



Agenda Planning Commission

Thursday, October 21, 2021

1:00 PM

THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE

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 October 21, 2021 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=edbca99d0f14390d687de0b4088ce643a>

Event Number: 2316 074 2607

Event password: PC102121

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

Access Code: 2316 074 2607

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. Wednesday, October 20, 2021.

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 Old Jail Building Courtroom, 514 West Liberty Street, 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 Minutes 10.07.21](#)

Approval of the minutes of the October 7, 2021 Planning Commission public hearing.

Consent Agenda

- 2. [21-STRCLOSURE-0026](#)

Request:	Closure of Public right-of-way
Project Name:	Wayne St Closure
Location:	Wayne Street Right-of-way between I-71 and Wood St
Owner:	Louisville Metro
Applicant:	Waterfront Botanical Gardens, Inc
Representative:	Sabak, Wilson and Lingo, Inc
Jurisdiction:	Louisville Metro
Council District:	9 - Bill Hollander
Case Manager:	Jay Lockett, AICP, Planner I

Public Hearing

- 3. [21-PARKWAIVER-0003](#)

Request:	THIS CASE HAS BEEN WITHDRAWN - Parking waiver to reduce the minimum number of parking spaces from 47 to 28, a 40.4% waiver, for a proposed 72,614 sq. ft. hotel at 730 E. Market Street with a joint parking agreement at 221 S. Shelby Street
Project Name:	Bunkhouse Hotel
Location:	730 E. Market Street
Owner:	Green Building, LLC
Applicant:	Charles Stephen Wendell - Mountain & River City, LLC
Jurisdiction:	Louisville Metro
Council District:	4 - Jecorey Arthur
Case Manager:	Zach Schwager, Planner I

4. [21-STRCLOSURE-0021](#)

Request: Closure of Public Right-of-Way
Project Name: Ewing St Alley Closure
Location: Alley ROW adjacent to 325 S Ewing Ave and 302, 304 and 308 S Peterson Ave
Owner/Applicant: Nick Naiser
Jurisdiction: Louisville Metro
Council District: 9 - Bill Hollander
Case Manager: Jay Lockett, AICP, Planner I

5. [21-STRCLOSURE-0023](#)

Request: Closure of Public right-of-way
Project Name: McDonald's W Broadway Alley
Location: Alleys adjacent to 207 W Broadway, 650, 652, 654, 656, and 658 S 2nd St and 659 S 3rd St
Owner: Louisville Metro
Applicant: McDonalds Corporation
Representative: Wyatt, Tarrant and Combs, LLP
Jurisdiction: Louisville Metro
Council District: 4 - Jecorey Arthur
Case Manager: Jay Lockett, AICP, Planner I

6. [BE Appeal - Old Bardstown Rd.](#)

Request: Binding Element Appeal - 8102 Old Bardstown Road
Case Manager: Laura Ferguson, Jefferson County Attorney's Office

7. [21-ZONE-0072](#)

Request: Change in zoning from R-4 to C-M, parking waiver, and development plan
Project Name: Thieneman 6212 Shepherdsville Rd
Location: 6212 Shepherdsville Road
Owner: AL CAT, LLC
Applicant: CL CAT, LLC
Representative: Wyatt Tarrant & Combs, LLP - Jon Baker
Jurisdiction: Louisville Metro
Council District: 2 - Barbara Shanklin
Case Manager: Joel Dock, AICP, Planning Coordinator

8. [21-ZONE-0091](#)

Request: Change in zoning from R-4 to R-5, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Waiver

Project Name: W Indian Trail Subdivision

Location: 5661 W Indian Trail & Parcel ID 104500730000

Owner: AL CAT LLC

Applicant: CL CAT LLC

Representative: Wyatt, Tarrant & Combs LLP

Jurisdiction: Louisville Metro

Council District: 13 - Mark Fox

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

9. [21-ZONE-0106](#)

Request: Change in zoning from R-4 to R-7, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements, and Sidewalk Waiver

Project Name: Springdale Apartments

Location: 5217 Springdale Road

Owner: Roy F McMahan III

Applicant: LIV Development

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

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

10. [21-ZONE-0018](#)

Request: Change in zoning from R-4 to PRD, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements

Project Name: Creek's Edge Townhomes

Location: 6806 Applegate Lane

Owner: Pleasant Apple LLC

Applicant: Pleasant Apple LLC

Representative: Bluestone Engineers

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

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

Adjournment