



District Development Plan Application

Louisville Metro Planning & Design Services

Case No.: 16DEVPLAN1248 Intake Staff: ZB

Date: 12/30/16 Fee: \$391.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Application Type: Detailed District Development Plan Revised District Development Plan General District Development Plan

Project-Description (e.g., retail center and office development, etc.): Commercial Building

Project Name: Tyler Retail Center – Lot 5 Outlot

Primary Project Address: 3911 Tyler Retail Way

Additional Address(es): _____

Primary Parcel ID: 37000013

Additional Parcel ID(s): _____

of Residential Units: N/A Commercial Square Footage: 1,300 SF

Proposed Use: Commercial Existing Use: Commercial

Existing Zoning District: C-1 Existing Form District: TCFD

Deed Book(s) / Page Numbers²: 8817/229

The subject property contains 1.388 acres. Number of Adjoining Property Owners: 6

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 15DEVPLAN1099 Docket/Case #: 9-12-04

Docket/Case #: _____ Docket/Case #: _____

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Jim Calvery

Name: Jim Calvery

Company: NEDCO, LLC.

Company: Nicklies Development

Address: 6060 Dutchmans Lane, Suite 110

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City: Louisville State: KY Zip: 40223

City: Louisville State: KY Zip: 40223

Primary Phone: _____


Primary Phone: 502 515-1919

Alternate Phone: _____

Alternate Phone: 931-0600

Email: _____

Email: jcalvery@nicklies.com

Owner Signature (required): 

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: John Campbell

Company: _____

Company: Heritage Engineering, LLC.

Address: _____

Address: 642 South 4th Street, Suite 100

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40202

Primary Phone: RECEIVED

Primary Phone: 502 562-1412

Alternate Phone: _____

Alternate Phone: _____

Email: _____
DESIGN SERVICES


Email: jcampbell@heritageeng.com

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, Jim Calvery, in my capacity as Member, hereby
representative/authorized agent/other

certify that NEDCO, LLC. 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:  Date: 12-29-16

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.

District Development Plan Justification:

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?

The property is an existing retail center and does not contain any natural resources.

2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?

The property improvements will maintain existing vehicular and pedestrian access into and within the development.

3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?

The property and area is developed with an enhanced design that provides sufficient open space for a retail center.

4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?

The property is developed in a way that provides and will provide provisions for adequate detention and green infrastructure.

5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?

The property as developed and proposed improvements is designed in a way that is compatible with both the existing and future development within the area.

6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

The proposed improvements will be in conformance with the Comprehensive Plan and Land Development Code.

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