

Louisville Metro Planning Commission Public Hearing - April 10, 2025

Louisville Metro Planning Commission Public Hearing - February 6, 2025

Louisville Metro Land Development & Transportation Committee - January 9, 2025

Neighborhood Meeting - August 28, 2024 & April 1, 2025

DOCKET NO. 24-ZONE-0115

A ZONE CHANGE FROM R-4 TO C-M TO ALLOW
CAR/BOAT/RV PARKING AND STORAGE AT
11401 RACE ROAD

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers: Mindel, Scott & Associates, Inc.

PURPOSE FOR REPEAT HEARING

- This case was heard and unanimously recommended for approval at the February 6, 2025 Planning Commission hearing
 - Subsequently, it was discovered that some owners in the adjacent office park condo were inadvertently left off the notice list.
 - Repeat Neighborhood Meeting held on April 1, 2025
 - Two owners from the office park condos attended the neighborhood meeting
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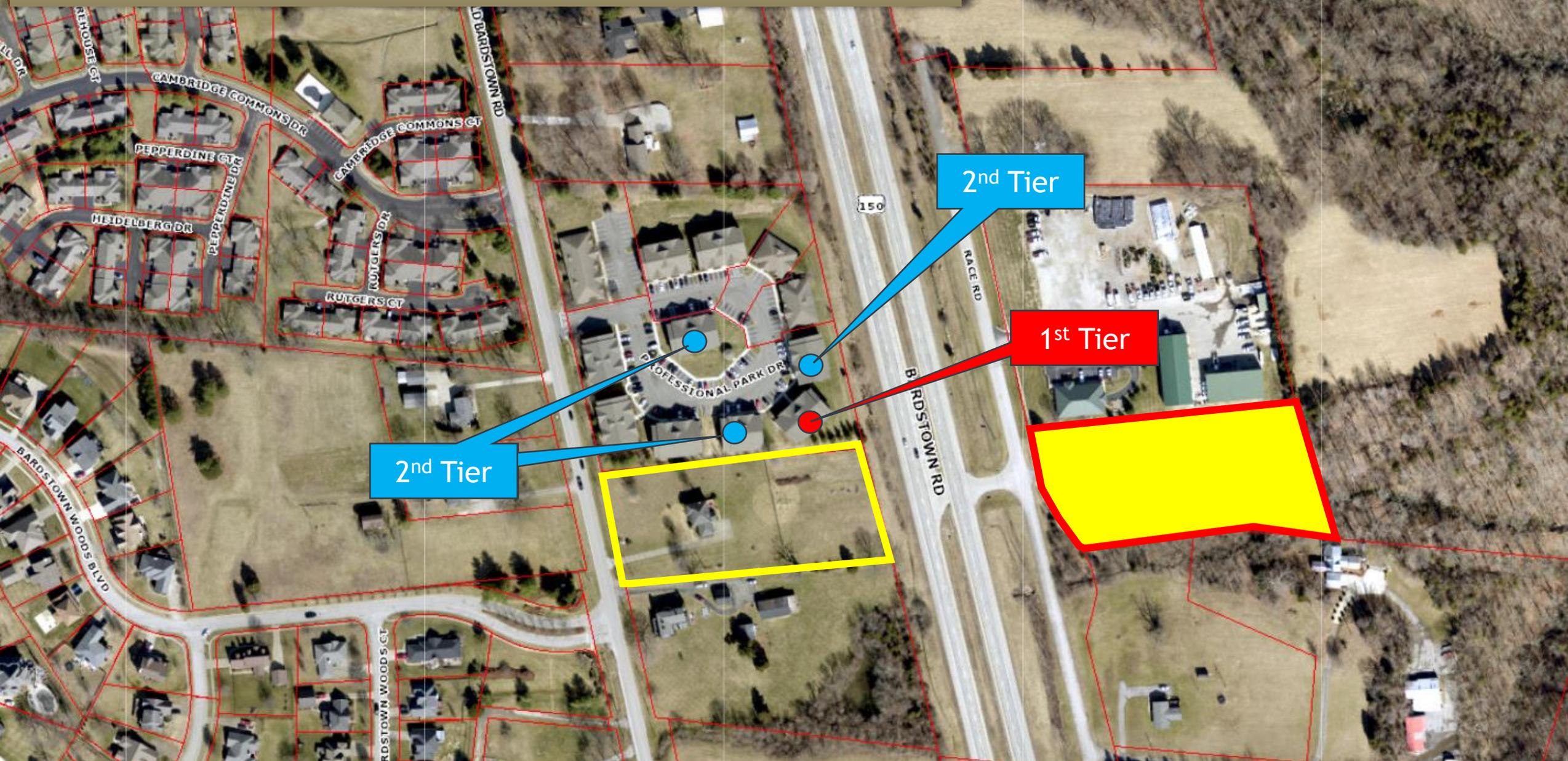
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10 condo owners received notice
22 of the condo owners **did not** receive notice



2nd Tier

2nd Tier

1st Tier

2nd NM Invite

BOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

111 HURSTBOURNE PARKWAY • SUITE 200 • LOUISVILLE, KENTUCKY 40223

(502) 426-6688 • WWW.BARDLAW.NET

John C. Talbott
Direct dial: 426-6688, Ext. 133
Email: JOHN@BARDLAW.NET

March 18, 2025

RE: Neighborhood meeting: **(1) Case No. 24-ZONE-0113**: proposed zone change from R-4 to C-2 and Conditional Use Permit (CUP) to allow a Mini-Storage Unit Facility located at 8915 Old Bardstown Road; **(2) Case No. 24-ZONE-0115**: proposed zone change from R-4 to C-M to allow car/boat/RV parking & storage located at 11401 Race Road

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with:

- (1) Detailed District Development Plan (DDDP), zone change from R-4 to C-2, & CUP to allow a Mini-Storage Facility with two, 1-story self-storage buildings - 8915 Old Bardstown Rd. - **#24-ZONE-0113** - Case manager - Amy Brooks
- (2) DDDP and zone change from R-4 to C-M to allow car/boat/RV parking & storage - 11401 Race Rd. - **#24-ZONE-0115** - Case manager - Amy Brooks

Both of these development plans went before the Planning Commission and were recommended for approval to Louisville/Jefferson County Metro Council. Before Metro Council consideration, it was recognized that some of the adjoining neighbors were inadvertently left off the notice list for the first neighborhood meeting held on August 28, 2024 and therefore not noticed to the Planning Commission hearing held on February 6, 2025. Therefore, we are holding this 2nd neighbor meeting to advise those neighbors of the zone changes and CUP.

In that regard, a meeting will be held on **Tuesday, April 1, 2025** beginning at **6:00 p.m.** at the **Fern Creek Community Center and Chamber of Commerce** located at **6104 Bardstown Road, Louisville, Kentucky** (*enter at the rear of the building through double doors under covered porch*) to inform those left off of the notice list of the case, and then return it to the Planning Commission for a public hearing on April 10, 2025.

Enclosed for your review are the following:

1. The development plans sheet
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet and Information on how to obtain case information online from Office of Planning online customer service portal
5. Office of Planning "After the Neighborhood Meeting" sheet

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me at the number listed above.

We look forward to our opportunity to visit with you.

