



Agenda - Final Planning Commission

Thursday, May 21, 2020

1:00 PM

Meeting run via Webex

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On the recommendation of Louisville Metro Dept. of Public Health & Wellness regarding congregate events and social distancing, the Planning Commission meeting set for 1:00 p.m. on May 21, 2020 is being held online. You will need to join the meeting using a computer, laptop or mobile device with the link below:

Meeting Link: <https://louisvilleky.webex.com/louisvilleky/j.php?MTID=m0d3d20183d803f2a300f57dc7b63a385>

Meeting number (access code if needed): 476 432 918

Meeting password (if needed): PC052120

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

Anyone wishing to speak on any case is 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 5:00 P.M. Tuesday, May 19, 2020.

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 in the first-floor conference room of the Metro Development Center, 444 S. Fifth St., 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. 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

Approval Of Minutes

1. [PC Mins 05.07.2020](#)

Approval of the minutes for the May 7, 2020 Planning Commission public hearing.

Attachments: [2020.05.07. PC Minutes.pdf](#)

Business Session

2. [BE Appeal 6300 Preston Hwy](#)

Project Name: **This case will be continued indefinitely** - Binding Element
Appeal - 6300 Preston Highway

Jurisdiction: Louisville Metro

Case Manager: Laura Ferguson, Jefferson County Attorney's Office

3. [BE Final Order 8006 Beulah C.](#)

Project Name: Binding Element Final Order - 8006 Beulah Church Road

Jurisdiction: Louisville Metro

Case Manager: Laura Ferguson, Jefferson County Attorney's Office

Attachments: [8005 Beulah CH RD Minutes binding elements.pdf](#)

[8005 Beulah Church JM 1-27-20 \(6\).jpg](#)

[Beulah Church Rd 8005 Zoning Enforcement Binding Element Citation 12-13](#)

[Beulah Church Rd 8005 Zoning Enforcement Binding Element NOV 10-18-19](#)

[Final Order 9-81-78 - 12-13-19 - 8005 Beulah Church Road.docx](#)

4. [Primrose Meadow](#)

Project Name: Primrose Meadow Section 1A Bond Forfeiture

Jurisdiction: Louisville Metro

Case Manager: Joe Reverman, AICP, Planning & Design Assistant Director

Attachments: [Primrose Bond Letter.pdf](#)

5. [PC Bylaws and Policies Change](#)

Project Name: Planning Commission Bylaws and Policies - Neighborhood
Meeting and Virtual Meetings

Case Manager: Brian Davis, AICP, Planning & Design Manager

Attachments: [PC Bylaws Neighborhood Meetings Amendments_draft_05132020.pdf](#)

6. [19CELL1001](#)

Request: Settlement proposal concerning an appeal from a denied application for a cell tower consisting of a 105 foot tall monopole with a 5 foot lightning arrestor, (total height of 110 feet) within a 2,500 square foot compound area

Project Name: Bardstown Road

Location: 3738 Bardstown Road

Owner: The First Alliance Church of the Christian and Missionary Alliance, Inc.

Applicant: Vertical Bridge Development, LLC, T-Mobile

Representative: Briggs Law Office, PSC, Todd R. Briggs

Jurisdiction: Louisville Metro & Jeffersontown

Council District: 10- Pat Mulvihill

Case Manager: Steve Hendrix, Planning & Design Coordinator

Attachments: [19Cell1001_PC Staff Report, 05.21.2020.pdf](#)
[PC 05.21.2020 staff power point.ppt](#)

Public Hearing**7. [19-ZONE-0032](#)**

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - Change in zoning form R-5 to R-5B with detailed district development plan

Project Name: Roosey Duplex

Location: 1316 Bellwood Avenue

Owner: Roosey Holdings, LLC

Applicant: Roosey Holdings, LLC

Representative: Roosey Holdings, LLC

Jurisdiction: Louisville Metro

Council District: 8 - Brandon Coan

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

8. [19-ZONE-0044](#)

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - Change in zoning from R-4 to PEC, with Detailed District Development Plan and Binding Elements, and associated landscape Waiver - Requesting Continuance to 03/19/2020

Project Name: Powerscreen Crushing and Screening

Location: 13207 Rehl Road

Owner: Thomas & Rebecca Garrity

Applicant: Powerscreen Crushing and Screening

Representative: Dinsmore & Shohl LLC

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

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

Attachments: [19-ZONE-0044 PC Staff Report 030520.pdf](#)
[19-ZONE-0044 applicant justification.pdf](#)
[19-ZONE-0044 Tucker Station Neighborhood Association Binding Elements.pdf](#)
[19-ZONE-0044 waiver justification 19-WAIVER-0070.pdf](#)
[19-ZONE-0044 plan 110419.pdf](#)

9. [19-ZONE-0062](#)

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - Change in zoning from C-2 to EZ-1 with detailed district development plan

Project Name: South Park Road Warehouse

Location: 3105R & 3308 South Park Road

Owner: Utica Properties, LLC

Applicant: Utica Properties, LLC

Representative: Dinsmore & Shohl, LLP

Jurisdiction: Louisville Metro

Council District: 13 - Mark Fox

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

10. [19-ZONE-0072](#)

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - Change in zoning from R-6 to C-1, with Detailed District Development Plan and Binding Elements, and associated side yard setback Variance - Requesting Continuance to 04/02/2020

