



Action Summary
Development Review Committee

Wednesday, June 2, 2021

1:00 PM

Old Jail Auditorium

Call To Order

Present: 4 - Patti Clare, Pat Seitz, Jeff Brown and Commissioner Richard Carlson

Absent: 1 - Jim Mims

Approval of Minutes

1. [DRC Minutes 051921](#)

The 5/19/21 DRC Minutes were not available. Therefore, no vote or action was taken.

Old Business

2. [20-MPLAT-0188](#)

Request: Record Plat Amendment
Project Name: 1402 Hines Road
Location: 1402 Hines Road
Owner: Robin Wesley and Lillian Wesley
Applicant: Robin Wesley and Lillian Wesley
Representative: Garber Chilton Engineers and Surveyors
Jurisdiction: Louisville Metro
Council District: 19-Anthony Piagentini
Case Manager: Julia Williams, AICP, Planning Supervisor

A motion was made by Commissioner Brown, seconded by Commissioner Seitz, that Case Number 20-MPLAT-0188 be APPROVED. The motion carried by the following vote:

Yes: 4 - Commissioner Clare, Commissioner Seitz, Commissioner Brown and Commissioner Carlson

Absent: 1 - Commissioner Mims

3. [20-CAT2-0035](#)

Request: A Category 2B with associated Waivers
Project Name: CVS Pharmacy
Location: 7845 & 7847 Preston Hwy
Owner/Applicant: The Nance Realty Company / Foresite Group
Jurisdiction: Louisville Metro
Council District: 24 - Madonna Flood
Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Seitz, that Case Number 20-CAT2-0035 be CONTINUED to the June 16, 2021 Development Review Committee meeting. The motion carried by the following vote:

Yes: 4 - Commissioner Clare, Commissioner Seitz, Commissioner Brown and Commissioner Carlson

Absent: 1 - Commissioner Mims

4. [21-DDP-0007](#)

Request: Revised Detailed District Development Plan
Project Name: Newburg Gas Station
Location: 3905 Newburg Road
Owner: Seven Star Group, LLC
Applicant: Mike Hill, LD&D
Representative: Mike Hill, LD&D
Jurisdiction: Louisville Metro
Council District: 2 - Barbara Shanklin
Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Seitz, that Case Number 21-DDP-0007 be APPROVED. The motion carried by the following vote:

Yes: 3 - Commissioner Clare, Commissioner Seitz and Commissioner Carlson

Absent: 1 - Commissioner Mims

Abstain: 1 - Commissioner Brown

New Business

5. [21-CAT2-0005](#)

Request: A Category 2B Development Plan with associated Waivers
Project Name: Prime Construction Equipment Rental
Location: 130 Outer Loop
Owner: RAH Ventures, INC
Applicant: RAH Ventures, INC
Representative: Ashley Bartley, QK4
Jurisdiction: Louisville Metro
Council District: 13 - Mark Fox
Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Setiz, that Case Number 21-CAT2-0005 be APPROVED. The motion carried by the following vote:

Yes: 4 - Commissioner Clare, Commissioner Seitz, Commissioner Brown and Commissioner Carlson

Absent: 1 - Commissioner Mims

6. [21-AMEND-0005](#)

Request: Amendment to Binding Elements
Project Name: Elite Drive Office
Location: 1800 Elite Drive
Owner: HJI Solutions
Applicant: Mike Hill, LD&D
Representative: Mike Hill, LD&D
Jurisdiction: Louisville Metro
Council District: 19 - Anthony Piagentini
Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Clare, that Case Number 21-AMEND-0005 be APPROVED. The motion carried by the following vote:

Yes: 4 - Commissioner Clare, Commissioner Seitz, Commissioner Brown and Commissioner Carlson

Absent: 1 - Commissioner Mims

7. [21-PARKWAIVER-0001](#)

Request: A Category 2A Development Plan with a Parking Waiver and Landscape Waivers
Project Name: Taco Bell
Location: 5414 Bardstown Road
Owner: Trinity Acquisitions, LLC
Applicant: Trinity Acquisitions, LLC
Representative: Derek Triplett, LD&D
Jurisdiction: Louisville Metro
Council District: 22 - Robin Engel
Case Manager: Molly Clark, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Seitz, that Case Number 21-PARKWAIVER-0001 (21-WAIVER-0025), waiver from LDC Section 5.5.2.B.1.a to not provide vehicular access to an adjacent commercial property, by APPROVED. The motion carried by the following vote:

Yes: 4 - Commissioner Clare, Commissioner Seitz, Commissioner Brown and Commissioner Carlson