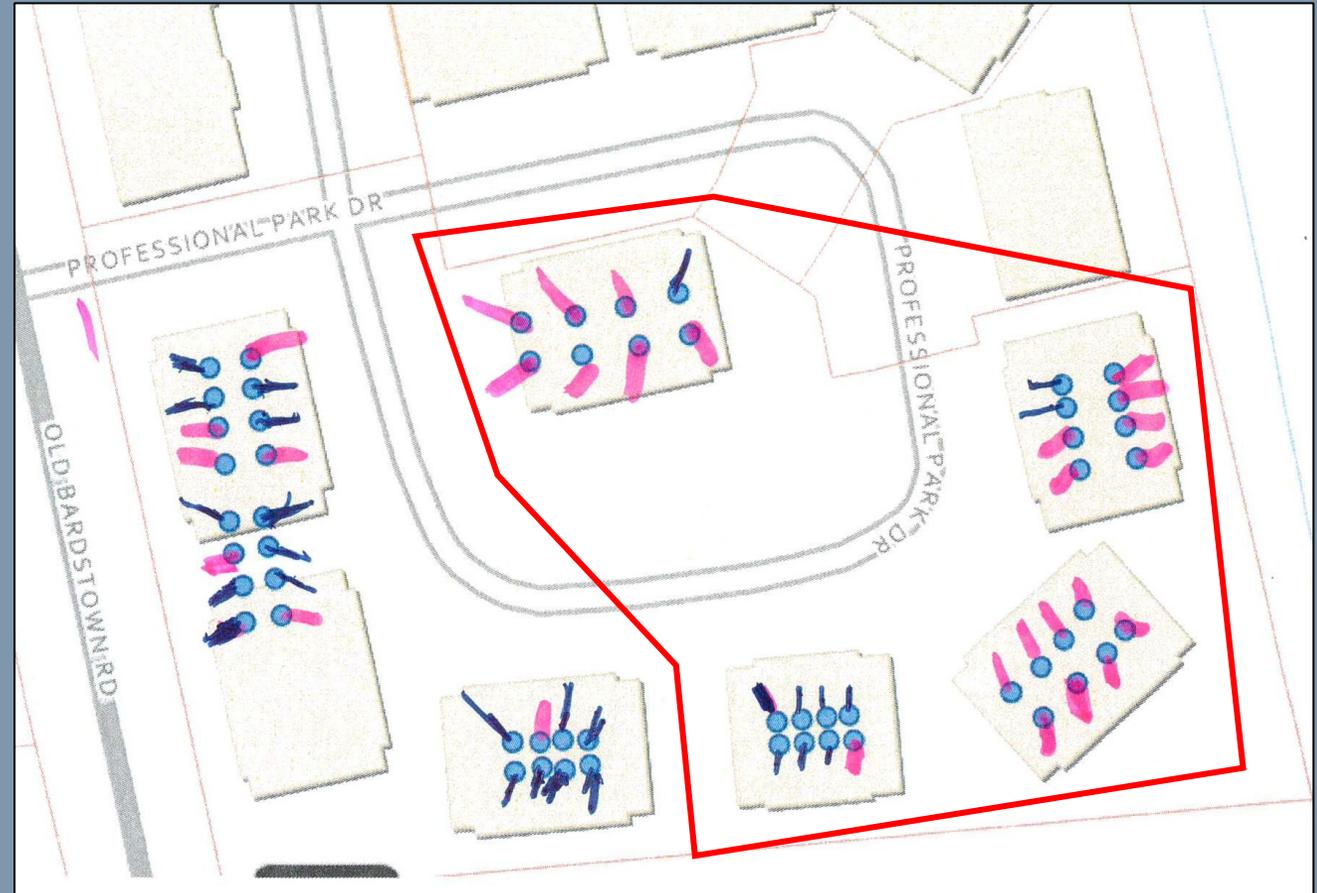
Sincerely,



John C. Talbott

cc: Hon. Kevin Bratcher, Councilman, District 22
Amy Brooks, case manager with Office of Planning
Kathy Linares and Kent Gootee, land planners with Mindel Scott & Associates, Inc.
Corey Phillippe, applicant with Iron Will Ventures, LLC

Condo owners in **blue** identify the condo owners that **did** receive notice
Condo owners in **pink** identify the condo owners that **did not** receive notice



