



# Louisville Metro Government

## Action Summary - Tentative Planning and Zoning Committee

*Chair Madonna Flood (D-24)*

*Vice Chair Scott Reed (R-16)*

*Committee Member Phillip T. Baker (D-6)*

*Vacant (D-8)*

*Committee Member Jennifer Chappell (D-15)*

*Committee Member Betsy Ruhe (D-21)*

*Committee Member Robin Engel (R-22)*

*Committee Member Khalil Batshon (R-25)*

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Tuesday, March 7, 2023

1:00 PM

Council Chambers/Virtual

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**THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE**

### Call to Order

Chair Flood called the meeting to order at 1:03 p.m.

### Roll Call

Chair Flood introduced the committee members and non-committee members present. A quorum was established.

**\*NOTE: All committee members and non-committee members present attended in Chambers, except Vice Chair Reed, who attended virtually.**

**Present:** 7 - Committee Member Phillip T. Baker (D-6), Committee Member Jennifer Chappell (D-15), Vice Chair Scott Reed (R-16), Committee Member Betsy Ruhe (D-21), Committee Member Robin Engel (R-22), Chair Madonna Flood (D-24), and Committee Member Khalil Batshon (R-25)

### Non-Committee Member(s)

Council Member Anthony Piagentini (R-19)

### Support Staff

Travis Fiechter, Jefferson County Attorney's Office

### Clerk(s)

Cheryl Woods, Assistant Clerk  
Sonya Harward, Clerk

## Pending Legislation

[ID 23-0290](#)

[See the "Unedited Captioning Transcript of Planning and Zoning Committee Meeting - March 7, 2023.pdf" attached hereto for additional information regarding discussion of each item.]

**Attachments:** [Unedited Captioning Transcript of Planning and Zoning Committee Meeting - March 7, 2023.pdf](#)

1. [O-022-23](#)

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 1920 AND 1922 HERR LANE CONTAINING APPROXIMATELY 8.11 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22ZONE0073).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-022-23 V.1 021623 Zoning at 1920 and 1922 Herr Lane .pdf](#)  
[22-ZONE-0073.pdf](#)  
[22-ZONE-0073 PC Minutes 01.19.23.pdf](#)  
[22-ZONE-0073 Other Minutes.pdf](#)  
[22-ZONE-0073 Legal Desc.pdf](#)  
[22-ZONE-0073 Staff Rpts.pdf](#)  
[22-ZONE-0073 Appl Justification Stmt.pdf](#)  
[22-ZONE-0073 CHixson Exhibit.pdf](#)  
[22-ZONE-0073 Citizen Comments.pdf](#)  
[22-ZONE-0073 Opposition Pres.pdf](#)  
[22-ZONE-0073 Plan 01.19.23.pdf](#)  
[22-ZONE-0073 Traffic Study.pdf](#)

**This item remained held in committee.**

2. [O-031-23](#)

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 768, 810 AND 850 BARRET AVENUE AND 1235 EAST BRECKINRIDGE STREET CONTAINING APPROXIMATELY 9.67 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22ZONE0138).**

**Sponsors:**Primary Madonna Flood (D-24)

**Attachments:** [O-031-23 V.1 030223 Zoning at 768, 810 & 850 Barret Ave and 1235 E Breckinridge St.pdf](#)  
[22-ZONE-0138.pdf](#)  
[22-ZONE-0138 PC Min 02.07.23.pdf](#)  
[22-ZONE-0138 LDT Min.pdf](#)  
[22-ZONE-0138 staff rpts.pdf](#)  
[22-ZONE-0138 legal desc.pdf](#)  
[22-DDP-0116 PDO.pdf](#)  
[22-ZONE-0138 PatternBook 120122.pdf](#)  
[22-ZONE-0138 PDevel District.pdf](#)  
[22-ZONE-0138 interested party emails 013023.pdf](#)  
[22-ZONE-0138 LandUsePlan 01.30.23.pdf](#)  
[22-ZONE-0138 Opp Traffic Issues.pdf](#)  
[22-ZONE-0138 Staff Pres 020723.pdf](#)  
[22-ZONE-0138 Traffic study.pdf](#)

This item was held in committee.