Absent: 1 - Commissioner Mims

A motion was made by Commissioner Brown, seconded by Commissioner Clare, that Case Number 21-PARKWAIVER-0001 (21-WAIVER-0024), waiver from LDC Section 10.2.10 to allow a proposed sidewalk to encroach into the required 10 foot vehicular use area landscape buffer area, be APPROVED. The motion carried by the following vote:

Yes: 4 - Commissioner Clare, Commissioner Seitz, Commissioner Brown and Commissioner Carlson

Absent: 1 - Commissioner Mims

A motion was made by Commissioner Brown, seconded by Commissioner Seitz, that Case Number 21-PARKWAIVER-0001, parking waiver from LDC Table 9/1/3B to allow proposed parking lot to exceed the maximum parking spaces from 9 spaces to 22 spaces (13 space increase), be APPROVED. The motion carried by the following vote:

Yes: 4 - Commissioner Clare, Commissioner Seitz, Commissioner Brown and Commissioner Carlson

Absent: 1 - Commissioner Mims

8. [21-DDP-0026](#)

Request: Revised Detailed District Development Plan to allow the construction of an inpatient rehabilitation hospital

Project Name: Kindred Louisville Rehabilitation Hospital

Location: 5000 Chamberlain Lane

Owner: KND Real Estate 33, LLC

Applicant: KND Real Estate 33, LLC.

Representative: Tanner Nichols, Frost Brown Todd, LLC

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Jon E. Crumbie, Planning and Design Coordinator

A motion was made by Commissioner Brown, seconded by Commissioner Clare, that Case Number 21-DDP-0026 be APPROVED. The motion carried by the following vote:

Yes: 4 - Commissioner Clare, Commissioner Seitz, Commissioner Brown and Commissioner Carlson

Absent: 1 - Commissioner Mims

9. [21-CFR-0008](#)

Request: Community Facility Review for a new 79,184 sq. ft. elementary Jefferson County Public School

Project Name: JCPS West Broadway Elementary School

Location: 755 Dixie Highway

Owner: Jefferson County School District

Applicant: Matt Gullo - Lockett & Farley

Representative: Matt Gullo - Lockett & Farley

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Zach Schwager, Planner I

A motion was made by Commissioner Brown, seconded by Commissioner Clare, that Case Number 21-CFR-0008 be APPROVED. The motion carried by the following vote:

Yes: 4 - Commissioner Clare, Commissioner Seitz, Commissioner Brown and Commissioner Carlson

Absent: 1 - Commissioner Mims

10. [20-DDP-0043](#)

Request: Revised Detailed District Development Plan with revisions to binding elements

Project Name: Assumption Greek Orthodox Church

Location: 930 Ormsby Ln

Owner: Assumption Greek Orthodox Church

Applicant: Assumption Greek Orthodox Church

Representative: Jacobi, Toombs and Lanz

Jurisdiction: Lyndon

Council District: 18 - Marilyn Parker

Case Manager: Jay Lockett, AICP, Planner I

A motion was made by Commissioner Clare, seconded by Commissioner Seitz, that Case Number 21-DDP-0043 be RECOMMENDED FOR APPROVAL to the City of Lyndon. The motion carried by the following vote:

Yes: 3 - Commissioner Clare, Commissioner Seitz and Commissioner Brown

Absent: 2 - Commissioner Mims and Commissioner Carlson

11. [21-DDP-0043](#)

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

Project Name: 11701 Gateworth Way

Location: 11701 Gateworth Way

Owner: Bennett Realty, LLC

Applicant: Drake Real Estate Services - Jon Hauser

Representative: LD&D

Jurisdiction: City of Middletown

Council District: 20 - Stuart Benson

Case Manager: Joel Dock, AICP, Planner II

A motion was made by Commissioner Seitz, seconded by Commissioner Clare, that Case Number 21-DDP-0043, Amendment to Binding Elements, be RECOMMENDED FOR APPROVAL to the City of Middletown. The motion carried by the following vote:

Yes: 3 - Commissioner Clare, Commissioner Seitz and Commissioner Brown

Absent: 2 - Commissioner Mims and Commissioner Carlson

A motion was made by Commissioner Seitz, seconded by Commissioner Clare, that Case Number 21-DDP-0043, Revised Detailed District Development Plan with Binding Elements, be RECOMMENDED FOR APPROVAL to the City of Middletown. The motion carried by the following vote:

Yes: 3 - Commissioner Clare, Commissioner Seitz and Commissioner Brown

Absent: 2 - Commissioner Mims and Commissioner Carlson

Adjournment