Search Addresses



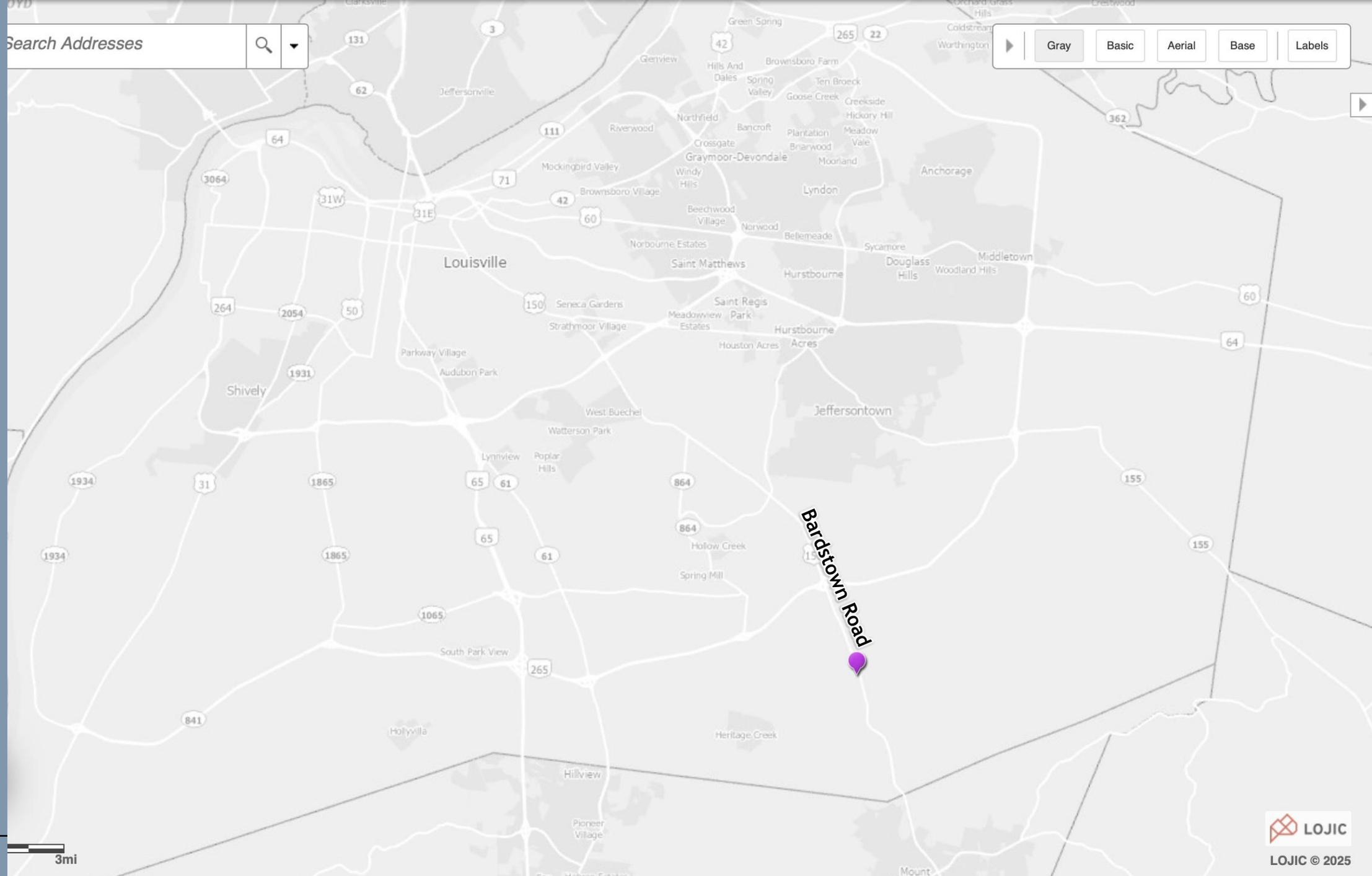
Gray

Basic

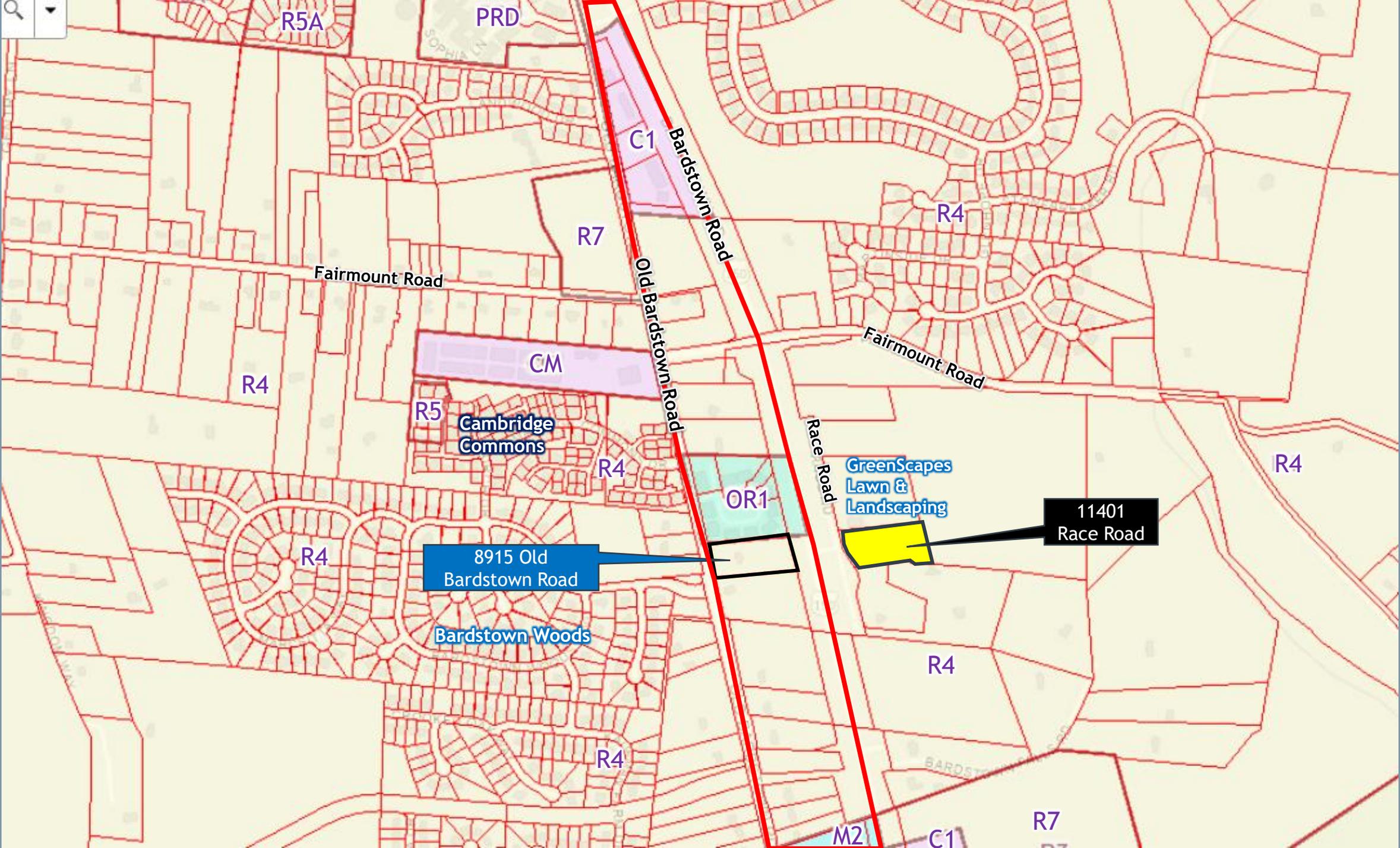
Aerial

Base

Labels



LOJIC © 2025



R5A

PRD

C1

Bardstown Road

R7

R4

Fairmount Road

R4

CM

R5

Cambridge Commons

R4

OR1

GreenScapes Lawn & Landscaping

11401 Race Road

R4

R4

8915 Old Bardstown Road

Bardstown Woods

R4

R4

M2

C1

R7

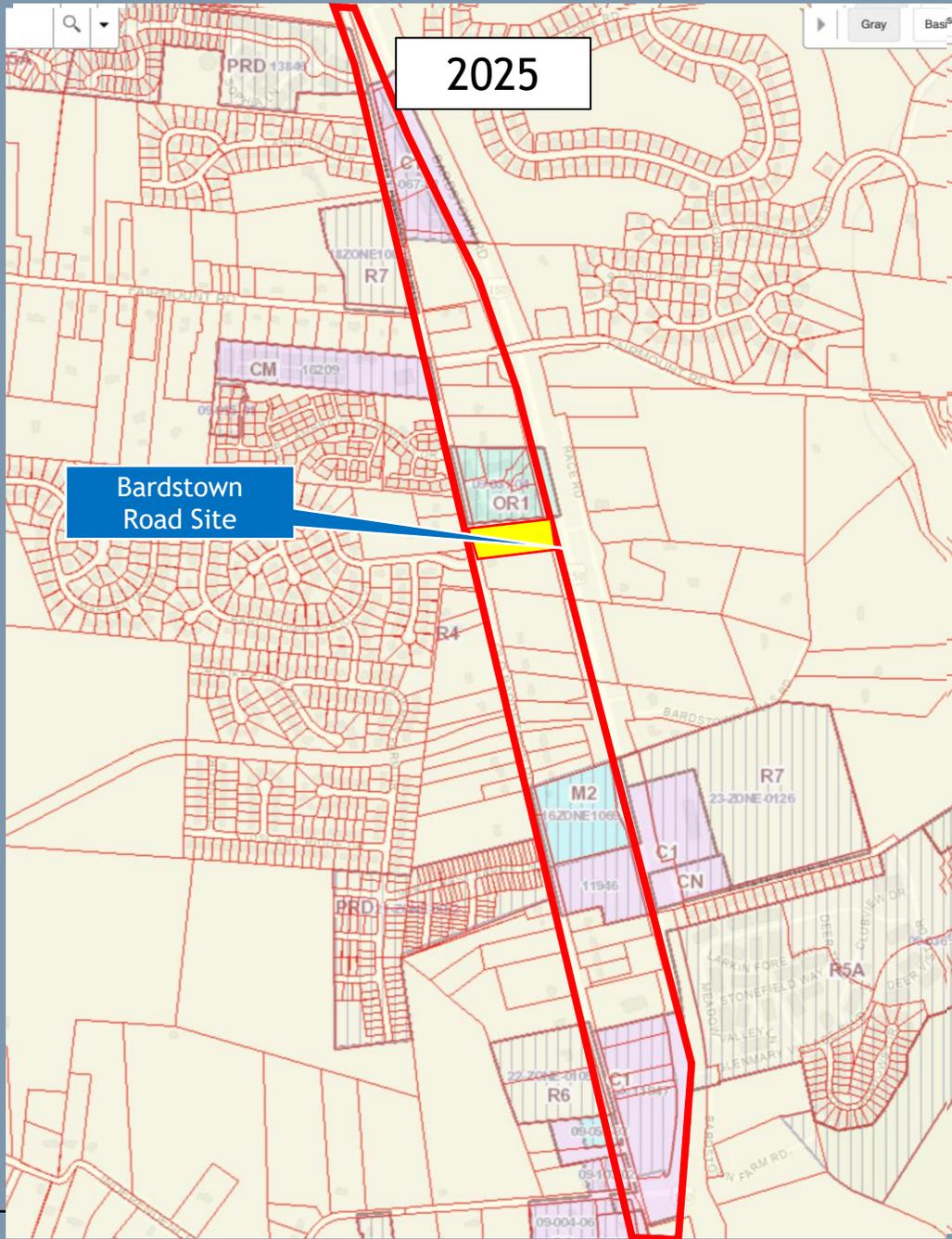


1997 View

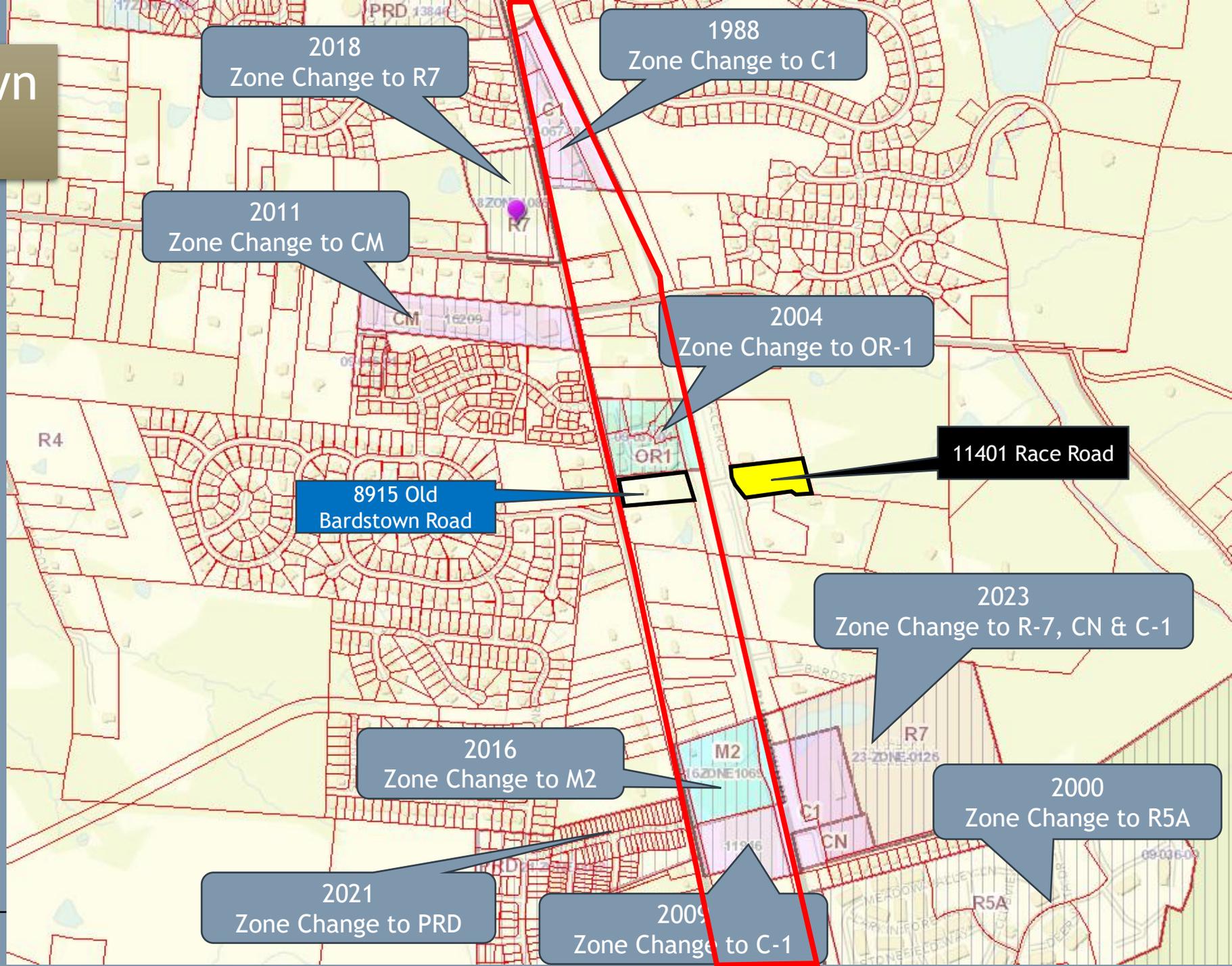


2002 View

Bardstown Woods



Nearby Old Bardstown Road Island Zoning





