

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES

July 13, 2023

NEW BUSINESS

CASE NO. 23-ZONE-0029

Request: Change in Zoning from R-4 to C-2, with Detailed District Development Plan and Binding Elements, and Waiver
Project Name: Conversion to Venue
Location: 9718 Dixie Highway
Owner: Sarah Downey & Damir Puhovac
Applicant: Sarah Downey
Representative: Qk4
Jurisdiction: Louisville Metro
Council District: 14 – Cindi Fowler
Case Manager: Dante St. Germain, AICP, Planner II

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. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

01:37:57 Dante St. Germain discussed the case summary from the staff report and indicated that the application was ready for a public hearing.

The following spoke in favor of this request:

Ashley Bartley, QK4, 9920 Corporate Campus Drive, Suite 1200, Louisville, Ky. 40223

Summary of testimony of those in favor:

01:42:45 Ashley Bartley said there are no established hours of operation, but the latest closing time would be around 10 or 11.

Ashley gave a power point presentation explaining the proposal (see recording for detailed presentation).

01:51:05 Commissioner Carlson asked if the applicant would agree to restricting the outdoor activities to a certain time so as not to be a nuisance to the residential neighbors (see recording for detailed presentation).

The following spoke neither for nor against the request:

Jack Wood, 2000 Floradora Drive, Louisville, Ky. 40272

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Summary of testimony of those neither for nor against:

01:58:14 Jack Wood said it's difficult to access the properties he owns (see recording for detailed presentation). Commissioner Mims said KYTC would be the entity for making any changes on the state road (see recording for detailed presentation).

Rebuttal:

02:03:49 Ashley Bartlett said it doesn't make sense to bring public traffic from a public right-of-way into a private property on a one-way street but will check with KYTC (see recording for detailed presentation).

Deliberation

02:04:33 Planning Commission deliberation.

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

The Committee by general consensus placed this case on the August 17, 2023 public hearing at the Old Jail Building.