

## **PLANNING COMMISSION MINUTES**

**May 29, 2025**

### **PUBLIC HEARING**

#### **CASE NO. 25-CAT3-0001**

Request: Urban Neighborhood Planned Development Option  
Project Name: Bank St. Duplex  
Location: 2004 Bank St.  
Applicant: Jasmine Newton, Promise Housing Plus Corp.  
Representative: Promise Housing Plus Corp.  
Jurisdiction: Louisville Metro  
Council District: 5 – Donna Purvis  
Case Manager: Kaitlin Dever, Planner I

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:**

00:36:30 Kaitlin Dever provided an overview of the request and presented a PowerPoint presentation. Dever responded to questions from Commissioners. (See recording for details).

#### **The following spoke in favor of this request:**

Ryan Stoess, 1800 Portland Avenue, Louisville, KY 40203

#### **Summary of testimony of those in support:**

00:40:40 Ryan Stoess spoke in support and stated that no structures being added to building but a second door. Stoess responded to questions from Commission Members (see recording for details).

#### **The following spoke in opposition of this request:**

**None**

#### **Deliberation:**

00:43:50 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.**

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00:44:10 On a motion by Commissioner Cheek, 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 that the site is subject to the Portland Neighborhood Plan (2008) and is located within Portland Subarea 5 directly to the south of an established activity center that stretches to I-64W. The plan supports the U-N zoning district designation for many subareas previously zoned R-5A and R-6 Multi-Family Residential or C-1 and C-2 Commercial, including this site. The proposal meets Housing Goal II which seeks to enhance the quality and physical condition of all housing in Portland, especially rental property. It further promotes the rehabilitation and development of housing that is affordable, accessible, clean, lead-free, and architecturally compatible with its surroundings, and

**WHEREAS**, the Planning Commission finds the Historic Preservation Goal I in the Portland Neighborhood Plan calls to protect the architectural character of Portland and to identify existing conditions such as important individual buildings, styles, materials, and contributing elements that create the “Portland look.” The plan did not propose this site for individual listing in the National Register of Historic Places; however, the subject site is a recorded historic site (JFWP 304) with the Kentucky State Historic Preservation Office and any exterior alterations shall take design cues from the existing home and surrounding buildings. Alterations shall be compatible with historic design details found throughout the neighborhood; now, therefore be it.

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **RECOMMEND** that the Metro Council **APPROVE** the U-N Planned Development Option with the following Conditions of Approval:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon conditions of approval unless amended pursuant to the Land Development Code. Any changes / additions / alterations of any conditions of approval shall be submitted to the Planning Commission or the Planning Commission’s designee for review and approval; any changes /additions / alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3’ of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place

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until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.

3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works, and the Metropolitan Sewer District.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All conditions of approval requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. The applicant, developer, or property owner shall provide copies of these conditions of approval to tenants, purchasers, contractors, subcontractors, and other parties engaged in development of this site and shall advise them of the content of these conditions of approval. These conditions of approval shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these conditions of approval. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these conditions of approval.

**The vote was as follows:**

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

**ABSENT: Commissioner Mims**