



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 19-OVERLAY-0013 Intake Staff: RM

Date: 8-26-19 Fee: No Fee

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application.

Project Information:

Certificate of Appropriateness: Butchertown Clifton Cherokee Triangle Individual Landmark
 Limerick Old Louisville Parkland Business West Main Street

Overlay Permit: Bardstown/Baxter Ave Overlay (BRO) Downtown Development Review Overlay (DDRO)
 Nulu Review Overlay District (NROD)

Project Name: 422 eMAIN

Project Address / Parcel ID: 418 East Main Street / 017C01110000

Total Acres: ~ 2.08

Project Cost (exterior only): _____ PVA Assessed Value: \$4,630,810

Existing Sq Ft: N/A New Construction Sq Ft: 656,000 Height (Ft): _____ Stories: 8

Project Description (*use additional sheets if needed*):

The Applicant proposes a mixed-use development with 343 residential units and 11,000 square feet of commercial space. The development includes (3) three interior courtyards and access points from East Main Street. The development also includes three (3) levels of above ground parking, providing 518 spaces of off-street parking with access from East Main Street and Billy Goat Strut Alley. The total site located on East Main Street and South Jackson Street will encompass approximately **2.09 acres**.

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Kevin D. Cogan

Name: Kevin D. Cogan

Company: JPJ Main Street LLC

Company: Jefferson Development Group

Address: 2650 Technology Drive

Address: 2650 Technology Drive

City: Louisville State: KY Zip: 40299

City: Louisville State: KY Zip: 40299

Primary Phone: 896-2888

Primary Phone: 896-2888

Alternate Phone: _____

Alternate Phone: _____

Email: kcogan@jeffersondevelopmentgroup.com

Email: kcogan@jeffersondevelopmentgroup.com

Owner Signature (required): 

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: Tim Martin & Tanner Nichols

Name: Marv Blomquist

Company: Frost Brown Todd LLC

Company: Blomquist Design Group, LLC

Address: 400 West Market St Suite 3200

Address: 10529 Timberwood Circle, Suite D

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40223

Primary Phone: 589-5400

Primary Phone: 429-0105

Alternate Phone: _____

Alternate Phone: _____

Email: tmartin@fbtlaw.com & tnichols@fbtlaw.com

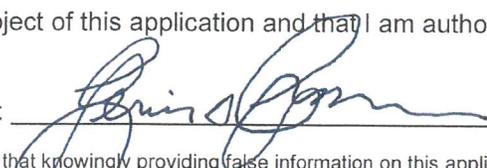
Email: marvbdg@aol.com

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, Kevin D. Cogan, in my capacity as manager, hereby
representative/authorized agent/other

certify that JPJ Main Street 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: 8/26/19

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.

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Please submit the completed application along with the following items:

Required for every application:

- Land Development Report¹
- Current photographs showing building front, specific project area, and surrounding buildings
- Elevations, pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement

Site and Project plan: *(required for building additions, new structures and fencing)*

- Site plan drawn to scale with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- Floor plans drawn to scale with dimensions and each room labeled
- Elevation drawings (a drawing showing exterior walls) drawn to scale with dimensions. For fencing, only photos/drawings of the proposed fence are required.

Committee Review Only

Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.

- Two sets of 11"x17" format site plans drawn to scale with dimensions
- Two sets of 11"x17" elevation drawings to scale with dimensions
- Two sets of 11"x17" landscaping drawings to scale with dimensions
- One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)³, owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- One copy of the mailing label sheets

Resources:

1. For a Land Development Report, go to the following website and enter address in the search bar. After the map zooms to the location, click on the icon that looks like the letter "d" in a green circle. Print report.
<https://www.lojic.org/lojic-online>
2. Deeds and plats can be found at the Jefferson County Clerk's Office (527 West Jefferson Street , 2nd fl, 502-574-6220. Many deeds, plats and other records are available online at:
<https://search.jeffersondeeds.com/>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/property-search/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

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Submittal Instructions:

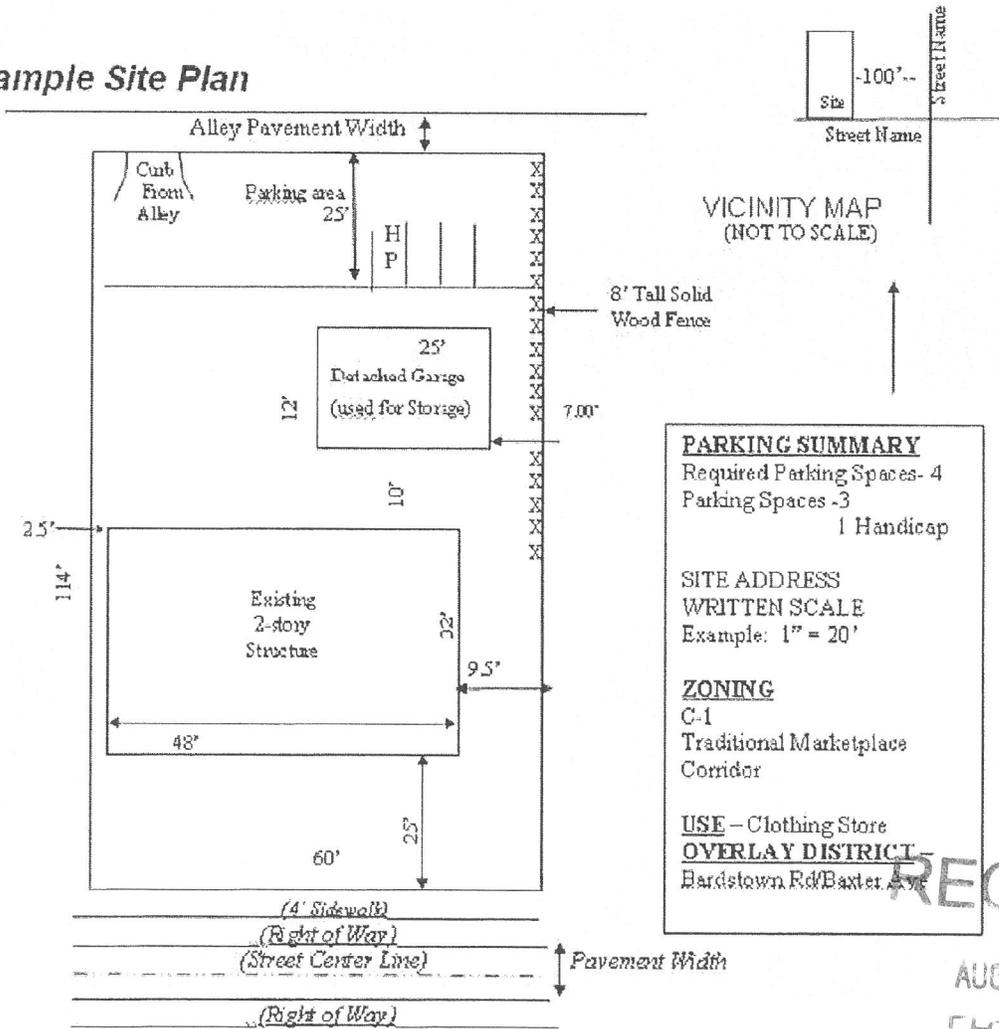
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <https://louisvilleky.gov/government/planning-design/>

Definitions:

Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission: <https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

Overlay District Permit: A project involving physical changes to the exterior of a building, structure, or property within an overlay district shall require prior approval in the form of an Overlay Permit. An approval requires substantial conformance to design guidelines established for each overlay district. The design guidelines, along with other information regarding overlay districts, may be found at the following website: <https://louisvilleky.gov/government/planning-design/historic-preservation-landmarks-and-overlay-districts>

Sample Site Plan



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Land Development Report

July 24, 2019 4:14 PM

[About LDC](#)

Location

Parcel ID: 017C01110000
Parcel LRSN: 8008936
Address: MULTIPLE ADDRESSES

Zoning

Zoning: (C3)
Form District: DOWNTOWN
Plan Certain #: 9987
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: PRESTON'S ENLARGEMENT
Plat Book - Page: 08-028
Related Cases: NONE