3. [O-034-23](#)

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 1239 SOUTH CLAY STREET CONTAINING APPROXIMATELY 0.0978 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22ZONE0114).**

**Sponsors:**Primary Madonna Flood (D-24)

**Attachments:** [O-034-23 V.1 030223 Zoning at 1239 S Clay Street.pdf](#)  
[22-ZONE-0114.pdf](#)  
[22-ZONE-0114 PC Min 02.02.23.pdf](#)  
[22-ZONE-0114 LDT Min 01.12.23.pdf](#)  
[22-ZONE-0114 legal desc.pdf](#)  
[22-ZONE-0114 staff rpts.pdf](#)  
[22-ZONE-0114 applicant justification.pdf](#)  
[22-ZONE-0114 citizen comments.pdf](#)  
[22-ZONE-0114 Plan 02.02.23.pdf](#)

A motion was made by Committee Member Engel, seconded by Committee Member Batshon, that this Ordinance be recommended for approval.

Brian Davis, Planning and Design Services, gave a presentation on the Planning Commission's recommendation (see attached).

The following spoke to this item:

- Chair Flood
- Committee Member Baker
- Committee Member Batshon
- Brian Davis
- Emily Liu, Planning and Design Services
- Committee Member Chappell
- Travis Fiechter, Jefferson County Attorney's Office

The motion carried by the following vote and the Ordinance was sent to Old Business:

Yes: 7 - Baker, Chappell, Reed, Ruhe, Engel, Flood, and Batshon

4. [O-035-23](#)

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 4500 SOUTH HURSTBOURNE PARKWAY CONTAINING APPROXIMATELY 0.92 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22ZONE0125).**

Sponsors: Primary Madonna Flood (D-24)

Attachments: [O-035-23 V.1 030223 Zoning at 4500 S Hurstbourne Pkwy.pdf](#)

[22-ZONE-0125.pdf](#)

[22-ZONE-0125\\_PC Min\\_02.02.23.pdf](#)

[22-ZONE-0125\\_LDT Min\\_01.12.23.pdf](#)

[22-ZONE-0125\\_legal desc.pdf](#)

[22-ZONE-0125\\_staff rpts.pdf](#)

[22-ZONE-0125\\_Appl Justification Stmt.pdf](#)

[22-ZONE-0125\\_Appl Presentation\\_02.02.23.pdf](#)

[22-ZONE-0125\\_citizen comments.pdf](#)

[22-ZONE-0125\\_Plan\\_02.02.23.pdf](#)

A motion was made by Vice Chair Reed, seconded by Committee Member Batshon, that this Ordinance be recommended for approval.

Brian Davis, Planning and Design Services, gave a presentation on the Planning Commission's recommendation (see attached).

The following spoke to this item:

- Chair Flood
- Committee Member Chappell
- Travis Fiechter, Jefferson County Attorney's Office
- Committee Member Batshon
- Brian Davis
- Committee Member Baker

The motion carried by the following vote and the Ordinance was sent to Old

**Business:**

**Yes:** 7 - Baker, Chappell, Reed, Ruhe, Engel, Flood, and Batshon

**5. [O-036-23](#)****AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 10001 VISTA HILLS BOULEVARD CONTAINING APPROXIMATELY 1.022 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22ZONE0121).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-036-23 V.1 030223 Zoning at 10001 Vista Hills Boulevard.pdf](#)

[22-ZONE-0121.pdf](#)

[22-ZONE-0121\\_PC Min\\_02.02.23.pdf](#)

[22-ZONE-0121\\_LDT Min\\_01.12.23.pdf](#)

[22-ZONE-0121\\_legal desc.pdf](#)

[22-ZONE-0121\\_staff rpts.pdf](#)

[22-ZONE-0121\\_Appl Presentation.pdf](#)

[22-ZONE-0121\\_Plan\\_02.02.23.pdf](#)

A motion was made by Committee Member Engel, seconded by Vice Chair Reed, that this Ordinance be recommended for approval.

Brian Davis, Planning and Design Services, gave a presentation on the Planning Commission's recommendation (see attached).

