



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 18COA1247 Intake Staff: NH

Date: 9/28/18 Fee: No Fee

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application.

Project Information:

Certificate of Appropriateness: ☒ Butchertown ☐ Clifton ☐ Cherokee Triangle ☐ Individual Landmark
☐ Limerick ☐ Old Louisville ☐ Parkland Business ☐ West Main Street

Overlay Permit: ☐ Bardstown/Baxter Ave Overlay (BRO) ☐ Downtown Development Review Overlay (DDRO)
☐ Nulu Review Overlay District (NROD)

Project Name: Grocers' Ice & Cold Storage Company

Project Address / Parcel ID: 601 E. Main Street / 018E00020000, D.B 11193 PG. 565

Total Acres: +/- 0.78

Project Cost (exterior only): _____ PVA Assessed Value: \$3,600,000

Existing Sq Ft: 66,100 New Construction Sq Ft: 67,100 Height (Ft): 55' 11" Stories: 4

Project Description (use additional sheets if needed):

The proposed project is a remodel of an existing vacant building located at 601 E. Main Street into a Multi-Family use with the construction of a 910 s.f. lobby addition and a new landscaped parking lot. Additional parking is being proposed under the I-65 overpass, pending KYTC/Federal Highway approval. A copy of the proposed development plan has been included with this application.

The site is located in an EZ1 Downtown Form District, and in the Butchertown Historic Preservation District. According to the Butchertown Historic Preservation District Map, the existing building is listed as a "Contributing Building" and is located in the "Industrial Character Area," and will require a Committee Level review due to proposed changes to the façade.

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Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Brandon Denton

Name: Brandon Denton

Company: Denton Floyd Real Estate Group

Company: Denton Floyd Real Estate Group

Address: 1473 South 4th Street

Address: 1473 South 4th Street

City: Louisville State: KY Zip: 40208

City: Louisville State: KY Zip: 40208

Primary Phone: (502) 339-0611

Primary Phone: (502) 339-0611

Alternate Phone: _____

Alternate Phone: _____

Email: bdenton@dentonfloyd.com

Email: bdenton@dentonfloyd.com

Owner Signature (required): _____

[Signature]

Attorney: ☐ Check if primary contact

Plan prepared by: ☒ Check if primary contact

Name: _____

Name: John Campbell

Company: _____

Company: Heritage Engineering

Address: _____

Address: 642 South 4th Street

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40202

Primary Phone: _____

Primary Phone: (502) 562-1412

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: jcampbell@heritageeng.com

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Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Brandon Denton, in my capacity as Managing Partner, hereby
representative/authorized agent/other

certify that Denton Floyd Real Estate Group is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____

[Signature]

Date: _____

09/26/18

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Please submit the completed application along with the following items:

Required for every application:

- ☒ Land Development Report¹
- ☒ Current photographs showing building front, specific project area, and surrounding buildings
- ☒ Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement

Site and Project plan: *(required for building additions, new structures and fencing)*

- ☒ Site plan drawn to scale with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☒ Floor plans drawn to scale with dimensions and each room labeled
- ☒ Elevation drawings (a drawing showing exterior walls) drawn to scale with dimensions.
For fencing, only photos/drawings of the proposed fence are required.

Committee Review Only

Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.

- ☒ Two sets of 11"x17" format site plans drawn to scale with dimensions
- ☒ Two sets of 11"x17" elevation drawings to scale with dimensions
- ☒ Two sets of 11"x17" landscaping drawings to scale with dimensions
- ☒ One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)³, owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- ☒ One copy of the mailing label sheets

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Resources:

1. For a Land Development Report, go to the following website and enter address in the search bar. After the map zooms to the location, click on the icon that looks like the letter "d" in a green circle. Print report.
<https://www.lojic.org/lojic-online>
2. Deeds and plats can be found at the Jefferson County Clerk's Office (527 West Jefferson Street , 2nd fl, 502-574-6220. Many deeds, plats and other records are available online at:
<https://search.jeffersondeeds.com/>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/property-search/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.