Special Review Districts

Overlay District: EAST MAIN-MARKET
Historic Preservation District: NONE
National Register District: PHOENIX HILL
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: YES

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0026E

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 & Drainage

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

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

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DESIGN SERVICES

19-OVERLAY-0013



Land Development Report

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[About LDC](#)

Location

Parcel ID: 017C01000000
Parcel LRSN: 8002070
Address: 431 E MARKET ST

Zoning

Zoning: (C3)
Form District: DOWNTOWN
Plan Certain #: 9987
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: PRESTON'S ENLARGEMENT
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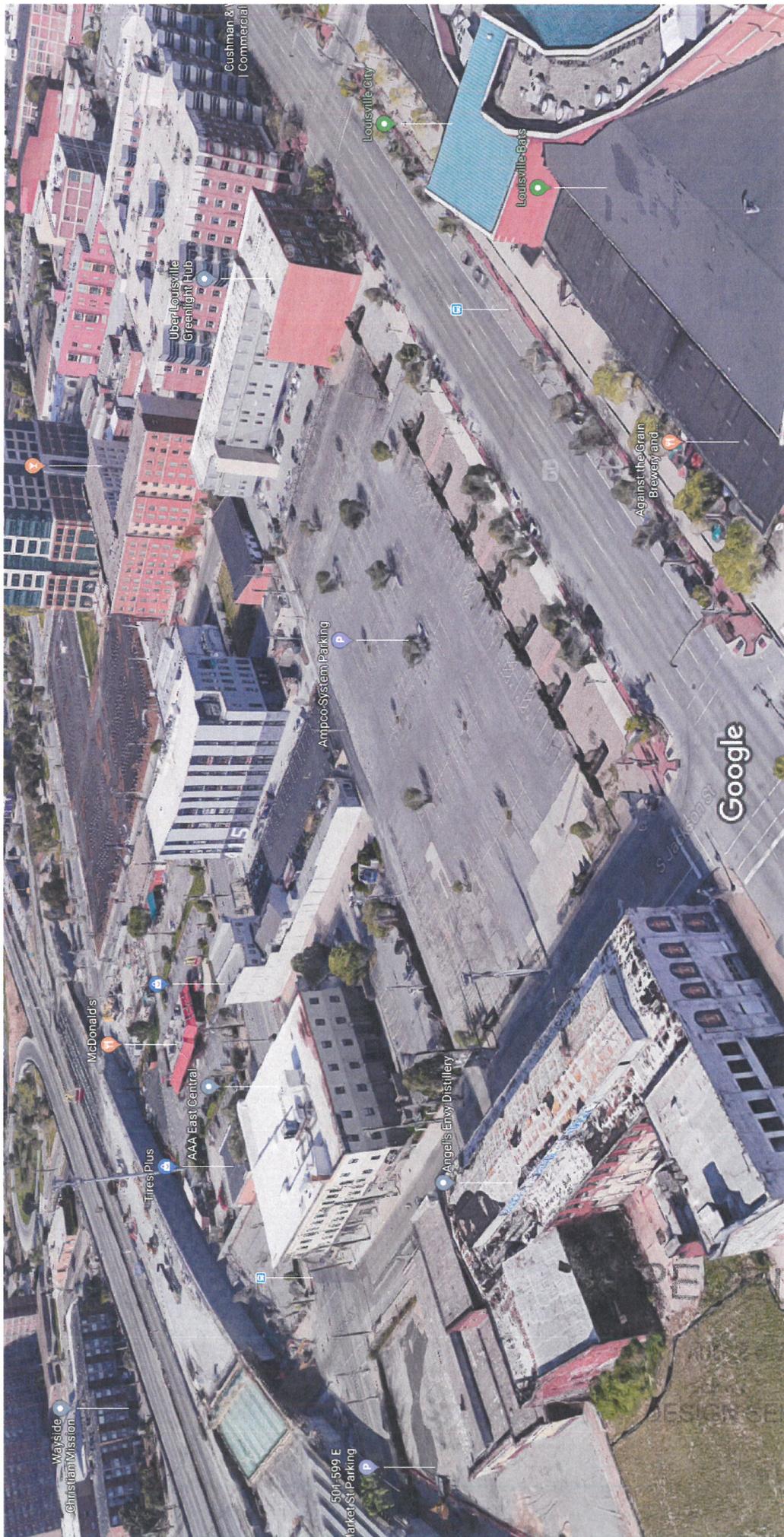
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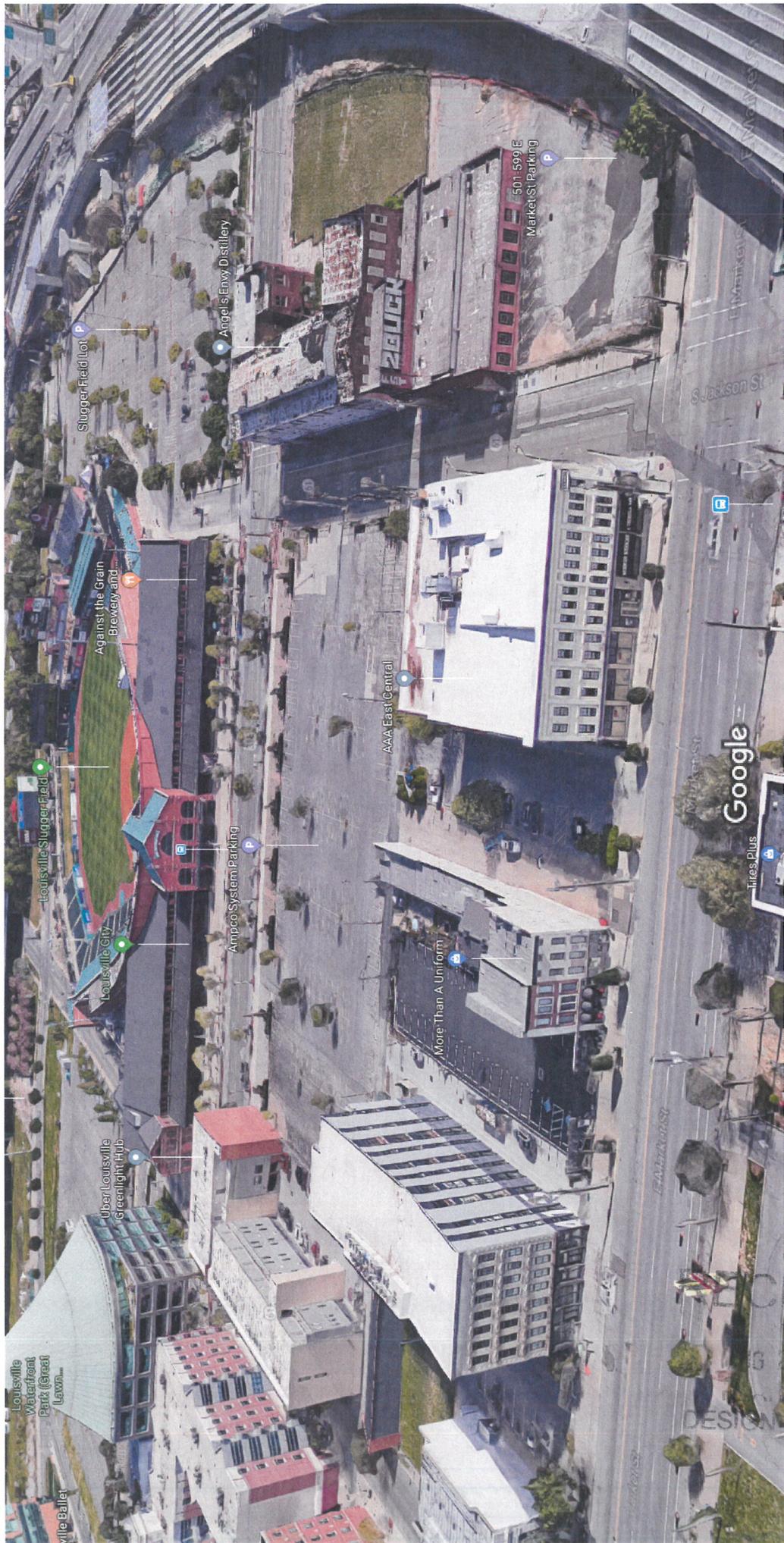
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19-OVERLAY-0018



