



Action Summary
Planning Commission

Thursday, October 1, 2020

1:00 PM

Online Via Webex

Call To Order

The following commissioners were present for this meeting: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

Approval Of Minutes

1. [PC Mins 091720](#)

Approval of the minutes for the September 17, 2020 Planning Commission public meeting.

NO ACTION

Consent Agenda

2. [20-STRCLOSURE-0014](#)

Request: Closure of public right-of-way
Project Name: Hahn ST Alley Closure
Location: Unnamed Alley between Hahn St and Eastern Pkwy, west of S Floyd St
Owner: Louisville Metro
Applicant: University of Louisville Foundation
Representative: Sabak, Wilson and Lingo
Jurisdiction: Louisville Metro
Council District: 15 - Kevin Triplett
Case Manager: Jay Lockett, AICP, Planner I

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson that a closure of public right-of-way on an unnamed alley between Hahn St. and Eastern Pkwy., west of S. Floyd St. be **RECOMMENDED** to Metro Council for approval. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

Business Session

3. [LDC Reform Update](#)

NO ACTION

Public Hearing

4. [20-ZONE-0020](#)

Request: Change-in-Zoning from R-4, single-family residential to R-5, single-family; R-6, multi-family; and OR-1, office-residential with detailed district development plan and variances

Project Name: Hurstbourne Commons

Location: 8127 Watterson Trail

Owner: John A. Paddock

Applicant: RJ Thieneman

Representative: Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

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

NOTE: COMMISSIONER SEITZ RECUSED

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson that this case be CONTINUED to a date uncertain and deferred to LD&T for action on access as well as to set a night hearing date. The vote was as follows:

**YES: Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson and Jarboe
NOT PRESENT AND NOT VOTING: Commissioner Seitz**

5. [19ZONE1016](#)

Request: Change in zoning from R-4 to R-5B, with Detailed District Development Plan and Binding Elements

Project Name: Langdon Place Rezoning

Location: 2813 Langdon Drive, 2816 Weissinger Road

Owner: Leigh Ann Properties LLC

Applicant: Leigh Ann Properties LLC

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 17 - Markus Winkler

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

A motion was made by Commissioner Carlson, seconded by Commissioner Daniels that this case be continued to the October 12, 2020 night hearing at 6:00 p.m. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

6. [19ZONE1017](#)

Request: Change in zoning from R-4 to R-5A, with Detailed District Development Plan and Binding Elements

Project Name: Langdon Place 6-Plex

Location: 9121 Blossom Lane

Owner: Leigh Ann Properties LLC

Applicant: Leigh Ann Properties LLC

Representative: Bardenwerper Talbott & Roberts

Jurisdiction: Louisville Metro

Council District: 17 - Markus Winkler

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

A motion was made by Commissioner Carlson, seconded by Commissioner Daniels that this case be continued to the October 12, 2020 night hearing at 6:00 p.m. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

7. [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

A motion was made by Commissioner Mims, seconded by Commissioner Howard that the change in zoning from R-5, Single Family Residential to C-1, Commercial be RECOMMENDED to Metro Council for approval. The vote was as follows:

YES: Commissioners Howard, Lewis, Mims, Seitz and Jarboe
NO: Commissioners Brown, Carlson, Daniels and Peterson

A motion was made by Commissioner Mims, seconded by Commissioner Howard that a waiver from Table 10.2.3 to allow a reduction in required property perimeter Landscape Buffer Area (LBA) from 25' to 20' (19-WAIVER-0107) be denied. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Mims, Peterson and Jarboe
NO: Commissioners Lewis and Seitz

A motion was made by Commissioner Mims, seconded by Commissioner Seitz that the DDDP, Detailed District Development Plan and binding elements, along with 3 proposed binding elements, be approved. The vote was as follows:

YES: Commissioners Howard, Lewis, Mims, Seitz and Jarboe
NO: Commissioners Brown, Carlson, Daniels and Peterson

8. [20-ZONE-0072](#)

Request: Change in zoning from R-4 to EZ-1 with waivers
 Project Name: Greenbelt Highway Warehouse - Access Easement
 Location: 7101 Greenbelt Highway
 Owner: Louisville Metro Government
 Applicant: Summit Construction
 Representative: Mindel Scott
 Jurisdiction: Louisville Metro
 Council District: 1 - Jessica Green
 12 - Rick Blackwell
 Case Manager: Joel P. Dock, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Seitz that the Form District from Neighborhood to Suburban Workplace be **RECOMMENDED** to Metro Council for approval. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

A motion was made by Commissioner Carlson, seconded by Commissioner Howard that the change in zoning from R-4, single-family residential to EZ-1, Enterprise Zone be **RECOMMENDED** to Metro Council for approval. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

A motion was made by Commissioner Carlson, seconded by Commissioner that Waiver (1) of the Land Development Code (LDC), section 10.2.4 to omit the 50' landscape buffer adjacent to R-4 zoning district be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

A motion was made by Commissioner Carlson, seconded by Commissioner that Waiver (2) of LDC, section 10.2.4 to allow for greater than 50% overlap between easement and landscape buffer areas be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

A motion was made by Commissioner Carlson, seconded by Commissioner that Waiver (3) of LDC, section 10.3.5 to omit the screening requirement along Greenbelt Highway be approved. The vote was as follows:

YES: Commissioners Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe
NO: Commissioner Brown

A motion was made by Commissioner Carlson, seconded by Commissioner Howard that the Detailed District Development Plan with proposed binding elements and an additional binding element 8 be approved. The vote was as follows:.

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

9. [20-ZONE-0058](#)

Request: Change in Zoning from R-5 to R-6 for accessory apartment
 Project Name: Rosewood Accessory Apartment
 Location: 1616 Rosewood Avenue
 Owner: Amanda Donaldson
 Applicant: Concept Architects
 Representative: Alex C. Davis, PSC
 Jurisdiction: Louisville Metro
 Council District: 8 - Brandon Coan
 Case Manager: Joel P. Dock, AICP, Planner II

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson that a change in zoning from R-5, single-family to R-6, multi-family residential be RECOMMENDED to Metro Council for approval. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

A motion was made by Commissioner Carlson, seconded by Commissioner Howard that a waiver of the Land Development Code (LDC), section 10.2.4 to omit the required 10-20' landscape buffer along the side property lines be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

A motion was made by Commissioner Carlson, seconded by Commissioner Howard that the Detailed District Development Plan be approved. The vote was as follows:

YES: Commissioners Brown, Carlson, Daniels, Howard, Lewis, Mims, Peterson, Seitz and Jarboe

Adjournment