



Agenda Planning Commission

Thursday, December 2, 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 December 2, 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=eba45b66c6c3ebd827ba5067d54e3f6b3>

Event Number: 2303 668 0695

Event password: MVjsXmye836

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

Access Code: 2303 668 0695

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 29, 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 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

Public Hearing

1. [21-ZONE-0021](#)

Request: **TO BE CONTINUED TO 12/16/21 PLANNING COMMISSION**
 - Change in zoning from R-5 to R-5B, two-family residential with detailed district development plan

Project Name: 4634 Southcrest Avenue
 Location: 4634 Southcrest Avenue
 Owner: Sherman Enterprise Properties, LLC
 Applicant: Sherman Enterprise Properties, LLC - Aja Sherman
 Representative: Pitt, Franck, Distler, Bearden, & Henderson, PSC
 Jurisdiction: Louisville Metro
 Council District: 21 - Nicole George
 Case Manager: Joel Dock, AICP, Planning Coordinator

2. [21-ZONE-0034](#)

Request: **REQUEST CONTINUANCE TO 01/06/22 PLANNING COMMISSION** - Change in zoning from OTF to C1, with Detailed District Development Plan and Binding Elements, and Variance

Project Name: Jagers @ Indian Springs
 Location: 10700 Westport Road
 Owner: M&T LLC
 Applicant: M&T LLC
 Representative: Bardenwerper Talbott & Roberts
 Jurisdiction: Louisville Metro
 Council District: 17 - Markus Winkler
 Case Manager: Dante St. Germain, AICP, Planner II

3. [2-Year Waiver Request](#)

Request: Request to permit a rezoning application be submitted on a property less than 2 years following a rezoning denial

Project Name: RaceTrac
 Location: 11800 - 11908 E Orell Road, 11705 - 11707 Dixie Highway
 Owner: Herman & Karl Gohl, Catherine & Charles Grissett, Kathy Gibson
 Applicant: RaceTrace Petroleum Inc
 Representative: Dinsmore & Shohl
 Jurisdiction: Louisville Metro
 Council District: 14 - Cindi Fowler
 Case Manager: Dante St. Germain, AICP, Planner II

4. [20-ZONE-0025](#)

Request: Change in zoning from C-1 to C-2, commercial with detailed plan

Project Name: PRP Town Centre

Location: 8523 Terry Road & 6300 W. Pages Lane

Owner: PRP Retail Opportunity Fund, LLC

Applicant: Tyler Divin

Representative: Tyler Divin; CARMAN - John Carman

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

Case Manager: Joel Dock, AICP, Planning Coordinator

5. [21-FBH-0006](#)

Request: Factory Built Housing that does not conform with one or more of the standards listed in sub-section 4.1.2.B of the Land Development Code

Project Name: 716 E Burnett Factory Built House

Location: 716 E Burnett Ave

Owner: Robert Woerdich

Applicant: Robert Woerdich

Representative: Robert Woerdich

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Zachary Schwager, Planner I

6. [21-DDP-0071](#)

Request: Detailed District Development Plan with Binding Elements and an amendment to the 200 foot setback adjacent to residential properties not zoned EZ-1

Project Name: Proposed Office Warehouse

Location: 10501 Freeport Drive

Owner: Kenneth Delcour

Applicant: John Campbell, Heritage Engineering, LLC.

Representative: John Campbell, Heritage Engineering, LLC.

Jurisdiction: Louisville Metro

Council District: 12 - Rick Blackwell

Case Manager: Molly Clark, Planner I

7. [21-ZONE-0049](#)

Request: Change in zoning from R-4 to R-6 with detailed district development plan and variance

Project Name: Holgate Apartments Rezoning

Location: 11405 Holgate Drive

Owner: GM Property Investments, LLC

Applicant: GM Property Investments, LLC

Representative: GM Property Investments, LLC - Monika Thapa

Jurisdiction: Louisville Metro

Council District: 13 - Mark Fox

Case Manager: Joel Dock, AICP, Planning Coordinator

8. [21-ZONE-0121](#)

Request: Change in zoning from R-1 to C-2, with Detailed District Development Plan with Binding Elements, and Waivers, CUP for animal racetrack, Approval of rate of change for changing image sign, and Variance

Project Name: Derby City Gaming Hotel Addition

Location: 4520 Poplar Level Road

Owner: Churchill Downs Inc.

Applicant: Churchill Downs Inc.

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 21 - Nicole George

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

Adjournment