Google

Tires Plus

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SIDEWALK
CLOSED AHEAD
↑
CROSS HERE

PEYTON'S
HARDWARE & SIGN CO.
800-571-2700

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DESIGN CENTER

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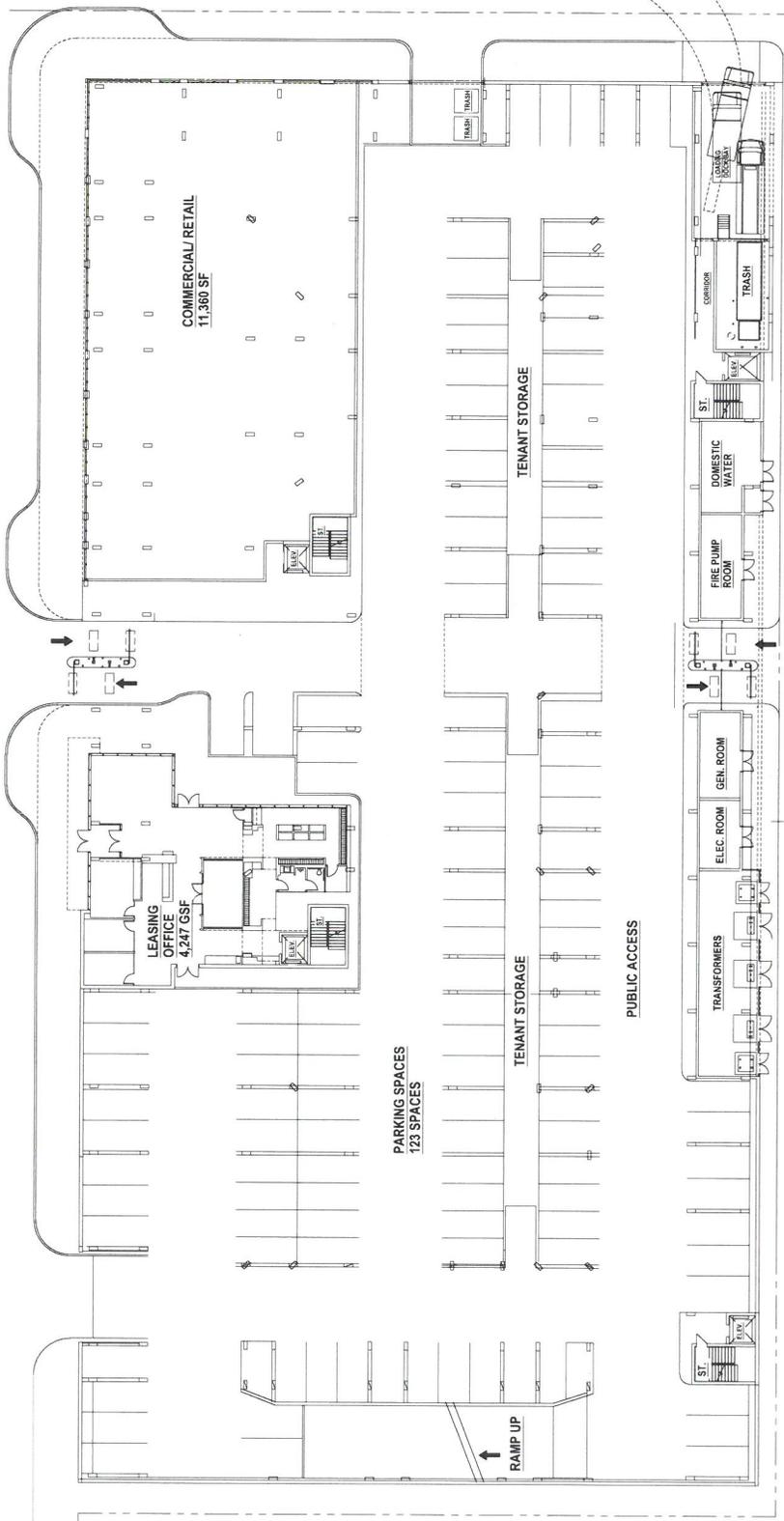