Project Name: 18th Street Incubator
Location: 516 - 520 S 18th Street
Owner: OW Broadway Holdings LLC, Community Ventures Corporation, Louisville & Jefferson County Landbank
Applicant: Louisville Metro Government
Representative: Louisville Metro Government
Jurisdiction: Louisville Metro
Council District: 4 - Barbara Sexton Smith
Case Manager: Dante St. Germain, AICP, Planner II

11. [19-ZONE-0087](#)

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - Change in zoning from R-4 to R-6, with Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements

Project Name: Brentlinger Townhomes
Location: 9922 - 10000 Brentlinger Lane
Owner: Chris & Angela Wilkerson, Jane Franklin, Shelly Stoyell
Applicant: D&K Holdings LLC
Representative: Bardenwerper, Talbott & Roberts
Jurisdiction: Louisville Metro
Council District: 22 - Robin Engel
Case Manager: Dante St. Germain, AICP, Planner II

12. [19-ZONE-0094](#)

Request: **This case will be continued to the June 18, 2020 Planning Commission meeting** - 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

13. [20-DDP-0013](#)

Request: Detailed District Development Plan with a request to amend
EZ-1 Setback requirements, and a waiver

Project Name: A&S Road Services

Location: 10605 Freeport DR

Owner/Applicant: A&S Road Services

Representative: Mindel, Scott and Associates

Jurisdiction: Louisville Metro

Council District: 12- Rick Blackwell

Case Manager: Jay Lockett, AICP, Planner I

Attachments: [20-DDP-0013_PC staff report_052120.pdf](#)
[20-DDP-0013_Plan_050420.pdf](#)
[20-DDP-0013_Rendering_041320.pdf](#)
[Riverport Phase III Record Plat.pdf](#)

14. [20-EXTENSION-0004](#)

Request: Extension of Expiration

Project Name: Extension of Expiration

Location: 1001 Breckenridge Lane

Owner/Applicant: Andrew M. McCarthy, Norton Properties Inc. / Glenn Price,
Frost Brown Todd LLC

Representative: Glenn Price, Frost Brown Todd LLC

Jurisdiction: Louisville Metro

Council District: 26 - Brent Ackerson

Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [15DEVPLAN1202_plan.pdf](#)
[20-EXTENSION-0004_PC Staff Report_051220.pdf](#)

15. [20-DDP-0009](#)

Request: Revised District Development Plan with Binding Element
Amendments and an Outdoor Amenity Area
Project Name: Quarry Warehouse
Location: 14105 Aiken Road
Owner/Applicant: Frank Otte - Otte Family LTD Partnership
Representative: Derek Triplett, Land Design & Development
Jurisdiction: Louisville Metro
Council District: 19 - Anthony Piagentini
Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [9-62-82_approved plan.pdf](#)
[17CUP1012_PLAN_3-2-17.PDF](#)
[17DEVPLAN1107_APPROVEDPLAN_07.24.17.PDF](#)
[20-DDP-0009_PC_Staff_Report_051220.pdf](#)
[20-DDP-0009_Plan_031020.pdf](#)
[20-DDP-0009_Trip_Generation_021720.pdf](#)

16. [20-DDP-0010](#)

Request: District Development Plan
Project Name: Houchens Industries
Location: 7941 Smyrna Parkway
Owner/Applicant: Tim Rich, Jr. Food Stores, Inc.
Representative: Tim Rich, Jr. Food Stores, Inc.
Jurisdiction: Louisville Metro
Council District: 23 - James Peden
Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [15ZONE1065_APPROVEDPLAN_08.04.16.PDF](#)
[17DEVPLAN1134_APPROVEDPLAN_08.17.2017\(1\).PDF](#)
[20-DDP-0010_Elevations_050520.pdf](#)
[20-DDP-0010_PC_Staff_Report_051220.pdf](#)
[20-DDP-0010_Plan_041320.pdf](#)

17. [19-DDP-0069](#)

Request: District Development Plan
Project Name: Lots 2 & 3 Glenmary Village
Location: 9400 Clubview Drive
Owner/Applicant: Limestone Bank, Inc.
Representative: Kelli Jones - Sabak, Wilson & Lingo, Inc.
Jurisdiction: Louisville METro
Council District: 22 - Robin Engel
Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [09-036-00-GLENMARY-VILLAGE-APPROVED-PLAN-AND-BE.PDF](#)
[19-DDP-0069 applicant BE justification.pdf](#)
[19-DDP-0069 applicant DDP Justification.pdf](#)
[19-DDP-0069 PC Staff Report 051220.pdf](#)
[19-DDP-0069 Plan 1-13-20.pdf](#)
[19-DDP-0069 Sales Prices 010320.pdf](#)
[Email 020720.pdf](#)
[Email 121419.pdf](#)

18. [19-MSUB-0018](#)

Request: Major Subdivision Plan with a Waiver
Project Name: Watterson Trail Subdivision
Location: 6106 South Watterson Trail
Owner/Applicant: Clarence & Lucille Schmitt
Representative: Curtis Mucci, Mindel Scott
Jurisdiction: Louisville Metro
Council District: 23, 24 - James Peden, Madonna Flood
Case Manager: Lacey Gabbard, AICP, Planner I

Attachments: [19-MSUB-0018 PC Staff report 051120.pdf](#)
[19-MSUB-0018 Staff Pres.ppt](#)
[20-WAIVER-0009 applicant justification.pdf](#)
[3628-2020-03-05-PLANNING COMMISSION POWERPOINT.pdf](#)
[Email 030520.pdf](#)
[19-MSUB-0018 Plan 050420.pdf](#)

Adjournment