



Action Summary
Development Review Committee

Wednesday, January 19, 2022

1:00 PM

Old Jail Auditorium

THIS MEETING IS BEING HELD VIA TELECONFERENCE

Call To Order

The following commissioners were present: Commissioners Brown, Price, Clare and Carlson

The following commissioners were absent: Commissioner Seitz

Approval of Minutes

1. [DRC Minutes 010522](#)

A motion was made by Commissioner Brown, seconded by Commissioner Clare that the January 5, 2022 DRC minutes be approved. The vote was as follows:

YES: Commissioners Brown, Clare and Carlson

ABSENT: Commissioners Price and Seitz

Old Business

2. [21-DDP-0098](#)

Request:	Revised Detailed District Development Plan - CONTINUED FROM 1/5/22 DRC MEETING
Project Name:	Middletown Station Outlot
Location:	1 Data Vault Dr
Owner:	Middletown Partners LLC
Applicant:	Middletown Partners LLC
Representative:	Mindel, Scott and Associates
Jurisdiction:	Middletown
Council District:	19 - Anthony Piagentini
Case Manager:	Jay Lockett, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Clare to RECOMMEND that the city of Middletown deny the Revised Detailed District Development Plan because the site design has not provided for safe vehicular and pedestrian transportation within the larger development . The vote was as follows:

YES: Commissioners Brown, Clare and Carlson

ABSTAIN: Commissioner Price

ABSENT: Commissioner Seitz

New Business

3. [21-DDP-0118](#)

Request: Revised Detailed District Development Plan with Amendment to Binding Elements

Project Name: Lower Hunters Trace RDDDP

Location: 6201 Lower Hunters Trace

Owner: Charles M and Bonny Conner

Applicant: Chris Brown - BTM Engineering

Representative: Paul Whitty - Bardenwerper, Talbott and Roberts, PLLC.

Jurisdiction: Louisville Metro

Council District: 1 - Jessica Green

Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Clare that this case be continued to a date uncertain to allow the applicant to work out issues with Public Works. The vote was as follows:

YES: Commissioners Brown, Price, Clare and Carlson
ABSENT: Commissioner Seitz

4. [21-DDP-0122](#)

Request: Revised Detailed District Development Plan with Revision to Binding Elements

Project Name: St Matthews Galleria

Location: 4101 Oechsli Ave

Owner: KDC Galleria LLC

Applicant: KDC Galleria LLC

Representative: Sabak, Wilson and Lingo

Jurisdiction: St Matthews

Council District: 9 - Bill Hollander

Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Clare that the Revised Detailed District Development Plan be recommended to the city of St. Matthews for approval. The vote was as follows:

YES: Commissioners Brown, Clare and Carlson
ABSTAIN: Commissioner Price
ABSENT: Commissioner Seitz

5. [21-CAT3-0018](#)

Request: Category 3 Development Plan with Review of Outdoor Amenity Area Design

Project Name: Johnson Development

Location: 6560 Geil Ln and 4052 Tower Rd

Owner: TOWER DEV LLC

Applicant: Johnson Development

Representative: Land Design and Development

Jurisdiction: Louisville Metro

Council District: 2 - Barbara Shanklin

Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Clare that the Category 3 Development Plan and Review of Outdoor Amenity Area Design standards be approved. The vote was as follows:

YES: Commissioners Brown, Clare and Carlson
ABSTAIN: Commissioner Price
ABSENT: Commissioner Seitz

6. [21-WAIVER-0171](#)

Request: LDC Waivers

Project Name: Derby City Gaming Downtown

Location: 140 S 4th ST

Owner: Greater Louisville First Federal Savings and Loan

Applicant: Churchill Downs, Inc.

Representative: Bardenwarper, Talbott and Roberts

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Jay Lockett, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Price that 1. Waiver (21-WAIVER-0171) of Land Development Code section 5.2.1.C.2 to not provide a 3-story street wall for the entire length of the facades along S 4th St and W Market St. and 2. Waiver (21-WAIVER-0172) of Land Development Code sections 5.2.1.C, 5.5.1.B.1.b.iii and 5.6.2.G.3 to not have a first-floor office or retail use along at least 50% of the first floor of a parking structure be approved. The vote was as follows:

YES: Commissioners Brown, Price, Clare and Carlson
ABSENT: Commissioner Seitz

7. [21-CFR-0025](#)

Request: Community Facility Review for a new vehicle storage and auction lot with a 192,000 sq. ft. vehicle lot, 1,080 sq. ft. office building, and 14 parking spaces - THIS CASE WILL NOT START BEFORE 2:00 PM

Project Name: Auxiliary Metro Vehicle Storage and Auction Lot

Location: 3502 7th Street Road

Owner: Louisville & Jefferson County Landbank

Applicant: Mark Zoeller - Louisville Metro Government

Representative: Mark Zoeller - Louisville Metro Government

Jurisdiction: City of Shively

Council District: 3 - Keisha Dorsey, MPH

Case Manager: Zachary Schwager, Planner I

A motion was made by Commissioner Clare, seconded by Commissioner Price to ask the applicant to consider amending the project to include the following: provide an 8-foot solid fence around the perimeter of the storage area (2-acres); conduct a thorough environmental review to ensure safety for the use; meet the minimum Land Development Code, (LDC) 200-foot setback from residential uses; ensure a 10% tree canopy requirement of the LDC; screening per LDC as recommended in the staff report; and appropriate compliance for security lighting on site per LDC. The vote was as follows:

YES: Commissioners Price, Clare and Carlson
ABSTAIN: Commissioner Brown
ABSENT: Commissioner Seitz

Adjournment