Land Development Report

September 26, 2018 10:46 AM

About LDC

Location

Parcel ID: 018E00020000
Parcel LRSN: 8002459
Address: MULTIPLE ADDRESSES

Zoning

Zoning: EZ1
Form District: DOWNTOWN
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: BUTCHERTOWN
National Register District: BUTCHERTOWN
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone or
Combined Sewer Floodprone Area: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0026E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO058 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

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0 50 100ft

Zoning & Form District Map

10/13/2017, 8:41:30 AM



Louisville Metro, MSD, LWC & PVA © 2017

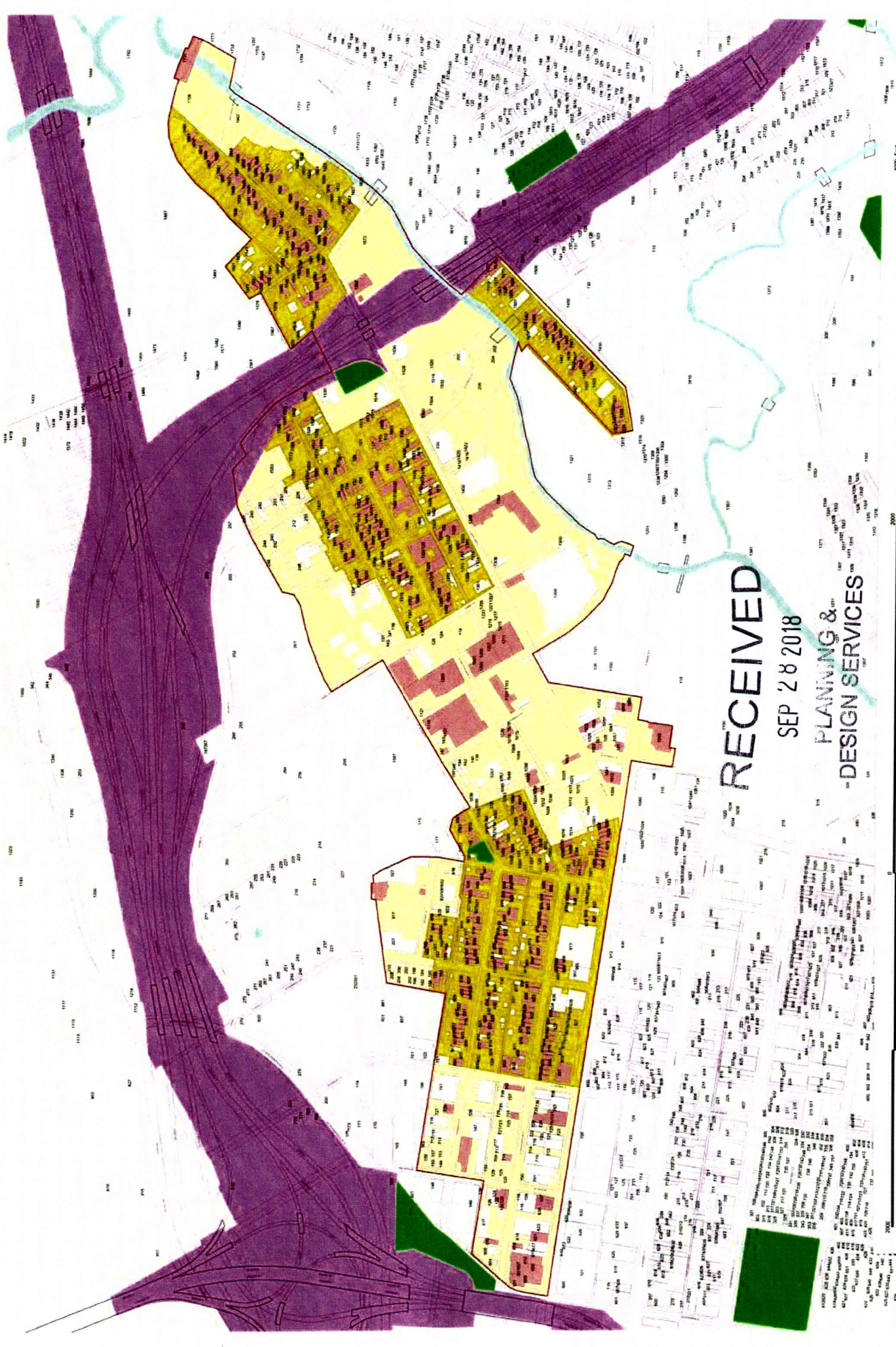
This map is not a legal document and should only be used for general reference and identification.

