



Louisville Metro Government

Old Jail Courtroom
514 West Liberty Street
Louisville, KY 40202

Agenda - Final Development Review Committee

Wednesday, May 24, 2023

1:00 PM

Old Jail Auditorium

The Development Review Committee meeting will be in-person at the Old Jail Auditorium on 514 West Liberty Street, Louisville, KY 40202.

Those wishing to join the meeting using a computer, laptop, or mobile device may do so using the following information: Join link:

<https://louisvilleky.webex.com/louisvilleky/j.php?MTID=ma6417ae3434585310d52f69e6572a1c6>

Webinar number:

2311 068 1806

Webinar password:

DRC05242023 (37205242 from phones and video systems)

Join by phone

+1-415-655-0001 US Toll

Access code: 231 106 81806

If you have questions, please contact the case manager, or call Planning & Design Services at 502-574-6230.

Call To Order

Approval of Minutes

1. [5-10-2023 DRC Minutes](#)

Attachments: [5.10.23 DRC Minutes.pdf](#)

New Business

1. [23-EXTENSION-0006](#)

Request: Second Extension of Expiration Date
Project Name: Covington by the Park
Location: 4501 Taylorsville Lake Road, 15400 Taylorsville Road, 4200,
4201 & 4111 Yellow Brick Road
Owner: Long Run Creek Property Dev
Applicant: Long Run Creek Property Dev
Representative: Bardenwerper, Talbott & Roberts
Jurisdiction: Louisville Metro
Council District: 20 - Stuart Benson
Case Manager: Dante St. Germain, AICP, Planner II

Attachments: [17SUBDIV1022 APPROVED PLAN.PDF](#)
[23-EXTENSION-0006 DRC Staff Report 052423.pdf](#)
[23-EXTENSION-0006 LetterOfExplanation 051123.pdf](#)

2. [23-CAT3-0001](#)

Request: Review of a Category 3 Development Plan and associated
Wavier from Land Development Code section 5.5.1.A.3.b
Project Name: NuLu Crossing
Location: 700 E. Main St.
Owner: NuLu Central Station, LLC
Applicant: Martin Prus, Zyyo
Representative: Ann Richard, LD&D Inc.
Jurisdiction: Louisville Metro
Council District: 4 - Jecorey Arthur
Case Manager: Kat Groskreutz, Planning & Design Coordinator

Attachments: [23-CAT3-0001 Cat3 Dev Plan 030623.pdf](#)
[23-CAT3-0001 DRC Staff Report 050423.pdf](#)
[23-CAT3-0001 Final Drawings 031723.pdf](#)

3. [23-WAIVER-0026](#)

Request: Waivers associated with a Category 2B plan for a proposed gas station and convenience store

Project Name: Sethi Station

Location: 2124 W Market St

Owner: Sethi Properties, LLC

Applicant: Sethi Properties, LLC

Representative: John Miller, Miller Wihry

Jurisdiction: Louisville Metro

Council District: 5 - Donna Purvis

Case Manager: John Michael Lawler, Planner I

Attachments: [22-CAT2-0052_DRCStaffReport_041223.pdf](#)
[22-CAT2-0052_Plan_030623.pdf](#)
[22-CAT2-0052_Renderings_030623.pdf](#)
[22-CAT2-0052_StaffPresentation_041923.pdf](#)
[22-CAT2-0052_ApplicantPresentation_041923.pdf](#)

4. [23-DDP-0013](#)

Request: Detailed District Development Plan with Binding Elements

Project Name: Jefferson Green Child Care Center

Location: Parcel ID 064203250000

Owner: LDG Development LLC

Applicant: LDG Development LLC

Representative: Heritage Engineering

Jurisdiction: Louisville Metro

Council District: 24 - Madonna Flood

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

Attachments: [13ZONE1002_APPROVEDPLAN_12.05.13.PDF](#)
[23-DDP-0013_applicant_justification.pdf](#)
[23-DDP-0013_ArmyPermit_031423.pdf](#)
[23-DDP-0013_DRC_Staff_Report_052423.pdf](#)
[23-DDP-0013_Elevations_031323.pdf](#)
[23-DDP-0013_Plan_050323.pdf](#)

5. [23-DDP-0012](#)

Request: Detailed District Development Plan with Amendments to the General Plan Binding Elements
Project Name: Blankenbaker Distribution Center West
Location: 2910 Blankenbaker Rd
Owner: Mills Properties Jefferson LLC
Applicant: Stanley Lichtefeld
Jurisdiction: Louisville Metro, Jeffersontown
Council District: 11 - Kevin Kramer
Case Manager: Ethan Lett, Planner I

Attachments: [23-DDP-0012 Elevations_051723.pdf](#)
[23-DDP-0012 Plan_051723.pdf](#)
[23-DDP-0012 DRCStaffReport_051723.pdf](#)

6. [22-DDP-0109](#)

Request: Revised Detailed District Development Plan with Revisions to Binding Elements and Waiver(s)
Project Name: Next Level Ranges
Location: Unaddressed parcel #003910530000 (SE Corner of Electron Dr and Blankenbaker Pkwy)
Owner: Naïve Realty Holdings LLC
Applicant: Naïve Realty Holdings LLC
Jurisdiction: Louisville Metro
Council District: 11 - Kevin Kramer
Case Manager: Jay Lockett, AICP, Planner II

Attachments: [22-DDP-0109 DRC Staff Report_052423.pdf](#)
[22-DDP-0109 Elevations_040723.pdf](#)
[22-DDP-0109 Plan_050423.pdf](#)
[Letter of explanation.pdf](#)
[Waiver Justification.pdf](#)

7. [23-DDP-0009](#)

Request: Revised Detailed District Development Plan with Revisions to Binding Elements and Waiver(s)

Project Name: Terex Corp

Location: 2909 Blankenbaker Pkwy

Owner: Lichtefeld Development Trust

Applicant: Lichtefeld Inc

Jurisdiction: Jeffersontown

Council District: 11 - Kevin Kramer

Case Manager: Jay Lockett, AICP, Planner II

Attachments: [23-DDP-0009_DRC Staff Report_052423.pdf](#)
[23-DDP-0009_Landscape Waiver Justification.pdf](#)
[23-DDP-0009_Plan_051023.pdf](#)
[23-DDP-0009_RDDDP Justification and Explanation.pdf](#)
[23-DDP-0009_Sidewalk Waiver Justification.pdf](#)
[2023-05-05_Terex Elevations.pdf](#)

8. [22-DDP-0123](#)

Request: Revised Detailed District Development Plan

Project Name: Unifirst

Location: 12400 Schutte Station Pl

Owner: Unifirst Corp

Applicant: Vestal Corporation

Jurisdiction: Louisville Metro

Council District: 11 - Kevin Kramer

Case Manager: Jay Lockett, AICP, Planner II

Attachments: [BBSII General Plan Binding Elements, 2010.09.22.pdf](#)
[17DEVPLAN1029 APPROVED PLAN.pdf](#)
[17DEVPLAN1029 APPROVED BE.pdf](#)
[22-DDP-0123_Staff Pres_041923.pdf](#)
[22-DDP-0123_DRC Staff Report_041923.pdf](#)
[22-DDP-0123_Plan_032223.pdf](#)
[Elevations.pdf](#)

Adjournment