Glenmary Subdivision

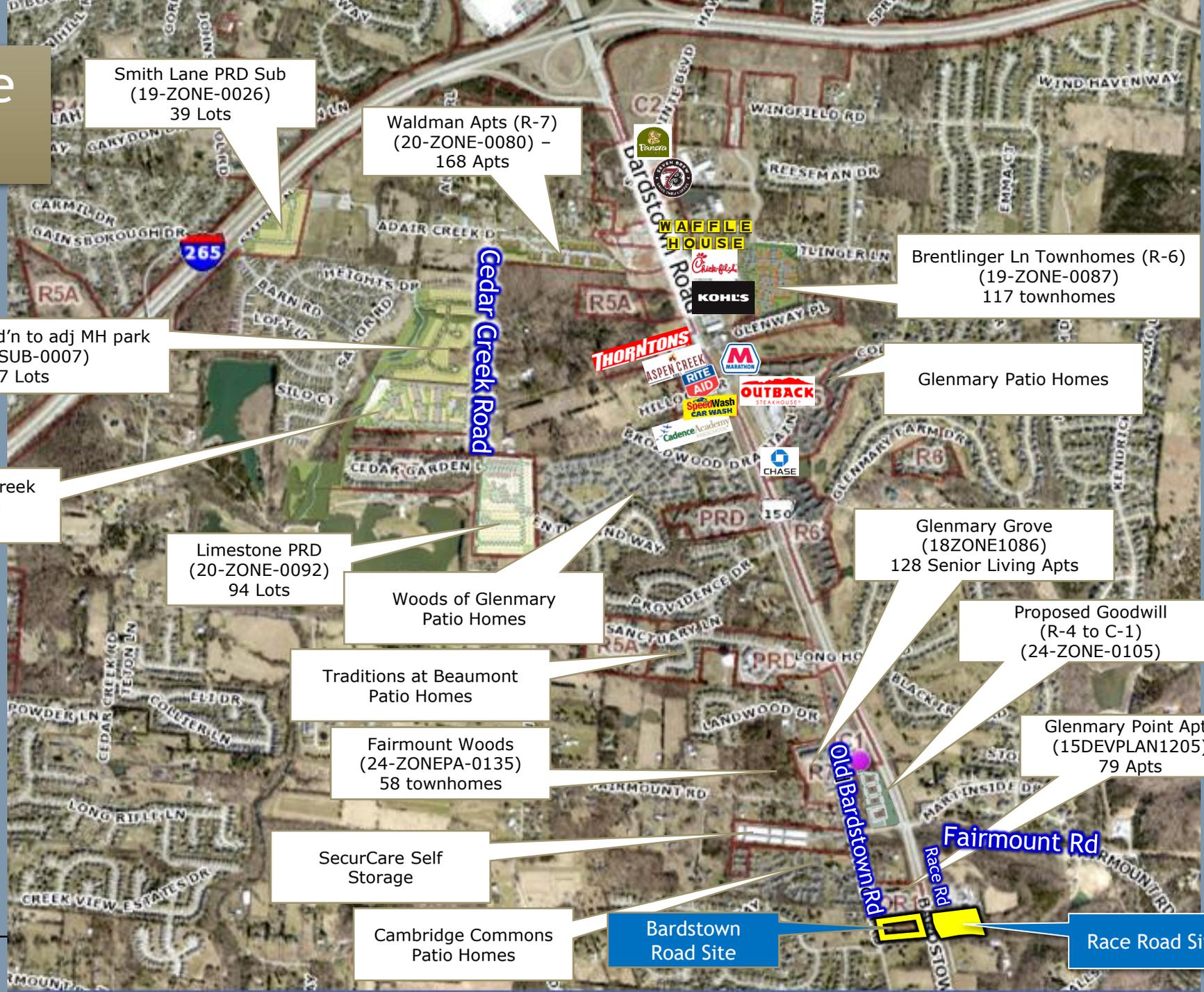
Cambridge Commons

Bardstown Road Site

Bardstown Woods

Race Road Site

Developments to the north of the site



Smith Lane PRD Sub
(19-ZONE-0026)
39 Lots

Waldman Apts (R-7)
(20-ZONE-0080) -
168 Apts

Brentlinger Ln Townhomes (R-6)
(19-ZONE-0087)
117 townhomes

Mfd home add'n to adj MH park
(19-MSUB-0007)
57 Lots

Glenmary Patio Homes

Revenant at Cedar Creek
(24-ZONE-0074)
348 apts

Limestone PRD
(20-ZONE-0092)
94 Lots

Glenmary Grove
