



## Agenda - Final Planning Commission

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Thursday, September 17, 2020

1:00 PM

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*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 September 17, 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=e67fe7e858969f29e89da2d6a132b9bba>

Event Number: 172 720 5432

Event password: PC091720

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

Access Code: 172 720 5432

*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, September 15, 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. [DRC Mins 090220](#)
- 2. [PC Mins 090320](#)

**Business Session**

- 3. [20-AMEND-0005](#)

Request:	Modification of Binding Element
Project Name:	Signature Point
Location:	1111 Rose Hill Ln
Owner:	Clayton Property Group Inc
Applicant:	Elite Homes
Representative:	Land Design and Development
Jurisdiction:	Louisville Metro
Council District:	20 - Stuart Benson
Case Manager:	Jay Lockett, AICP, Planner I

**Public Hearing**

- 4. [Night Hearing Procedures](#)

Project Name:	Night Hearing Procedures
Case Manager:	Brian Davis, AICP, Planning & Design Manager
- 5. [20-ZONE-0034](#)

Request:	Change in form district from NFD to SMCFD, change in zoning from R-4 to C-1, with Detailed District Development Plan and Binding Elements - NIGHT HEARING REQUEST
Project Name:	RaceTrac
Location:	11800 - 11908 E Orell Road, 11705 Dixie Highway
Owner:	Herman & Karl Gohl, Catherine & Charles Grissett, Kathy Gibson
Applicant:	RaceTrac Petroleum Inc.
Representative:	Dinsmore & Shohl
Jurisdiction:	Louisville Metro
Council District:	14 - Cindi Fowler
Case Manager:	Dante St. Germain, AICP, Planner II

6. [17ZONE1030](#)

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

Project Name: Chathamwood Apartment Homes

Location: 5200, 5204, 5208 Chathamwood Ct.

Owner: Chathamwood LLC

Applicant: Chathamwood LLC

Representative: Bluestone Engineers PLLC.

Jurisdiction: Louisville Metro

Council District: 23- James Peden

Case Manager: Julia Williams, AICP, Planning Supervisor

7. [20-DDP-0040](#)

Request: Revised District Development Plan with Binding Element Amendments

Project Name: Norton Audobon Medical Office

Location: 3101 Poplar Level Road

Owner: Andrew M. McCarthy, J.D.

Applicant: Andrew M. McCarthy, J.D.

Representative: Chris Brown, AICP, BTM Engineering Inc.

Jurisdiction: Louisville Metro

Council District: 10 - Pat Mulvihill

Case Manager: Lacey Gabbard, AICP, Planner I

8. [20-ZONE-0055](#)

Request: Change in Zoning from EZ-1 to C-2 and Conditional Use Permit for blood/plasma collection center with detailed plan

Project Name: Octapharma

Location: 2809 W. Broadway

Owner: Eida KY LV, LLC

Applicant: Octapharma Plasma, Inc.

Representative: Bardenwerper, Talbott, and Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

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

**9.**     [20-ZONE-0064](#)

Request:                                   Change in Zoning from R-5 to C-2 and Change in form from Neighborhood to Suburban Marketplace Corridor

Project Name:                            Coats Auto

Location:                                5210 Preston Highway

Owner:                                    Coats Properties I, LLC & Coats Properties II, LLC

Applicant:                               Lockett & Farley

Representative:                        Dinsmore & Shohl, LLP

Jurisdiction:                            Louisville Metro

Council District:                        21 - Nicole George

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

**10.**    [20-ZONE-0006](#)

Request:                                   Change in form district from NFD to SMCDFD, change in zoning from R-4 to C-1, with Detailed District Development Plan and Binding Elements

Project Name:                            Vogt Retail Development

Location:                                4310 - 4318 Bardstown Road, 4403 - 4405 Fegenbush Lane

Owner:                                    John & Joyce Vogt, Sterling Trust Company

Applicant:                                John & Joyce Vogt

Representative:                        Mindel Scott & Associates

Jurisdiction:                            Louisville Metro

Council District:                        2 - Barbara Shanklin

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

**11.**    [19-ZONE-0094](#)

Request:                                   Change in zoning from R-5 to C-1, with Detailed District Development Plan and Binding Elements, and associated landscape Waiver

Project Name:                            Westport Road Retail

Location:                                917 & 919 Fountain Avenue, 4700 Westport Road

Owner:                                    Estate of Evelyn Kaelin

Applicant:                                4700 Westport LLC

Representative:                        Dinsmore & Shohl LLC

Jurisdiction:                            Louisville Metro

Council District:                        7 - Paula McCraney

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

**12.**    [LDC Reform Update](#)**Standing Committee Reports**

**CHAIRMAN OR COMMISSION DIRECTOR'S REPORT**

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**DEVELOPMENT REVIEW COMMITTEE**

**PLANNING COMMITTEE**

**POLICY AND PROCEDURES COMMITTEE**

**SITE INSPECTION COMMITTEE**

**Adjournment**