



Louisville Metro Government

Old Jail Courtroom
514 West Liberty Street
Louisville, KY 40202

Action Summary

Development Review Committee

Wednesday, August 17, 2022

1:00 PM

Old Jail Auditorium

Call To Order

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

Approval of Minutes

1. [DRC Minutes 080322](#)

A motion was made by Commissioner Brown, seconded by Commissioner Price that the August 3, 2022 DRC minutes be approved. The vote was as follows:

YES: Commissioners Brown, Price and Carlson
ABSENT: Commissioners Cheek and Clare

New Business

2. [22-EXTENSION-0007](#)

Request:	Extension of Expiration Date
Project Name:	Willow Grande
Location:	1418/1426 Willow Avenue
Owner:	Willow Grande LLC
Applicant:	JDG Development
Representative:	Bardenwerper Talbott and Roberts PLLC
Jurisdiction:	Louisville Metro
Council District:	8-Cassie Chambers Armstrong
Case Manager:	Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Brown, seconded by Commissioner Carlson that the Extension of Expiration be approved. The vote was as follows:

YES: Commissioners Brown and Carlson
ABSTAIN: Commissioner Price
ABSENT: Commissioners Cheek and Clare

3. [22-DDP-0053](#)

Request: Revised Detailed District Development Plan with Binding Elements and Waivers
Project Name: Quadrant Expansion
Location: 12500 Plantside Drive
Owner: Foresee Investment, LLC
Applicant: Foresee Investment, LLC
Representative: Mindel Scott
Jurisdiction: Louisville Metro
Council District: 11-Kevin Kramer
Case Manager: Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Brown, seconded by Commissioner Price that Waiver from Chapter 5.5.2.A.1 to allow the structure to be internally oriented instead of facing Tucker Station Road be approved **ON CONDITION** that the landscaping is enhanced and increased by 50% for both the trees and plantings on Tucker Station Rd. to include a three-board fence as well. The vote was as follows:

YES: Commissioners Brown, Price and Carlson
ABSENT: Commissioners Cheek and Clare

A motion was made by Commissioner Brown, seconded by Commissioner Price that the Revised Detailed District Development plan/Subdivision plan be approved with the following additional binding elements 10. No idling of trucks shall take place within 200 feet of single family residences. No overnight idling of trucks shall be permitted on site. 11. There is no permanent direct access to the site from Tucker Station Road. Access will come via an extension of Schutte Station Place and Plantside Drive. 12. The lighting shall be fully shielded; shall utilize flat lenses, and shall be pointed to the ground and **ON CONDITION**

4. [22-WAIVER-0098](#)

Request: Waivers
Project Name: Humana Centerwell Senior Primary Care
Location: 3000 West Market Street
Owner: Louisville Urban League
Applicant: Louisville Urban League
Representative: Sabak Wilson and Lingo
Jurisdiction: Louisville Metro
Council District: 5-Donna Purvis
Case Manager: Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Brown, seconded by Commissioner Price that the following waivers: 1. Waiver from 5.5.1.A.1.b to permit the structure to not have primary entrances along 30th and W. Market and 2. Waiver from 5.6.1.C.1 to permit the structure to have less than 50% clear windows and doors at the street level be approved. The vote was as follows:

YES: Commissioners Brown, Price and Carlson

ABSENT: Commissioners Cheek and Clare

5. [22-DDP-0068](#)

Request: Detailed District Development Plan with Binding Elements
Project Name: Blankenbaker Station III Lot 7
Location: 2701 Constant Comment Place
Owner: Kinectrics AES Inc.
Applicant: H03 Chestnut LLC
Representative: Mindel Scott
Jurisdiction: Louisville Metro
Council District: 11- Kevin Kramer
Case Manager: Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Brown, seconded by Commissioner Price that the Revised Detailed District Development Plan be approved. The vote was as follows:

YES: Commissioners Brown, Price and Carlson

ABSENT: Commissioners Cheek and Clare

6. [22-DDP-0073](#)

Request: Revised Detailed District Development Plan
Project Name: Shoppes at Lone Oak
Location: 3501 Outer Loop
Owner: Greer Land Company Smyrna 2
Applicant: Greer Land Company Smyrna 2
Representative: Jihad Hallany - Vision Engineering
Jurisdiction: Louisville Metro
Council District: 13 - Mark Fox
Case Manager: Jay Lockett, AICP - Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Price that the Revised Detailed District Development Plan be approved. The vote was as follows:

YES: Commissioners Brown, Price and Carlson

ABSENT: Commissioners Cheek and Clare

7. [22-DDP-0042](#)

