

TRIPLE *S* PLANNING COMMISSION AGENDA

October 18, 2022
6:30 p.m.
Stratton Center
215 Washington Street, Shelbyville, Kentucky

Each item will be presented to the Commission in the order that they appear on the agenda. At the time the item is presented to the Commission, the Commissioners may comment and ask questions. After the item has been heard by the Commission, the floor will be open for the audience to address the Commission with concerns and/or comments, which will be considered by the Commissioners and made a part of the public record. When all discussion is complete, a motion will be called for regarding the item presented. The Commissioners will then vote on the motion. If the item presented is a zone change request or a zoning regulation change, the Commissioner's vote will be a recommendation to the governing body. All other votes by the Commission result in final action.

CALL TO ORDER

I. GENERAL BUSINESS

- A. Minutes from the September 20, 2022 Regular Meeting
- B. September 2022 Financial Statement

II. OLD BUSINESS

A. TRANSCRIPT AND FINDINGS OF FACT

1. Zoning Map Amendment – Z-451-22 – Zoning Map Amendment – Key Homes, LLC – 161 Gloria Drive/Rocket Lane/Benson Pike– Agricultural (A) & Residential (R) to Multi-family Residential (R-4) – Shelby County
2. Zoning Map Amendment – Z-459-22 – Zoning Map Amendment – Around the Clock Investments, LLC (owner) & Jerry & Debra Colvin (applicant) – 60 Frankfort Road – Neighborhood Business (C-2) to General Commercial (C-3) – Shelbyville
3. Zoning Map Amendment – Z-460-22 – Zoning Map Amendment – Windhurst I, LLC (owner) & Woda Cooper Development, Inc. (applicant) – Mortown Way – Light Industrial (I-1) to Multi-family Residential (R-4) Commercial – Shelby County
4. Zoning Map Amendment – Z-462-22 – Zoning Map Amendment – Big Daddy Holdings, LLC (owner) & M633, LLC (applicant) – 1741 Midland Trail – Central Business District (C-1) to Neighborhood Business (C-2) – Shelby County

B. ZONE CHANGE

1. **Zoning Map Amendment – Z-461-22 – 7631 Lewiston, Inc. (owner) & Gray Development (applicant) – Gordon Lane – Agricultural (A) to Light Industrial (I-1) – Shelby County** – Zone change request by Gray Development for property located at the terminus of Gordon Lane approximately 6,000 feet east of the intersection of Taylorsville Road (K-55) from Agricultural (A) to Light Industrial (I-1)

UNTIL NOVEMBER 15, 2022

C. WAIVER REQUESTS

- 1. Waiver Request – S-1859-22 & S-1896-22 – I-64 Logistics Center, LLC – Logistics Drive & Taylorsville Road – Shelby County** – A waiver request from Section 687, Subsection 5b of the Shelby County Zoning Regulations that states “no loading dock shall be constructed fronting on any public street or roadway”. They are proposing 1,051,380 square feet building on Lot 1 with loading docks facing both Logan Station Road and the proposed Logistics Drive and 477,360 square feet building on Lot 2 with loading docks facing the proposed Logistics Drive.

III. NEW BUSINESS

A. PLANNED UNIT DEVELOPMENTS

- 1. Preliminary Planned Unit Development (PUD) with Waiver Request and 3 Variance Requests – S-1897-22 – PM Land Co., LLC (owner) and Rickhaus Design/LDG Development – Freedom’s Way – Shelbyville** – The preliminary planned unit development proposes 312 multi-family units on 24.95 acres. The property is zoned Multi-family Residential (R-4). A waiver request from Section 1904.C of the Shelbyville Zoning Regulations to increase the secondary building material from 33% to 57% (or a reduction in the primary building material from 67% to 47%) on 6 apartment buildings and 1 clubhouse building. A variance request from Section 667.4 of the Shelbyville Zoning Regulations to increase the lot coverage from 30% to 36%, and to increase the structure height from 36’ to 37.5’, and a variance request from Section 1005.A of the Shelbyville Zoning Regulations to reduce the number of parking spaces required from 600 spaces to 522 spaces.
- 2. Preliminary Planned Unit Development (PUD) – S-1898-22 – The Pointe – Saddlebred Pointe, Lot 4 – The Pointe Boulevard – Shelbyville** – The preliminary planned unit development proposes five (5) commercial buildings on 5.20 acres. The property is zoned C-4 (Highway Commercial).

IV. REPORTS

1. September 2022 Monthly Report

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Planning Commission will be November 15, 2022 at 6:30 p.m.