



District Development Plan Application

Louisville Metro Planning & Design Services

Case No.: 1502AVRANKU13

Intake Staff: kmc

Date: 2/2/15

Fee: 300

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.):

Retail Center

Project Name: 6650 Dixie Hwy Retail

Primary Project Address: 6650 Dixie Hwy

Additional Address(es):

Primary Parcel ID: 10260605

Additional Parcel ID(s):

of Residential Units: N/A

Commercial Square Footage: 41,100 S.F.

Proposed Use: Retail

Existing Use: Retail

Existing Zoning District: C-2

Existing Form District: SMC

Deed Book(s) / Page Numbers²: 10302/715

The subject property contains 4.13 acres. Number of Adjoining Property Owners: 7

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 #: 9-10-77

Docket/Case #: _____

Docket/Case #: _____

Docket/Case #: _____

Contact Information:

Owner: ☒ Check if primary contact

Applicant: ☒ Check if primary contact

Name: Tyler Center, LLC. and

Name: Jim Calvery

Company: Longboat Properties, LLC.

Company: Nicklies Development, LLC.

Address: 6060 Dutchmans Lane, Suite 110

Address: 6060 Dutchmans Lane, Suite 110

City: Louisville State: KY Zip: 40205

City: Louisville State: KY Zip: 40205

Primary Phone: _____

Primary Phone: 502 412-7648

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: jcalvery@nicklies.com

Owner Signature (required): _____

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Attorney: ☐ Check if primary contact

Plan prepared by: ☒ Check if primary contact

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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: _____

Primary Phone: 502 562-1412

Alternate Phone: _____

Alternate Phone: _____

Email: _____

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 & VP, hereby
representative/authorized agent/other

certify that Tyler Center, LLC. / Longboat Properties, 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: [Signature] Date: 1-28-15

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.

15DFVPA11013

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 currently an existing 'big box' retail center and does not contain any natural resources on the property.

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

The proposed redevelopment improvements will maintain existing vehicular access and enhance community pedestrian access into the site and along Kerrick Lane.

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

The property is currently an existing 'big box' retail center and does not contain any open space. The proposed redevelopment improvements will enhance the amount of greenspace (open space) onsite and along Dixie Hwy and Kerrick Lane.

- 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 currently an existing 'big box' retail center with surface drainage to an existing outlet at the rear of the property. The proposed redevelopment improvements will maintain the existing drainage pattern and will not impact the community.

- 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 proposed redevelopment improvements will enhance the existing commercial corridor and maintain compatibility with existing developments in the area. No projected future development outside this project is identified for this area.

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

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

13 DECEMBER 2013

HERITAGE ENGINEERING, LLC

February 2, 2015

Planning and Design Services
Metro Government
444 South Fourth Street
Louisville, Kentucky 40202

Re: Revised Detailed District Development Plan – Letter of Explanation

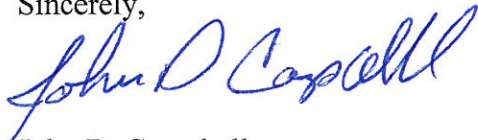
Dear Staff:

On behalf of Nicklies Development we are submitting the attached Revised Detailed District Development Plan for revisions to an existing retail center located at 6650 Dixie Hwy.

Improvements to the site include creation of two outlots along Dixie Highway with a partial demolition of the existing 'big box' retail building into a smaller neighborhood serving retail building. The proposed outlots will enhance the visual appearance of Dixie Hwy with a landscape buffer area and plantings. The proposed outlots will create new building facades closer to the public roadway. This will provide for a more pedestrian scale. Walks will be constructed along Kerrick Lane and internal to the site to promote connectivity both internally with the proposed uses and with the neighborhood.

Thank you for your consideration; please advise us immediately if additional information is needed.

Sincerely,



John D. Campbell

Encl. Revised Development Plan Application
Revised Development Plan

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15 DEPT 11/13



Land Development Report

July 18, 2014 8:19 AM

[About](#) [LDC](#)

Location

Parcel ID: 102606050000
Parcel LRSN: 8107804
Address: 6650 DIXIE HWY

Zoning

Zoning: C2
Form District: SUBURBAN MARKETPLACE CORRIDOR
Plan Certain #: 09-010-77
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area
FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0089E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO

Services

Municipality: LOUISVILLE
Council District: 12
Fire Protection District: PLEASURE RIDGE PARK
Urban Service District: NO

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