



**Action Summary
Downtown Development Review
Overlay District**

Wednesday, September 28, 2022

8:30 AM

Old Jail Courtroom and online via Webex

Call To Order

The following Board Members were present: Ackerman, Jones, Liu, Men, Timmering, Tutt and Brown

The following Board Members were absent: Arthur and Reitz

New Business

1. [22-OVERLAY-0015](#)

Request: Request for a DDRO Overlay Permit for demolition of the to two buildings on the previous Brown Bros. Cadillac complex and new construction of a 186 unit, four story apartment build.

Project Name: Broadway Apartments

Location: 717 S. 5th and 732 - 738 S. 4th Streets

Owner: Brown Bros. Cadillac Inc

Applicant: Emily Estes

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Kat Groskreutz, Planning and Design Coordinator

A motion was made by Board Member Ackerman, seconded by Board Member Jones that the demolition of the building located at 717 S. 5th Street and the buildings located at 732, 734, and 738 S. 4th Street, that previously served as part of the Brown Brothers Cadillac dealership complex be approved on the following condition: 1. A wrecking permit shall not be applied for until construction permits for the new construction are ready to be issued. This site would qualify for a 30-day hold per LMCO 150.110. The vote was as follows:

YES: Board Members Ackerman, Jones, Liu, Men, Timmering, Tutt and Brown
ABSENT: Board Members Arthur and Reitz

A motion was made by Board Member Tutt, seconded by Board Member Men that the new construction be approved with the following conditions of approval:

- 1. The sidewalks and streetscape immediately adjacent to the site shall be restored in finished look and utility for full pedestrian access and use.**
- 2. All streetscape details, including any furniture, trash receptacles, or streets facing plantings/landscape areas shall be provided to staff for review and approval prior to installation.**
- 3. All lighting details shall be provided to staff for review and approval prior to installation.**
- 4. All signage shall be applied for under a separate sign permit application. Compliance with the District's design guidelines will be determined at that time.**
- 5. Treatment of the southwest side of the project area shall be submitted to staff for review and approval as this portion of the lot sits higher than the rest of the project area.**
- 6. Alterations to 728 S. 4th Street are not part of this application. As a scope of work is developed for this building, staff shall be consulted to determine if a new overlay application is required.**
- 7. Railings design will be reviewed by staff before approval.**

The vote was as follows:

YES: Board Members Ackerman, Jones, Liu, Men, Timmering, Tutt and Brown
ABSENT: Board Members Arthur and Reitz

2. [22-OVERLAY-0018](#)

Request: Request for a DDRO Overlay Permit for demolition of the Greyhound Bus Station Complex and new construction of a 256 unit, five story apartment build with ground floor commercial space.

Project Name: 720 W. Muhammad

Location: 720 W. Muhammad Ali Blvd

Owner: LDG Land Holdings, LLC

Applicant: Doug Schultz

Jurisdiction: Louisville Metro

Council District: 4 - Jecorey Arthur

Case Manager: Kat Groskreutz, Planning and Design Coordinator

NOTE: Kelli Jones recused and left at 9:25.

A motion was made by Board Member Brown, seconded by Board Member Ackerman that the applicant be allowed to demolish the two existing buildings and surrounding site improvements located at 720 W. Muhammad Ali Blvd. that previously served as part the Greyhound Bus Station complex. It consists of the two-story terminal building to the north and the one-story express package building to the south and is approved with the following condition of approval:

1. A wrecking permit shall not be applied for until construction permits for the new construction are ready to be issued. This site would qualify for a 30-day hold per LMCO 150.110. The vote was as follows:

YES: Board Members Ackerman, Liu, Men, Timmering, Tutt and Brown
ABSENT: Board Members Arthur, Jones and Reitz

A motion was made by Board Member Ackerman, seconded by Board Member Men that the replacement of the demolished buildings with a new 256-unit, five-story apartment building be approved with the following conditions of approval:

1. The sidewalks and streetscape immediately adjacent to the site shall be restored in finished look and utility for full pedestrian access and use.

2. All lighting details shall be provided to staff for review and approval prior to installation.

3. All signage shall be applied for under a separate sign permit application. Compliance with the District’s design guidelines will be determined at that time.

4. The applicant shall make sure display windows are activated.

The vote was as follows:

YES: Board Members Ackerman, Liu, Men, Timmering, Tutt and Brown
ABSENT: Board Members Arthur, Jones and Reitz

Adjournment

The meeting adjourned at 10:04 a.m.