The following spoke to this item:

- Committee Member Engel
- Brian Davis
- Travis Fiechter, Jefferson County Attorney's Office
- Chair Flood

The motion carried by the following vote and the Ordinance was sent to Old Business:

**Yes:** 7 - Baker, Chappell, Reed, Ruhe, Engel, Flood, and Batshon

6. [O-037-23](#)**AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 7717 AND 7721 ST. ANDREWS CHURCH ROAD CONTAINING APPROXIMATELY 1.97 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22ZONE0111). (AS AMENDED)**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-037-23 V.2 CAM 030723 Zoning at 7717 and 7721 St. Andrews Church Rd.pdf](#)  
[O-037-23 V.1 030223 Zoning at 7717 and 7721 St. Andrews Church Rd.pdf](#)  
[22-ZONE-0111.pdf](#)  
[22-ZONE-0111 PC Min 02.02.23.pdf](#)  
[22-ZONE-0111 LDT Min 01.12.23.pdf](#)  
[22-ZONE-0111 legal desc.pdf](#)  
[22-ZONE-0111 staff rpts.pdf](#)  
[22-ZONE-0111 Appl Presentation.pdf](#)  
[22-ZONE-0111 applicant justification.pdf](#)  
[22-ZONE-0111 Elevations 020223.pdf](#)  
[22-ZONE-0111 interested party comments 01.03.23.pdf](#)  
[22-ZONE-0111 interested party comments 02.02.23.pdf](#)  
[22-ZONE-0111 Plan 02.02.23.pdf](#)

A motion was made by Committee Member Batshon, seconded by Committee Member Baker, that this Ordinance be recommended for approval.

Brian Davis, Planning and Design Services, gave a presentation on the Planning Commission's recommendation (see attached).

Travis Fiechter, Jefferson County Attorney's Office, read proposed Binding Element #14 into the record.

A motion was made by Chair Flood, seconded by Committee Member Engel, that this Ordinance be amended as shown in the attached document titled "O-037-23 V.2 CAM 030723 Zoning at 7717 and 7721 St. Andrews Church Rd.pdf."

The motion to amend carried by a voice vote.

The following spoke to this item:

- Committee Member Batshon
- Brian Davis
- Committee Member Baker
- Travis Fiechter
- Committee Member Ruhe
- Vice Chair Reed

A motion was made by Committee Member Batshon, seconded by Committee Member Baker, that this item be tabled.

The motion to table carried by a voice vote.

7. [O-113-22](#)

**AN ORDINANCE CREATING A NEW SECTION TO LOUISVILLE/ JEFFERSON COUNTY METRO GOVERNMENT CODE OF ORDINANCES (“LMCO”) CHAPTER 153 REGARDING THE PROCESSING OF APPLICATIONS FOR ZONING MAP AMENDMENTS IF THERE ARE DELINQUENT TAXES OR VALID LIENS HELD BY LOUISVILLE METRO GOVERNMENT THAT ARE UNPAID (AS AMENDED).**

**Attachments:** [O-113-22 SPONSORSHIP WITHDRAWN 080723 New Sec of LMCO 153 Regard Zoning App and Delinquent Taxes.pdf](#)  
[O-113-22 V.2 CAM 083022 New Sec of LMCO 153 Regard Zoning App and Delinquent Taxes.pdf](#)  
[O-113-22 V.1 041422 New Sec of LMCO 153 Regard Zoning App and Delinquent Taxes.pdf](#)  
[O-113-22 PROPOSED CAM 083022 New Sec of LMCO 153 Regard Zoning App and Delinquent Taxes.pdf](#)

Sponsorship has been withdrawn.

8. [O-013-23](#)

**AN ORDINANCE RELATING TO THE REVISED DISTRICT DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 11905 DIXIE HIGHWAY CONTAINING APPROXIMATELY 2.19 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22DDP0078).**

**Sponsors:** Primary Madonna Flood (D-24)

**Attachments:** [O-013-23 V.1 020223 Revised DDP for 11905 Dixie Hwy.pdf](#)  
[22-DDP-0078.pdf](#)  
[22-DDP-0078 PC Min 01.05.23.pdf](#)  
[22-DDP-0078 Other PC Min 12.15.22.pdf](#)  
[22-DDP-0078 legal desc.pdf](#)  
[22-DDP-0078 staff rpts.pdf](#)  
[22-DDP-0078 Ltr of Explanation.pdf](#)  
[22-DDP-0078 Plan 01.05.23.pdf](#)  
[11095-orell storage- PRESENTATION - 20221214.pdf](#)

This item remained held in committee.

9. [R-009-23](#)

**A RESOLUTION REQUESTING THE PLANNING COMMISSION REVIEW THE METRO LAND DEVELOPMENT CODE REGULATIONS WITH REGARD TO APPLICATIONS FOR CERTAIN REVISED DEVELOPMENT PLANS.**

**Sponsors:** Primary Cindi Fowler (D-14)

**Attachments:** [R-009-22 V.1 021623 Amend LDC Related Certain Revised Detailed District Development Plan Applications.pdf](#)

This item remained held in committee.