Request: Waiver from 10.2.4, with Revised Detailed District Development Plan and Binding Elements
Project Name: Crossings at South Park
Location: 10511 W Manslick Road
Owner: Estate of Chester L Cummings
Applicant: Marian Development
Representative: Dinsmore & Shohl LLC
Jurisdiction: Louisville Metro
Council District: 13 - Mark Fox
Case Manager: Dante St. Germain, AICP, Planner II

A motion was made by Commissioner Brown, seconded by Commissioner Price that the Waiver from 10.2.4 to omit required Landscape Buffer Area (LBA), plantings and screening along zoning lines internal to the site (22-WAIVER-0065). The vote was as follows:

YES: Commissioners Brown, Price and Carlson

ABSENT: Commissioners Cheek and Clare

A motion was made by Commissioner Brown, seconded by Commissioner Price that the Revised Detailed District Development Plan with Binding Elements be approved. The vote was as follows:

YES: Commissioners Brown, Price and Carlson

ABSENT: Commissioners Cheek and Clare

8. [22-DDP-0058](#)

Request: Detailed District Development Plan with Proposed Binding Elements and Waivers
Project Name: Proposed 5 story Hotel
Location: 10300 Brookridge Village Blvd
Owner: Brookridge Village Condominium Association
Applicant: Junior Patel
Representative: Mindel Scott
Jurisdiction: Louisville Metro
Council District: 22 - Robin Engel
Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Price that the Waiver from section 10.3.5 to reduce the Gene Snyder Buffer from 50 FT to 30 FT (22-WAIVER-0097) be approved. The vote was as follows:

YES: Commissioners Brown, Price and Carlson
ABSENT: Commissioners Cheek and Clare

A motion was made by Commissioner Brown, seconded by Commissioner Price that the Waiver from section 10.2.4 to reduce the VUA/LBA Buffer (22-WAIVER-0110); Waiver from section 5.5.1.A.3.a & 5.9.2.C.4 to allow parking in front of the building and to not provide a masonry wall (22-WAIVER-0112); and Waiver from section 5.5.1.A.3.c & 5.9.2.A.1.b.ii to not provide a vehicular connection to the adjacent property (22-WAIVER-0113) be approved.

The vote was as follows:

YES: Commissioners Brown, Price and Carlson
ABSENT: Commissioners Cheek and Clare

A motion was made by Commissioner Brown, seconded by Commissioner Price that the Revised Detailed District Development Plan with proposed binding elements and amendment to General Plan Binding Element #4 be approved. The vote was as follows:

YES: Commissioners Brown, Price and Carlson
ABSENT: Commissioners Cheek and Clare

9. [22-WAIVER-0091](#)

Request: Landscape Waiver and Sign Waiver
 Project Name: Proposed Jack in the Box
 Location: 3232 Bardstown Road
 Owner: Lucinda Llyod Murphy & Jane Llyod Wright
 Applicant: APD Engineering and Architecture
 Representative: APD Engineering and Architecture
 Jurisdiction: Louisville Metro
 Council District: 10 - Pat Mulvihill
 Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Price that the Waivers: 1. Waiver from table 8.3.2 to allow four signs on one facade (22-WAIVER-0137) and 2. Waiver from table 10.2.6 to allow an encroachment into the VUA/LBA (22-WAIVER0091) be approved. The vote was as follows:

**YES: Commissioners Brown, Price and Carlson
 ABSENT: Commissioners Cheek and Clare**

10. [22-DDP-0026](#)

Request: Revised Detailed District Development Plan with Proposed Binding Elements and a Waiver
 Project Name: Jack in the Box
 Location: 10700 Dixie Highway
 Owner: Valley Station Shopping Center, LLC.
 Applicant: APD Engineering and Architecture
 Representative: APD Engineering and Architecture
 Jurisdiction: Louisville Metro
 Council District: 14 - Cindi Fowler
 Case Manager: Molly Clark, Planner I

Lost Quorum - Consensus to be heard at August 18, 2022 PC meeting.

11. [22-WAIVER-0120](#)

Request: Sidewalk Waiver
 Project Name: Louisville Country Club
 Location: 25 Mockingbird Valley Trail
 Owner: Louisville Country Club Realty Co
 Applicant: Louisville Country Club Realty Co
 Representative: Bardenwerper Talbott & Roberts, PLLC
 Jurisdiction: Louisville Metro
 Council District: 16 - Scott Reed
 Case Manager: Clara Schweiger, Planner I

Lost Quorum - Consensus to be heard at August 18, 2022 PC meeting.

Adjournment