

PLANNING COMMISSION MINUTES
November 16, 2023

PUBLIC HEARING

CASE NO. 23-CAT3-0020

Request:	Category 3 Development Plan
Project Name:	Griffiths Gardens
Location:	2119 Griffiths Avenue
Owner/Applicant:	Access Commercial Real Estate
Representative:	Land Design & Development
Jurisdiction:	Louisville Metro
Council District:	5 – Donna Purvis
Case Manager:	Ethan Lett, Planner I

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 the Office of Planning offices, 444 S. 5th Street.)

Agency Testimony:

Ethan Lett presented an overview of the request and presented a PowerPoint presentation (see video for details). The application is requesting an Urban Neighborhood (U-N) zoning district planned development option for the proposed multi-family development.

The following spoke in favor of this request:

Ann Richard, Land Design & Development Inc., 503 Washburn Avenue, Louisville, KY 40222

Matthew Kuhl, Architectural Artisans, 213 S. Shelby Street, Louisville, KY 40203

Julian Ball, 4213 Hurstbourne Woods Drive, Louisville, KY 40299

Summary of testimony of those in favor:

Ann Richard spoke in support of the application and presented a PowerPoint presentation (see video for details). The existing structure on the site is used for multi-family residential use, and the applicant is proposing to construct three new buildings on the site. Cleveland Avenue acts as an alley along the rear of the property.

Matthew Kuhl spoke in support of the application. Kuhl discussed the design of the proposed buildings, which will match the scale and character of other buildings in the

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area. There will be a total of sixteen units on the site. Kuhl also discussed the site design, which will include an interior courtyard between the buildings.

Julian Ball spoke in support of the application. Ball believes this development will be a great addition to the community that will allow people to live a productive lifestyle.

Commissioner Carlson asked about the size of the open space and the proposed community garden. Ann Richard stated the community garden would be approximately 950 square feet. In response to a question from Commission Carlson, Ball stated there are eight off-site parking spaces at the rear of the development.

Commissioner Pennix asked about the size of the units. Ball stated they will be between 600 and 700 square feet with one bedroom.

Deliberation:

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.

Category 3 Plan

On a motion by Commissioner Clare, seconded by Commissioner Cheek, the following resolution, based on the staff report, applicant and staff testimony heard today and staff analysis, was adopted.

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** the Louisville Metro Council **APPROVE** the Category 3 Plan utilizing the Planned Development Option in a U-N district.

The vote was as follows:

YES: Commissioners Mims, Pennix, Clare, Carlson, Cheek, Kern, Fischer, Howard and Lewis

NOT PRESENT FOR THIS CASE: Commissioner Sistrunk