(18ZONE1086)
128 Senior Living Apts

Woods of Glenmary
Patio Homes

Proposed Goodwill
(R-4 to C-1)
(24-ZONE-0105)

Traditions at Beaumont
Patio Homes

Fairmount Woods
(24-ZONEPA-0135)
58 townhomes

Glenmary Point Apts
(15DEVPLAN1205)
79 Apts

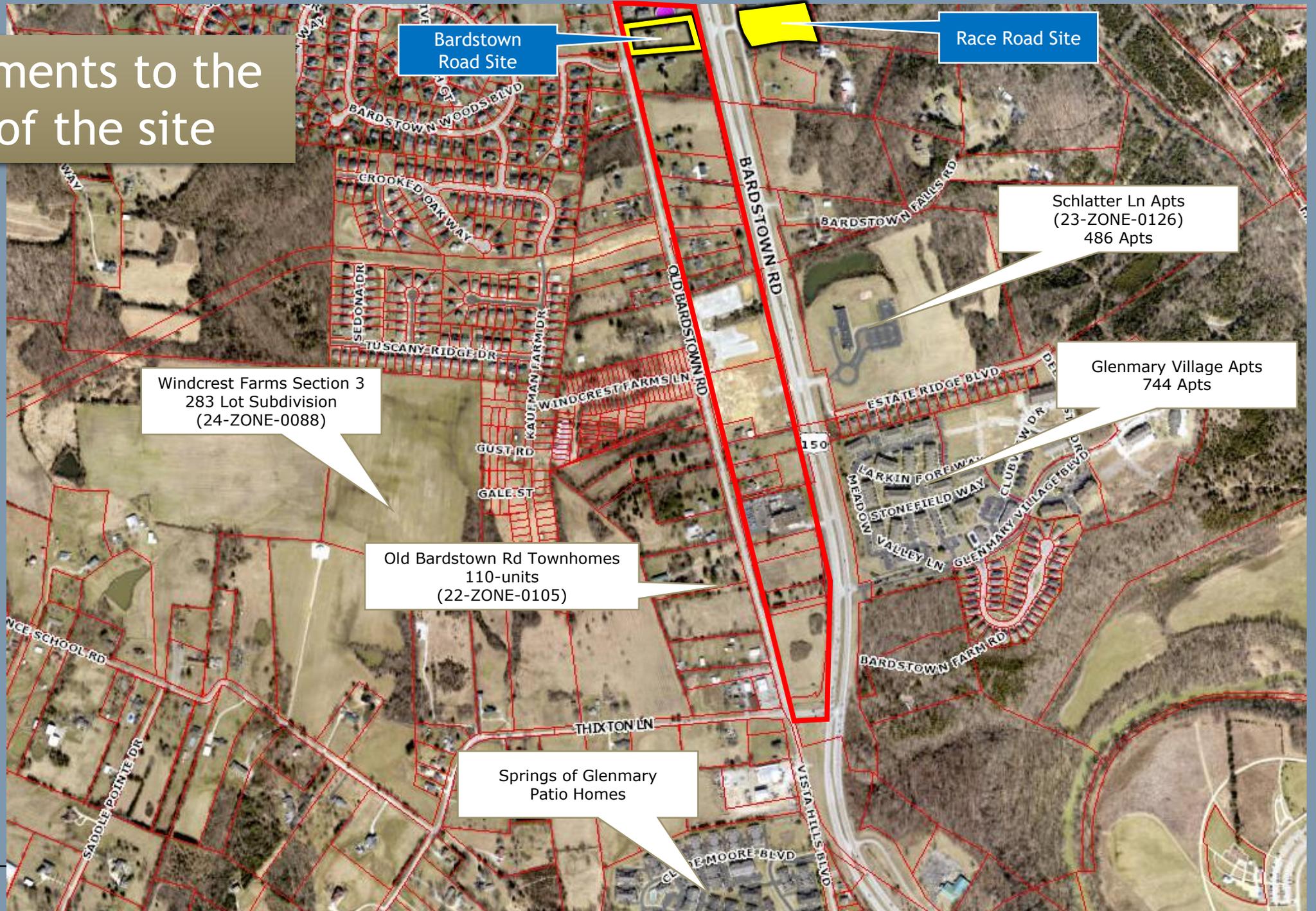
SecurCare Self
Storage

Cambridge Commons
Patio Homes

Bardstown
Road Site

Race Road Site

Developments to the south of the site



Bardstown Road Site

Race Road Site

Windcrest Farms Section 3
283 Lot Subdivision
(24-ZONE-0088)

