



Agenda Planning Commission

Thursday, November 18, 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 November 18, 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=e75a4b955fac6bdf13c613ac77315ae8f>

Event Number: 2301 753 0393

Event password: PC111821

*Join by phone Call in from a mobile device (attendees only) +1-415-655-0001 US Toll
Access Code: 2301 753 0393*

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. Monday, November 15, 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 at 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 110421](#)

Public Hearing

2. [21-PARKWAIVER-0003/21JPOP-0001](#)

Request:	APPEAL of a Planning Director approval of a PARKING WAIVER that reduced the minimum number of parking spaces from 47 to 42, a 10.6% waiver, for a proposed 72,614 sq. ft. hotel at 730 E. Market Street with an off-site 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

3. [21-ZONE-0113](#)

Request:	Change in zoning from R-4 to R-5A, with Detailed District Development Plan and Binding Elements, and Waiver
Project Name:	14015 Old Henry Trail Rezoning
Location:	14015 Old Henry Trail
Owner:	One Fourteen LLC
Applicant:	One Fourteen LLC
Representative:	Land Design and Development
Jurisdiction:	Louisville Metro
Council District:	19 - Anthony Piagentini
Case Manager:	Dante St. Germain, AICP, Planner II

4. [21-ZONE-0103](#)

Request: Change in zoning from PEC to M-3 with detailed plan and variance

Project Name: Blankenbaker Station II Lots 11 & 12

Location: Schutte Station Place (Parcel #0039 - 0551 - 0000)

Owner: Hosts Developments, LLC

Applicant: Foresee Investment, LLC

Representative: Bardenwerper, Talbott, & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Joel Dock, AICP, Planning Coordinator

5. [21-AMEND-0009](#)

Request: Amendment to Binding Element for Blankenbaker Station II, last revised by case 14489, to allow for an M-3 industrial use - magnet manufacturing - associated with case 21-ZONE-0103

Project Name: Blankenbaker Station II Lots 11 & 12

Location: Blankenbaker Station II (Plantside Drive - Tucker Station Road to Rehl Road), including Schutte Station Place (Parcel ID 0039 - 0551 - 0000)

Owner: Multiple Owners

Applicant: Foresee Investment, LLC

Representative: Bardenwerper, Talbott, & Roberts, PLLC

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Joel Dock, AICP, Planning Coordinator

6. [21-ZONE-0107](#)

Request: Change in zoning from R-4 to OR, with Detailed District Development Plan and Binding Elements

Project Name: Zaxby's Regional Office

Location: 12407 Rehl Road

Owner: Korean Baptist Mission Church

Applicant: Unbridled Chicken LLC

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

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

7. [21-ZONE-0119](#)

Request: Change in zoning from R-4 & C-2 to R-6 & C-2, with Detailed District Development Plan and Binding Elements

Project Name: Crossings at South Park

Location: 10511 W Manslick Road

Owner: Estate of Chester L Cummings

Applicant: Marian Development

Representative: Dinsmore & Shohl LLC

Jurisdiction: Louisville Metro

Council District: 13 - Mark Fox

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

8. [21-ZONE-0081](#)

Request: Change in zoning from R-4 to C-2, with Detailed District Development Plan and Binding Elements, Variance, Waiver and Parking Waiver

Project Name: Thornton's

Location: 10501 & 10511 Preston Highway

Owner: Becky Young & Ashley Hembree

Applicant: Stern Development

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 23 - James Peden

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

9. [21-ZONE-0112](#)

Request: Change in zoning from R-6 to R-7 multi-family residential

Project Name: The Willard

Location: 9500 Golders Green Circle

Owner: Preston Crossing, LLC

Applicant: Preston Crossing, LLC

Representative: Mindel Scott

Jurisdiction: Louisville Metro

Council District: 24 - Madonna Flood

Case Manager: Joel Dock, AICP, Planning Coordinator

10. [21-LDC-0013](#)

Request: Changes to the Child Care Regulations - Land Development Code Text Amendment
 Location: Louisville Metro
 Applicant: Louisville Metro
 Jurisdiction: Louisville Metro
 Council District: All Council Districts
 Case Manager: Joel P. Dock, AICP, Planning Coordinator

This case will start no earlier than 4:00 pm.

11. [21-ZONE-0033](#)

Request: Change in zoning from R-4 to R-7, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements
 Project Name: Helck Avenue Multi-Family
 Location: 1230 & 1230R Helck Avenue
 Owner: Jonathan Martin Co LLC
 Applicant: Helck Avenue Development LLC
 Representative: Bardenwerper Talbott & Roberts
 Jurisdiction: Louisville Metro
 Council District: 21 - Nicole George
 Case Manager: Dante St. Germain, AICP, Planner II

This case will start no earlier than 5:00 pm.

Adjournment