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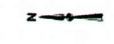
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Legend
Wetland
Flood Hazard Area
Non-Contiguous Building
Residential/Commercial Area
Industrial/Commercial Area
Edge of Precinct
Precinct Boundary
Precinct Number

Scale
0 1000 2000 Feet

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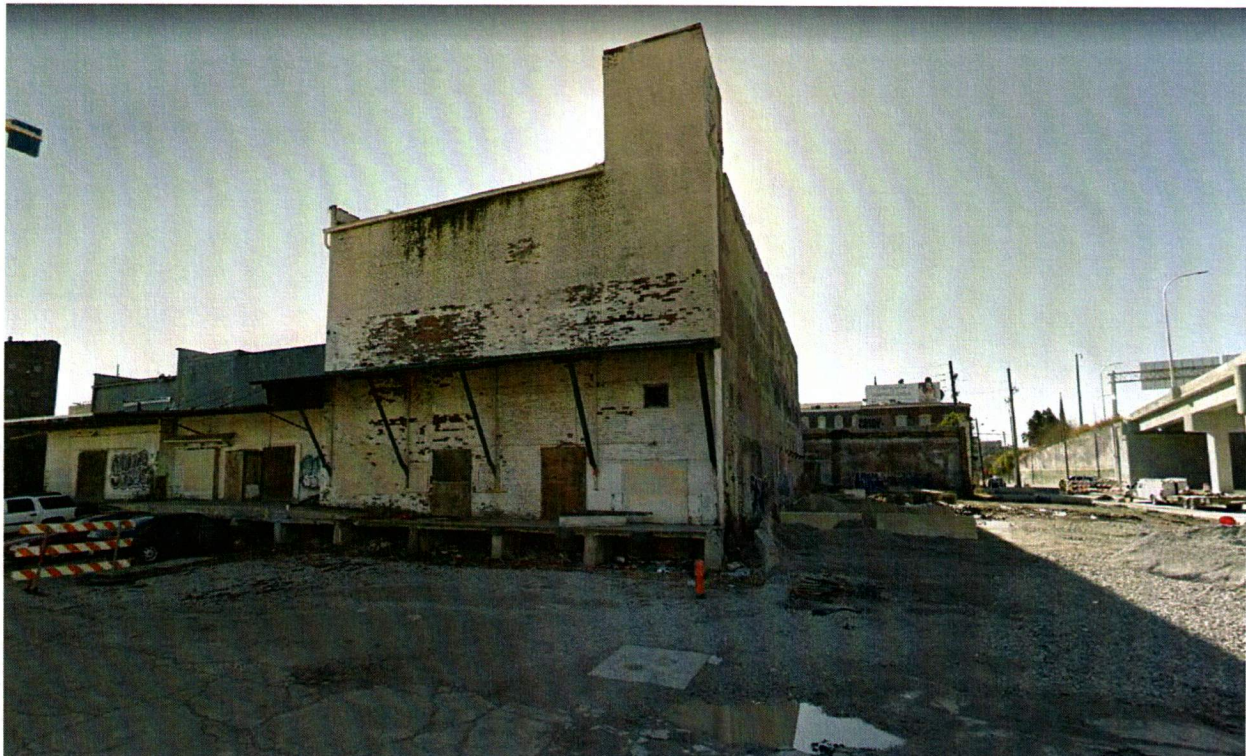
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Grocers' Ice & Cold Storage Company Building
601 E. Main Street:



(Front / South Façade)



(Back /North Façade)