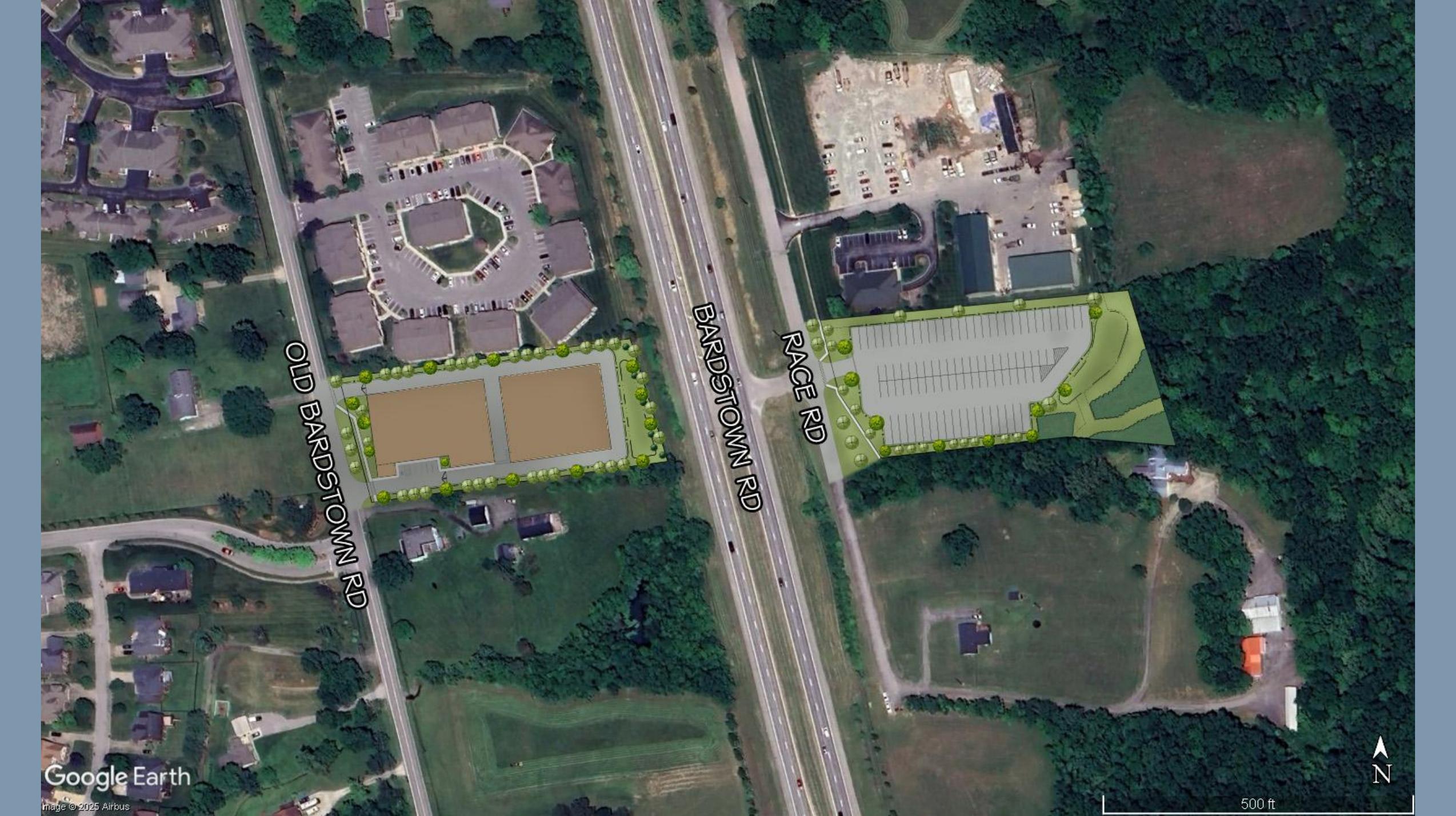
Old Bardstown Rd Townhomes
110-units
(22-ZONE-0105)

Springs of Glenmary
Patio Homes

Schlatter Ln Apts
(23-ZONE-0126)
486 Apts

Glenmary Village Apts
744 Apts

Apartment/Townhome Name	Units
Revenant at Cedar Creek	348
Fairmount Woods	58
Brentlinger Townhomes	117
Glenmary Grove	128
Glenmary Point	79
Cedar Creek Apts	168
Schlatter Ln Apts	486
Old Bardstown Road Townhomes	110
Glenmary Village	744
TOTAL	2238 Units



