



Action Summary - Final Planning Commission

Thursday, November 18, 2021

1:00 PM

THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE

Call To Order

- Present:** 9 - Commissioner TeAndre Sistrunk, Commissioner Robert Peterson, Commissioner Pat Seitz, Commissioner Richard Carlson, Commissioner Patti Clare, Commissioner Ruth Daniels, Commissioner Jeff Brown, Commissioner Jim Mims, and Commissioner Lula Howard
- Absent:** 1 - Commissioner Marilyn Lewis

Approval Of Minutes

1. [PC Minutes 110421](#)

A motion was made by Commissioner Carlson, seconded by Commissioner Mims, that the November 4, 2021 Planning Commission minutes be approved. The vote was as follows:

- Yes:** 5 - Seitz, Carlson, Clare, Mims, and Howard
- Absent:** 2 - Daniels, and Lewis
- Abstain:** 3 - Sistrunk, Peterson, and Brown

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

A motion was made by Commissioner Mims, seconded by Commissioner Sistrunk, that the appeal be denied. The motion carried by the following vote:

- Yes:** 6 - Sistrunk, Peterson, Carlson, Clare, Mims, and Howard

No: 1 - Brown

Absent: 2 - Daniels, and Lewis

Abstain: 1 - Seitz

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

A motion was made by Commissioner Mims, seconded by Commissioner Seitz, that the requested rezoning portion of this case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 7 - Sistrunk, Peterson, Seitz, Carlson, Daniels, Mims, and Howard

No: 2 - Clare, and Brown

Absent: 1 - Lewis

A motion was made by Commissioner Mims, seconded by Commissioner Seitz, that the requested waiver portion of this case be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Peterson, Seitz, Carlson, Daniels, Mims, and Howard

No: 2 - Clare, and Brown

Absent: 1 - Lewis

A motion was made by Commissioner Mims, seconded by Commissioner Seitz, that the requested development plan portion of this case be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Peterson, Seitz, Carlson, Daniels, Mims, and Howard

No: 2 - Clare, and Brown

Absent: 1 - Lewis

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

A motion was made by Commissioner Carlson, seconded by Commissioner Seitz, that the requested zoning portion of this case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Seitz, Carlson, Clare, Brown, Mims, and Howard

Absent: 1 - Lewis

Abstain: 1 - Daniels

A motion was made by Commissioner Mims, seconded by Commissioner Seitz, that the requested waiver portion of this case be approved. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Seitz, Carlson, Clare, Brown, Mims, and Howard

Absent: 1 - Lewis

Abstain: 1 - Daniels

A motion was made by Commissioner Mims, seconded by Commissioner Seitz, that the requested development plan portion of this case be approved. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Seitz, Carlson, Clare, Brown, Mims, and Howard

Absent: 1 - Lewis

Abstain: 1 - Daniels

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

A motion was made by Commissioner Carlson, seconded by Commissioner Peterson, that the requested amendment to binding elements be approved. The motion carried by the following vote:

Yes: 9 - Sistrunk, Peterson, Seitz, Carlson, Clare, Daniels, Brown, Mims, and Howard

Absent: 1 - Lewis

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

A motion was made by Commissioner Mims, seconded by Commissioner Seitz, that the requested zoning portion of this case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 7 - Sistrunk, Peterson, Seitz, Carlson, Clare, Mims, and Howard

Absent: 3 - Daniels, Brown, and Lewis

A motion was made by Commissioner Mims, seconded by Commissioner Clare, that the requested development plan portion of this case be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Peterson, Seitz, Carlson, Clare, Mims, and Howard

Absent: 3 - Daniels, Brown, and Lewis

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

A motion was made by Commissioner Clare, seconded by Commissioner Seitz, that the requested zoning portion of this case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 7 - Sistrunk, Peterson, Seitz, Carlson, Clare, Mims, and Howard

Absent: 3 - Daniels, Brown, and Lewis

A motion was made by Commissioner Clare, seconded by Commissioner Seitz, that the requested development plan portion of this case be approved. The motion carried by the following vote:

Yes: 7 - Sistrunk, Peterson, Seitz, Carlson, Clare, Mims, and Howard

Absent: 3 - Daniels, Brown, and Lewis

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

A motion was made by Commissioner Sistrunk, seconded by Commissioner Peterson, that the requested zoning portion of this case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 6 - Sistrunk, Peterson, Carlson, Clare, Mims, and Howard

Absent: 4 - Seitz, Daniels, Brown, and Lewis

A motion was made by Commissioner Sistrunk, seconded by Commissioner Clare, that the requested variance portion of this case be approved. The motion carried by the following vote:

Yes: 6 - Sistrunk, Peterson, Carlson, Clare, Mims, and Howard

Absent: 4 - Seitz, Daniels, Brown, and Lewis

A motion was made by Commissioner Sistrunk, seconded by Commissioner Peterson, that the requested landscape waiver portion of this case be approved. The motion carried by the following vote:

Yes: 6 - Sistrunk, Peterson, Carlson, Clare, Mims, and Howard

Absent: 4 - Seitz, Daniels, Brown, and Lewis

A motion was made by Commissioner Sistrunk, seconded by Commissioner Peterson, that the requested parking waiver portion of this case be approved. The motion carried by the following vote:

Yes: 6 - Sistrunk, Peterson, Carlson, Clare, Mims, and Howard

Absent: 4 - Seitz, Daniels, Brown, and Lewis

A motion was made by Commissioner Sistrunk, seconded by Commissioner Peterson, that the requested development plan portion of this case be approved. The motion carried by the following vote:

Yes: 6 - Sistrunk, Peterson, Carlson, Clare, Mims, and Howard

Absent: 4 - Seitz, Daniels, Brown, and Lewis

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

A motion was made by Commissioner Clare, seconded by Commissioner Peterson, that the requested zoning portion of this case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 6 - Sistrunk, Peterson, Carlson, Clare, Mims, and Howard

Absent: 4 - Seitz, Daniels, Brown, and Lewis

A motion was made by Commissioner Clare, seconded by Commissioner Peterson, that the requested development plan portion of this case be approved. The motion carried by the following vote:

Yes: 6 - Sistrunk, Peterson, Carlson, Clare, Mims, and Howard

Absent: 4 - Seitz, Daniels, Brown, and Lewis

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

A motion was made by Commissioner Carlson, seconded by Commissioner Seitz, that the case be recommended to the Louisville Metro Council for approval. The motion carried by the following vote:

Yes: 8 - Sistrunk, Peterson, Seitz, Carlson, Clare, Daniels, Mims, and Howard

Absent: 2 - Brown, and Lewis

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

A motion was made by Commissioner Carlson, seconded by Commissioner Sistrunk, that the requested zoning portion of this case be recommended to the Louisville Metro Council for DENIAL. The motion carried by the following vote:

Yes: 6 - Sistrunk, Peterson, Carlson, Clare, Mims, and Howard

Absent: 4 - Seitz, Daniels, Brown, and Lewis

Adjournment

The meeting adjourned at approximately 10:45 p.m.