(Side / West Façade)

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600 E. Main Street:



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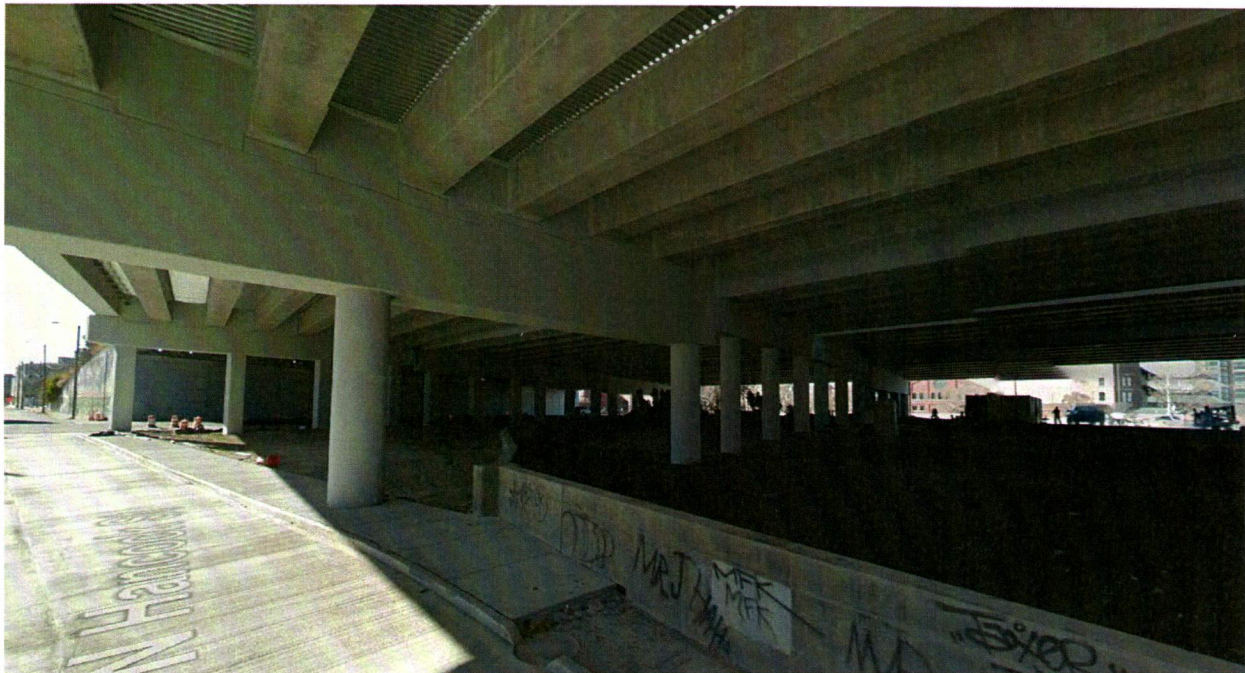
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637 E. Main Street Property:



Adjacent Overpass West of Site:

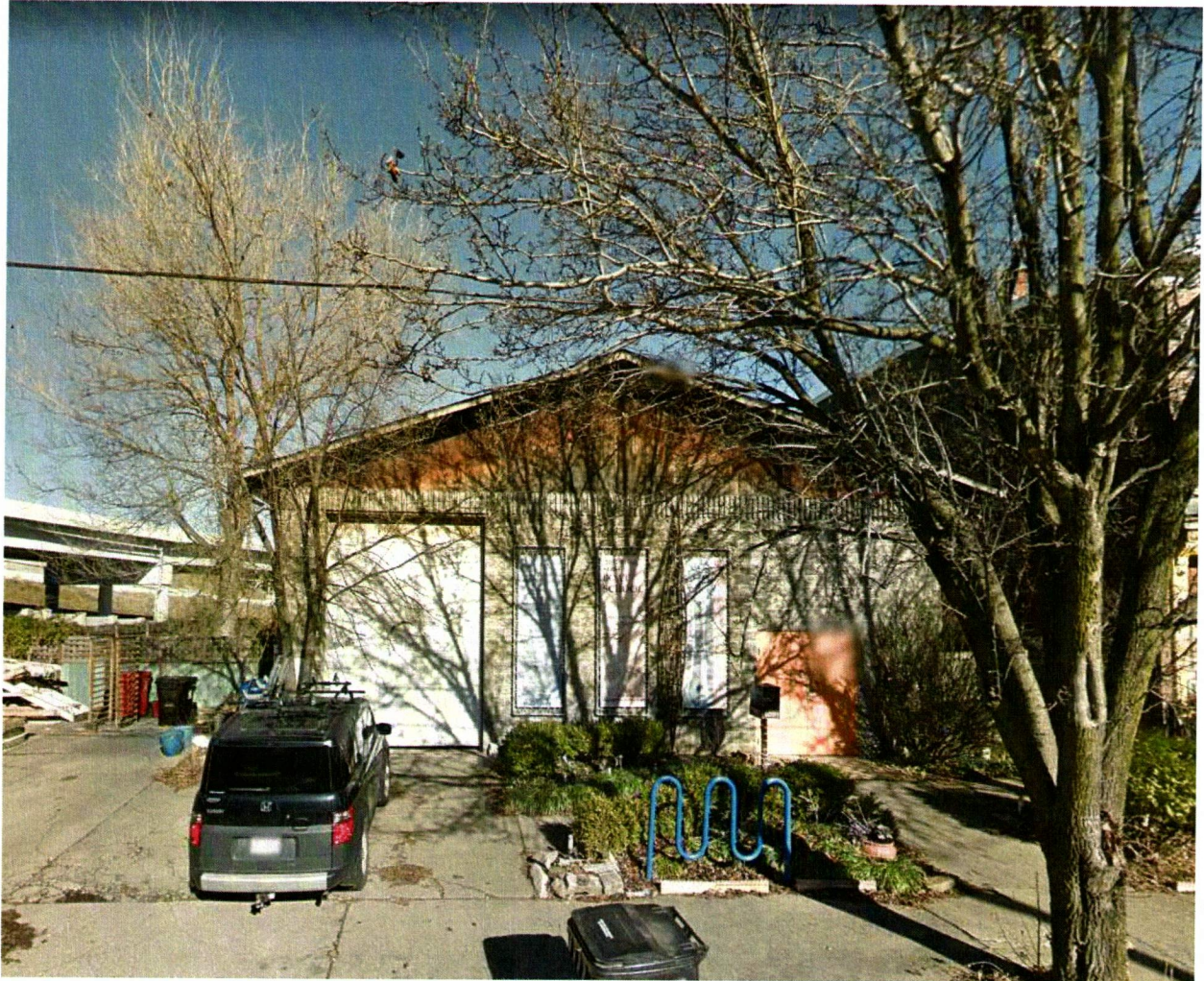


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609 E. Washington Property:



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601 E. Washington Street Property:



TIER ONE:
PROJECT # 17073

Commonwealth of KY FBO Trans
Cabinet
200 Mero St.
Frankfort, KY 40601-1920

Bristol Main & Clay Partners LLC
381 Mallory Station Rd, Ste 204
Franklin, TN 37067-8264

600 Associates
333 E Main St, Unit 610
Louisville, KY 40202-1264

Hillerich, Kimberly Knepshield
609 E Washington Street
Louisville, KY 40202-1048

Louisville/Jefferson County Metro Govt
527 W Jefferson St
Louisville, KY 40202-2814

615 East Washington LLC
6404 Mistflower Cir
Prospect, KY 40059-6605

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OWNER/APPLICANT:

Brandon Denton
Denton Floyd Real Estate Group
1473 South 4th Street
Louisville, KY 40208

ATTORNEY:
(If Applicable)

CONSULTANT:

John Campbell
Heritage Engineering
642 South 4th Street, Suite 100
Louisville, KY 40202

CASE MGR:

Metro Development Center
444 S. 5th Street, 3rd Floor
Louisville, KY 40202