OLD BARDSTOWM RD

BARDSTOWM RD

RACE RD

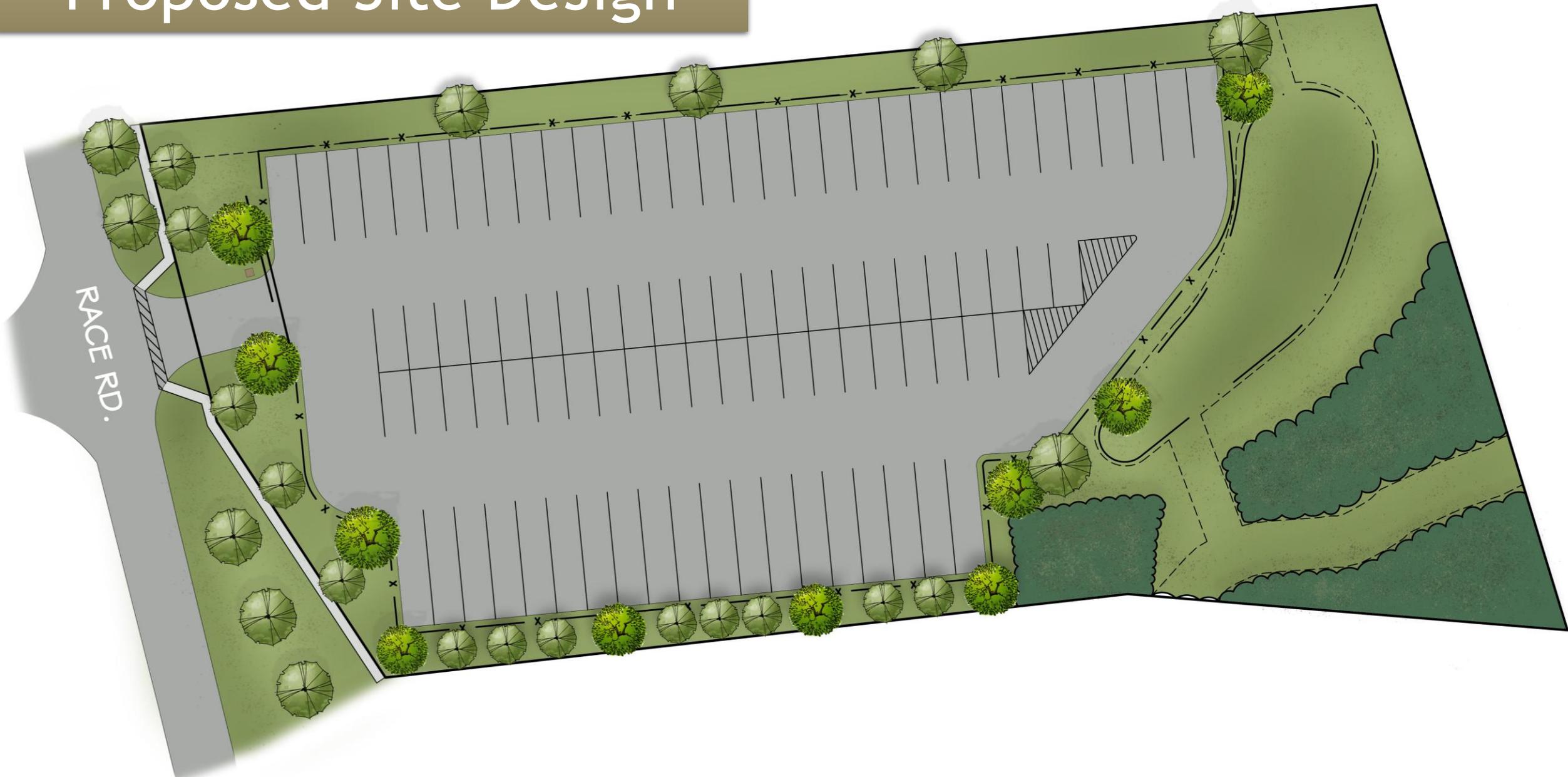
Google Earth

Image © 2025 Airbus



500 ft

Proposed Site Design



Sliding Gate Access





View of Race Road site looking east.

8915 Old Bardstown Rd



11401 Race Rd

Louisville, Kentucky



Google Street View

Apr 2019 See more dates



SITE

Google

View of Race Road looking north. Site is to the right.



11309 Race Rd

Louisville, Kentucky



Google Street View

Apr 2019 See more dates



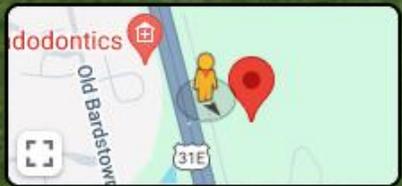
SITE

Race Rd

Bardstown Rd

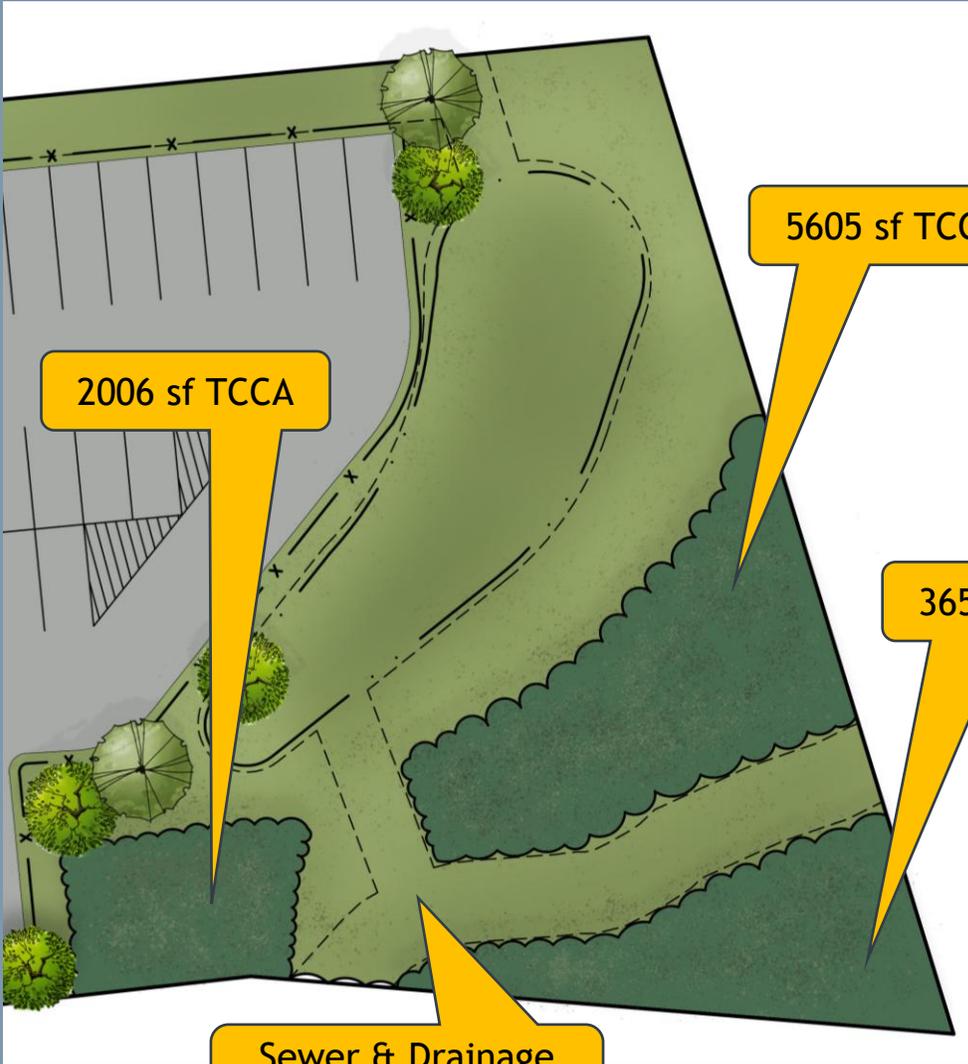
Race Rd

Google



View of Race Road looking south. Site is to the left.

