



## Agenda Development Review Committee

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Wednesday, February 16, 2022

1:00 PM

Old Jail Auditorium

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### THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE

*On the recommendation of the Louisville Metro Department of Public Health & Wellness regarding congregate events and social distancing, the DRC meeting set for 1:00 p.m. on February 16, 2022 is being held online. You will need to join the meeting using a computer, laptop or mobile device with the link below:*

*Meeting Info:* <https://louisvilleky.gov/government/upcoming-public-meetings>

*Meeting Link:*

<https://louisvilleky.webex.com/louisvilleky/j.php?MTID=ee5e3b9c1c60b67ce434a69f5ecf552e8>

*Event Number:* 2317 166 5073

*Event password:* DRC021622

*Join by phone Call in from a mobile device (attendees only) +1-415-655-0001 US Toll*

*Access Code:* 2317 166 5073

*Anyone wishing to speak in support, opposition, or as other for any case are encouraged to pre-register by completing the Public Hearing Speakers Request form available at the following link:*

<https://louisvilleky.gov/planning-design/forms/louisville-metro-planning-design-services-public-hearing-speakers-request>

*Pre-registered speakers will be allowed to speak prior to any unregistered speakers during the hearing. If you wish to submit comments for any of the agenda items please submit them in writing to the listed case manager by 12:00 P.M. Monday, February 14, 2022.*

*Participants and residents are strongly encouraged to join the meeting virtually. However, to accommodate those with limited technology access, people can also view and participate in the meeting at the Old Jail Building, 514 W. Liberty St., Louisville, KY 40202. If social distancing cannot be adequately maintained because of the number of people who want to speak on a specific case, that case will be continued.*

*We are making every effort to contact members of the community and applicants to inform them of this decision. However, if you know of persons planning to attend to address a particular agenda item, please help us spread the word. If you have questions, please contact the case manager, or call Develop Louisville at 502-574-6230.*

**Call To Order****Approval of Minutes**

1. [DRC Minutes 020222](#)

**New Business**

2. [22-WAIVER-0170](#)

Request:	A waiver from 5.4.1.C to allow an accessory structure to be located in the principal structure area.
Project Name:	Proposed Garage
Location:	4408 Hazelwood Ave
Owner:	Timothy Hosler
Applicant:	Timothy Hosler
Representative:	Timothy Hosler
Jurisdiction:	Louisville Metro
Council District:	15 - Kevin Triplett
Case Manager:	Molly Clark, Planner I

3. [21-MPLAT-0196](#)

Request:	Record Plat Amendment
Project Name:	Minor Subdivision Plat
Location:	3007 Sprowl Rd
Owner:	Vest & Vest LLC
Applicant:	Todd Willett
Representative:	Todd Willett
Jurisdiction:	Jeffersonville
Council District:	11 - Kevin Kramer
Case Manager:	Julia Williams

**4.** [21-WAIVER-0162](#)

Request: A waiver from 5.5.2.B.1 to not provide a vehicular connection to an adjacent non-residential use; a waiver from 5.6.1.C.1 of the Land Development Code to not provide 50% clear windows and doors for facades facing the public ROW; and a waiver from table 10.2.6 of the Land Development Code to provide a 10 FT VUA/LBA instead of 15 FT

Project Name: Proposed McDonalds  
Location: 2961 Breckenridge Lane  
Owner: Joe & Mary Bauer Family  
Applicant: Bill Terry - Weihe Engineers, Inc.  
Representative: Bill Terry - Weihe Engineers, Inc.  
Jurisdiction: Louisville Metro  
Council District: 26 - Brent Ackerson  
Case Manager: Molly Clark, Planner I

**5.** [21-WAIVER-0169](#)

Request: WITHDRAWN A waiver from 5.4.2.C.2 to allow an accessory structure to be located in the front yard setback

Project Name: Proposed Shed  
Location: 5400 Sir Barton Drive  
Owner: Shane Flener  
Applicant: Shane Flener  
Representative: Shane Flener  
Jurisdiction: Louisville Metro  
Council District: 14 - Cindy Fowler  
Case Manager: Molly Clark, Planner I

**6.** [21-DDP-0095](#)

Request: A Revised Detailed District Development Plan with proposed binding elements and a waiver from table 10.2.6 to reduce the 15 VUA/LBA

Project Name: Hyundai Dealership Expansion  
Location: 6633 Dixie Hwy  
Owner: Ruby Real Estate Kentucky, LLC  
Applicant: Tony Cerny - Architectural Design Studios  
Representative: Tony Cerny - Architectural Design Studios  
Jurisdiction: Louisville Metro  
Council District: 12 - Rick Blackwell  
Case Manager: Molly Clark, Planner I

**7. [22-WAIVER-0005](#)**

Request: Waiver to for a parking lot and drive lanes to encroach into a required Vehicle Use Area Landscape Buffer Area and to omit planting requirements in the LBA area

Project Name: 1405 W Broadway Mixed Use

Location: 1403, 1405 and 1421 W Broadway; 1404 Magazine St

Owner: THPI Edgewood LLC; Bill Stone Real Estate, LLC

Applicant: THPI Edgewood LLC

Representative: QK4

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Jay Lockett, AICP, Planner II

**8. [21-DDP-0085](#)**

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

Project Name: Delcour Riverport Industrial

Location: 13641 Dixie Highway

Owner: Delcour Industrial 4 LLC, Delcour Industrial 5 LLC

Applicant: Kenneth Delcour

Representative: Heritage Engineering LLC

Jurisdiction: Louisville Metro

Council District: 14 - Cindi Fowler

Case Manager: Dante St. Germain, AICP, Planner II

**9. [21-DDP-0120](#)**

Request: Revised Detailed District Development Plan with Revised Binding Elements

Project Name: Simple Body Shop

Location: 3703 Hopewell Road

Owner: John Gutterman

Applicant: John Thornton

Representative: Mindel Scott & Associates

Jurisdiction: Louisville Metro

Council District: 20 - Stuart Benson

Case Manager: Dante St. Germain, AICP, Planner II

**Adjournment**