10. [R-015-23](#)

**A RESOLUTION REQUESTING THE PLANNING COMMISSION REVIEW THE LOUISVILLE METRO LAND DEVELOPMENT CODE (“LDC”) RELATING TO NOTICES. (AS AMENDED)**

**Sponsors:** Primary Anthony Piagentini (R-19)

**Attachments:** [R-015-23 V.2 CAM 030723 Review LDC RE Notices.pdf](#)

[R-015-23 V.1 021623 Review LDC RE Notices.pdf](#)

[R-015-23 PROPOSED CAM 030723 Review LDC RE Notices.pdf](#)

A motion was made by Vice Chair Reed, seconded by Committee Member Batshon, that this Resolution be recommended for approval.

The following spoke to this item:

- Council Member Piagentini
- Chair Flood
- Committee Member Ruhe
- Jeff O'Brien, Louisville Forward
- Committee Member Chappell
- Travis Fiechter, Jefferson County Attorney's Office

A motion was made by Committee Member Batshon, seconded by Committee Member Ruhe, that this Resolution be amended as shown in the attached document titled "R-015-23 V.2 CAM 030723 Review LDC RE Notices.pdf."

The motion to amend carried by a voice vote.

The motion to recommend for approval carried by a voice vote and the amended Resolution was sent to Old Business.



11. [O-032-23](#)

**AN ORDINANCE RELATING TO THE PLANNED DEVELOPMENT OPTION AND PATTERN BOOK FOR PROPERTY LOCATED AT 814 VINE STREET CONTAINING APPROXIMATELY 2.1014 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22DDP0116).**

**Sponsors:**Primary Madonna Flood (D-24)

**Attachments:** [O-032-23 V.1 030223 Planned Development Option for 814 Vine St.pdf](#)  
[22-DDP-0116.pdf](#)  
[02.07.23 PC Minutes Night Hearing.pdf](#)  
[22-DDP-0116\\_PC staff report\\_02.07.23.pdf](#)  
[22-DDP-0116 legal desc.pdf](#)  
[22-DDP-0116 Plan\\_02.07.23.pdf](#)  
[22-DDP-0116 Appl Justification 22-DDP-0116 Plan\\_02.07.23.pdf](#)  
[22-DDP-0116 PDO Pattern Book.pdf](#)  
[22-DDP-0116 PDO.pdf](#)

This item was held in committee.

12. [O-033-23](#)

**AN ORDINANCE RELATING TO THE CLOSURE OF A PORTION OF EAST WASHINGTON STREET ADJACENT TO THE I-64 EAST RAMP CONTAINING APPROXIMATELY 0.08 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22STRCLOSURE0023).**

**Sponsors:**Primary Madonna Flood (D-24)

**Attachments:** [O-033-23 V.1 030223 22STRCLOSURE0023 Closure of a Portion of E Washington St Adjacent to the I-64 E Ramp.pdf](#)  
[22-STRCLOSURE-0023.pdf](#)  
[22-STRCLOSURE-0023\\_PC & LDT Min.pdf](#)  
[22-STRCLOSURE-0023 legal desc.pdf](#)  
[22-STRCLOSURE-0023 staff rpt.pdf](#)

A motion was made by Committee Member Engel, seconded by Committee Member Baker, that this Ordinance be recommended for approval.

Brian Davis, Planning and Design Services, gave a presentation on the Planning Commission's recommendation (see attached).

The following spoke to this item:

- Committee Member Batshon
- Brian Davis
- Committee Member Chappell
- Chair Flood

The motion carried by the following vote and the Ordinance was sent to the Consent Calendar.

Yes: 7 - Baker, Chappell, Reed, Ruhe, Engel, Flood, and Batshon

## Special Discussion

### 13. [ID 23-0160](#)

#### **ALL THINGS PLANNING AND ZONING: Emily Liu and Staff, Planning and Design Services**

**Attachments:** [Metro Council Process and notice Pres.pdf](#)  
[rezoning-process.pdf](#)

Julia Williams, Planning and Design Services, gave a presentation (see attached).

The following spoke to this item:

- Committee Member Batshon
- Chair Flood
- Committee Member Engel
- Travis Fiechter, Jefferson County Attorney's Office

## Adjournment

Without objection, Chair Flood adjourned the meeting at 2:58 p.m.

Note: Items sent to the Consent Calendar or Old Business will be heard before the full Council at the Metro Council meeting on March 16, 2023.