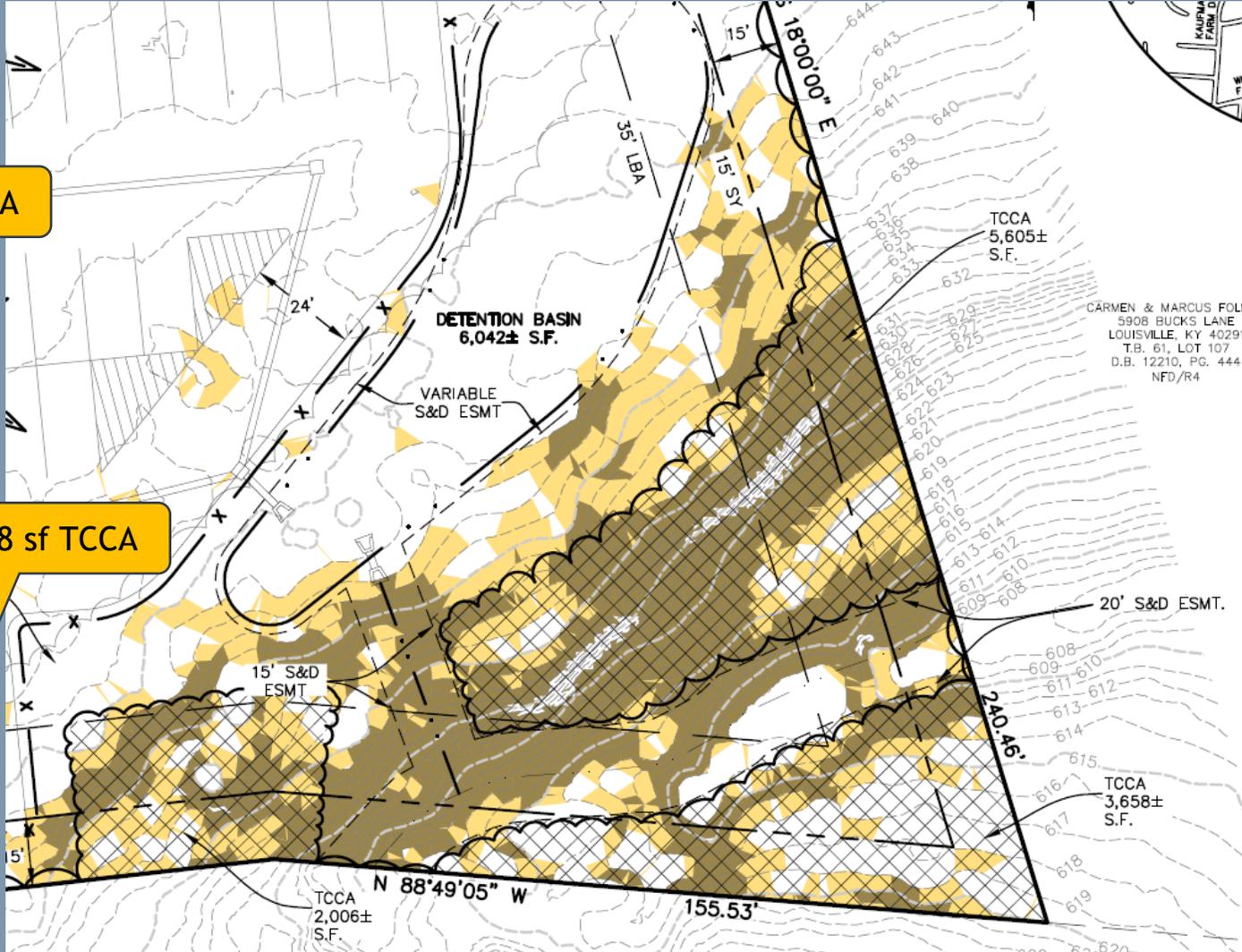
Tree Preservation



2006 sf TCCA

5605 sf TCCA

Sewer & Drainage Easement



3658 sf TCCA

Proposed Binding Elements

13. Regarding building height (Future buildings on site shall not exceed 2 stories or 25 feet in height)

14. The following uses shall be prohibited on site:

M-1: All uses except those contemplated by BEs 11 and 12.

C-2: Auction sales, indoor

Automobile rental agencies

Automobile repair garages

Automobile sales agencies

Billiard parlors, charitable gaming facilities, games rooms and similar entertainment uses

Bingo halls and parlors not regulated as a charitable gaming facility

Dance halls

Flea market, indoor

Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business

Package liquor stores

Public transportation passenger terminals

Restaurants, where dancing or entertainment is allowed, outside as well as inside a building, including drive-in restaurants where all or part of the service or consumption is inside a vehicle

Tattoo, body are and piercing parlors

Tavern, bar, saloon

Used car sales areas

Proposed Binding Elements

- C-1: Automobile rental agencies
 - Automobile service stations with service bays for repair of no more than two vehicles
 - Bowling alley
 - Car washes having
 - Charitable gaming facilities
 - Convenience groceries
 - Dry-cleaning, dyeing, pressing, and laundry; distributing stations or retail businesses where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments
 - Hotels and motels
 - Package liquor stores
 - Pawn shops
- 15. Any significant increases to the proposed structures (e.g. increases in building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property which directly or indirectly require a public hearing before the Planning Commission or subcommittee thereof, and/or any amendments to the binding elements, other than (i) the addition of new binding elements, (ii) changes to binding elements that merely update the public hearing date, or (iii) updating a previous version of this binding element to reflect the current language, shall be reviewed before the Planning Commission with final action to be determined by Metro Council.

Also, we want to correct BE #10, to allow trailers larger than 16 feet.



PUBLIC HEARING

CASE NO. 24-ZONE-0115

Request: Change in Zoning from R-4 Single- Family Residential to C-M Commercial Manufacturing, a Detailed District Development Plan with Binding Elements, and Waiver(s).

Project Name: Race Road Storage
Location: 11401 Race Road
Applicant: Iron Will Ventures, LLC
Representative: Bardenwerper, Talbott & Roberts, PLLC
Jurisdiction: Louisville Metro
Council District: 22 – Kevin Bratcher
Case Manager: Amy Brooks, Planning Supervisor

Notice of this public hearing appeared in The Courier Journal, a notice was posted on the property, and 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. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Office of Planning offices, 444 S. 5th Street.)

Agency Testimony:

02:41:48 Amy Brooks provided an overview of the request and presented a PowerPoint presentation. Brooks responded to questions from Commission Members (see video for details).

The following spoke in favor of this request:

John Talbott, 1000 N. Hurstbourne Parkway, 2nd floor, Louisville, KY 40223

Kathy Linares, 5151 Jefferson Boulevard, Louisville, KY 40219

Summary of testimony of those in favor:

02:46:17 John Talbott spoke in support of the request and presented a PowerPoint presentation. Talbott responded to questions from Commission Members (see recording for details).

03:00:52 Kathy Linares spoke in support of the request. Linares responded to questions about the storm water runoff, stating that the catch basin will take the water to the detention basin (see recording for details).

PUBLIC HEARING

CASE NO. 24-ZONE-0115

03:05:16 Discussion on adding language for three additional binding elements (Binding Elements 10-12).

Deliberation:

03:17:30 Planning Commission deliberation.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Change in zoning from R-4 single-family residential to C-M Commercial Manufacturing

03:17:40 On a motion by Commissioner Mims, seconded by Commissioner Steff, the following resolution, based on the staff report, applicant and staff testimony heard today and staff analysis, was adopted:

WHEREAS, the Planning Commission finds the proposal meets Plan 2040 Community Form: Goal 1 because the zoning change would only represent a minor expansion of a non-residential use into a residential area. There is a non-residential use to the north. Appropriate transitions and screening should be provided adjacent to remaining residential zoning. Appropriate transitions and screening are being provided where adjacent to remaining residential uses, and

WHEREAS, the Planning Commission finds the proposal meets Community Form: Goal 2 because the location is near a growing activity center. There are a variety of commercial uses and residential development types in close proximity to the subject site. Activity centers should effectively integrate non-residential uses within neighborhoods in a manner that provides convenient service to residents while protecting the character of the neighborhood. The proposed zoning changes are in close proximity to higher classification roads that could support the increased traffic generated by an increase in the intensity of the use, and

WHEREAS, the Planning Commission finds the proposal meets Community Form: Goal 3 because appropriate measures to protect health, safety, and welfare of the development in environmentally sensitive areas will be followed, and

WHEREAS, the Planning Commission finds the proposal meets Community Form: Goal 4 because the development site will preserve existing mature trees wherever possible around the subject site, and

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Kathy Lineros, 5151 Jefferson Boulevard, Louisville, KY 40210

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The vote was as follows:

YES: Commissioners Cheek, Fischer, Mims, Kern, Lannert, Steff, Bond, Lohan, and Sistrunk

ABSENT: Commissioner Benitez

hearing related to this case
may contact the Customer

ial to C-M Commercial

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staff testimony heard today

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Questions?

