

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**January 26, 2023**

**NEW BUSINESS**

**22-ZONE-0128**

Request: Change in zoning from R-6 multi-family and C-1 commercial to C-1 commercial with a District Development Plan with Binding Elements, a variance and a waiver  
Project Name: Payne Street Bakehouse and Guesthouse  
Location: 223 and 225 S Spring St  
Owner: Shelby Market Properties, LLC  
Applicant: Shelby Market Properties, LLC  
Representative: Architectural Artisans  
Jurisdiction: Louisville Metro  
Council District: 9 – Andrew Owen  
Case Manager: Jay Lockett, AICP, Planner II

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:31:57 Jay Lockett discussed the case summary from the staff report and indicated that the application was ready for public hearing (see video for presentation) The applicant is proposing to expand and renovate an existing bakery and café. He would also like to expand the residential structure on site for a short-term rental unit.

**The following spoke in favor of this request:**

Jeff Rawlins, 213 S. Shelby St., Louisville, KY 40202

**Summary of testimony of those in favor:**

00:35:20 Jeff Rawlins spoke in favor of the applicant. Rawlins stated that the applicant is needing to expand due to adding catering to her business.

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**The following spoke in opposition to the request:**

None.

**Summary of testimony of those in opposition:**

None.

**Rebuttal**

None.

**Deliberation**

00:35:57 Land Development and Transportation Committee deliberation.

**An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

00:36:18 The Committee by general consensus scheduled this case to be heard at the **February 16, 2023**, Planning Commission public hearing.