisville Metro Department of Public Health & Wellness regarding congregate events and social distancing, the regularly scheduled Planning Commission meeting set for 1:00 p.m. on June 4, 2020 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=e8c9cbcba7cbabe74541223c061f2abee](https://louisvilleky.webex.com/louisvilleky/j.php?MTID=e8c9cbcba7cbabe74541223c061f2abee)

Meeting number (access code if needed): 471 089 474

Meeting password (if needed): PC060420

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

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 5:00 P.M. Tuesday, June 2, 2020.

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 Minutes

1. [PC Mins 2020.05.21](#)

Approval of the minutes for the May 21, 2020 Planning Commission public hearing.

## Consent Agenda

2. [Bylaws and Policies Amendment](#)

Project Name: Planning Commission Bylaws and Policies - Virtual Meetings

Case Manager: Brian Davis, AICP, Planning & Design Manager

**Attachments:** [PC Policies and By-laws Amendment - Virtual Meetings 4242020 Draft.pdf](#)

## Business Session

3. [BE\\_Fin Order 3741 S Hurst Pkwy](#)

**Attachments:** [3741 Hurstbourne JM 11-4-19 \(2\).jpg](#)  
[3741 S Hurstbourne JM 3-2-20 \(1\).jpg](#)  
[3741 S Hurstbourne JM 3-2-20 \(2\).jpg](#)  
[3741 S Hurstbourne Pkwy Binding Elements.pdf](#)  
[3741 S Hurstbourne Pkwy Binding Element Citation\\_11-07-19\\_\(2\).pdf](#)  
[3741 S Hurstbourne PKwy Binding Element NOV 10-01-19 \(1\).pdf](#)  
[2779856\\_3741 S HURSTBOURNE PKY JMULLARKEY 5-29-19 \(2\).JPG](#)  
[Final Order 9-29-88 - 11-07-19 - 3741 S Hurstbourne Parkway.docx](#)

## Public Hearing

**4.**     [19-MSUB-0018](#)

Request:                             Major Subdivision Plan with a Waiver  
Project Name:                     Watterson Trail Subdivision  
Location:                         6106 South Watterson Trail  
Owner/Applicant:                Clarence & Lucille Schmitt  
Representative:                 Curtis Mucci, Mindel Scott  
Jurisdiction:                     Louisville Metro  
Council District:                 23, 24 - James Peden, Madonna Flood  
Case Manager:                    Lacey Gabbard, AICP, Planner I

**Attachments:**     [17RECORDPLAT1002\\_SPRING VILLA SECTION 3 PLAT RECORDED 100318](#)  
                          [17SUBDIV1006\\_APPROVEDPLAN\\_05.25.17.PDF](#)  
                          [19-MSUB-0018\\_Hines\\_052020.msg](#)  
                          [19-MSUB-0018\\_Plan\\_050420.pdf](#)  
                          [20-WAIVER-0009\\_applicant\\_justification.pdf](#)  
                          [3628-2020-05-21-PLANNING COMMISSION POWERPOINT.pdf](#)  
                          [Emails.pdf](#)  
                          [Plat\\_PB54\\_PG92.pdf](#)  
                          [19-MSUB-0018\\_PC Staff report\\_060420.pdf](#)  
                          [19-MSUB-0018\\_plan\\_052720.pdf](#)  
                          [19-MSUB-0018\\_Staff Pres.ppt](#)

**5. [19-DDP-0077](#)**

Request: District Development Plan with Amendment to Binding Elements  
Project Name: FKC Dialysis Center  
Location: 4730 Champions Trace Lane  
Owner/Applicant: Mahesh Kumar Jindal, Two Beans Properties, LLC  
Representative: Ann Richard, Land Development & Design  
Jurisdiction: Louisville Metro  
Council District: 10 - Stuart Benson  
Case Manager: Lacey Gabbard, AICP, Planner I

**Attachments:** [9-101-02 MOST RECENT APPROVED PLAN 1 OF 1 4-10-2006.PDF](#)  
[19-DDP-0077 elevations.pdf](#)  
[19-DDP-0077 PC Staff Report\\_052620.pdf](#)  
[19-DDP-0077 Plan\\_031820.pdf](#)  
[19-DDP-0077\\_staff presentation.ppt](#)  
[02092 4-03-03 APPROVED DDDP & BE.PDF](#)  
[02092 4-10-06 APPROVED BE & RDDDP.pdf](#)  
[02092 4-22-11 approved CFR Dev Plan.pdf](#)  
[Access Easement over Tract 1 for benefit of Tract 2.pdf](#)  
[B-191-05\\_02092 12-28-05 \(11-10-05 LDT\) APPROVED BE\\_RDDDP.pdf](#)  
[BMAA elevations approval\\_email\\_033120.pdf](#)  
[June 4 19183-FKC WATTERSON DIALYSIS-20200428.pptx](#)

**6. [20-DDP-0020](#)**

Request: Revised Detailed District Development Plan with waiver for access and request for substandard lot creation and alternative site design  
Project Name: Mary Street Townhomes  
Location: 1073 Mary Street  
Owner(s): SIMIC  
Applicant: Alma Simic  
Jurisdiction: Louisville Metro  
Council District: 4 - Barbara Sexton Smith  
Case Manager: Joel P. Dock, Planner II

**Attachments:** [20-DDP-0020 Revised Plan\\_051920.pdf](#)  
[20-DDP-0020\\_16ZONE1084\\_Aproved Plan.PDF](#)  
[20-DDP-0020 Applicant Justifications.pdf](#)  
[20-DDP-0020\\_Planning Commission Staff Report.pdf](#)  
[20-DDP-0020\\_ Revised Pedestrian Gate rendering - Mary Street .jpg](#)

**7. [20-RSUB-0001](#)**

Request: Revised major Preliminary Subdivision Plan with review of wetland buffer area crossing and cul-de-sac length

Project Name: The Breakers at Prospect

Location: 7800 Sutherland Farm Road

Owner/Applicant: The Breakers at Prospect, LLC

Representative: Dinsmore & Shohl, LLP; Sabak, Wilson, & Lingo, Inc.

Jurisdiction: City of Prospect

Council District: 16 - Scott Reed

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

**Attachments:** [20-RSUB-0001\\_19SUBDIV1001 Approved Plan.pdf](#)  
[20-RSUB-0001 Access Easement Exhibit for Lots 3-8.pdf](#)  
[20-RSUB-0001 Interested Party Comment - drainage infrastructure.pdf](#)  
[20-RSUB-0001 Interested Party Comment - meeting date.pdf](#)  
[20-RSUB-0001 Planning Commission Staff Report.pdf](#)  
[20-RSUB-0001 Revised preliminary Plan 051920.pdf](#)

**Adjournment**