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19-008129-001

MAIN STREET

S. JACKSON STREET



PLAN ENTRY LEVEL

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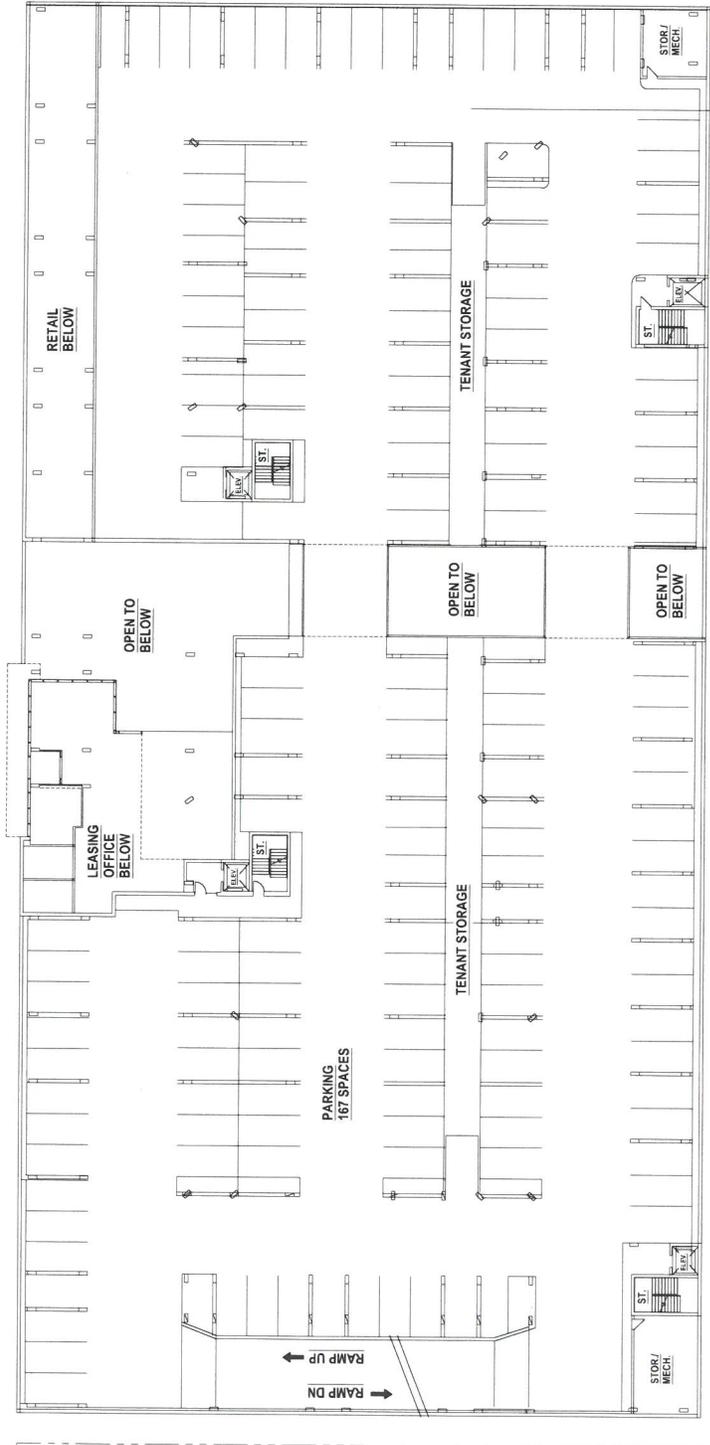
JEFFERSON DEVELOPMENT GROUP

ENTRY LEVEL PLAN WITH ADDED RETAIL
MAIN STREET URBAN LIFESTYLES

JEFFERSON DEVELOPMENT GROUP
08/20/2019

1/16" = 1'-0"

19-OVERLAY-0015



E. MARKET ST. ACCESS

PARKING LEVEL 2

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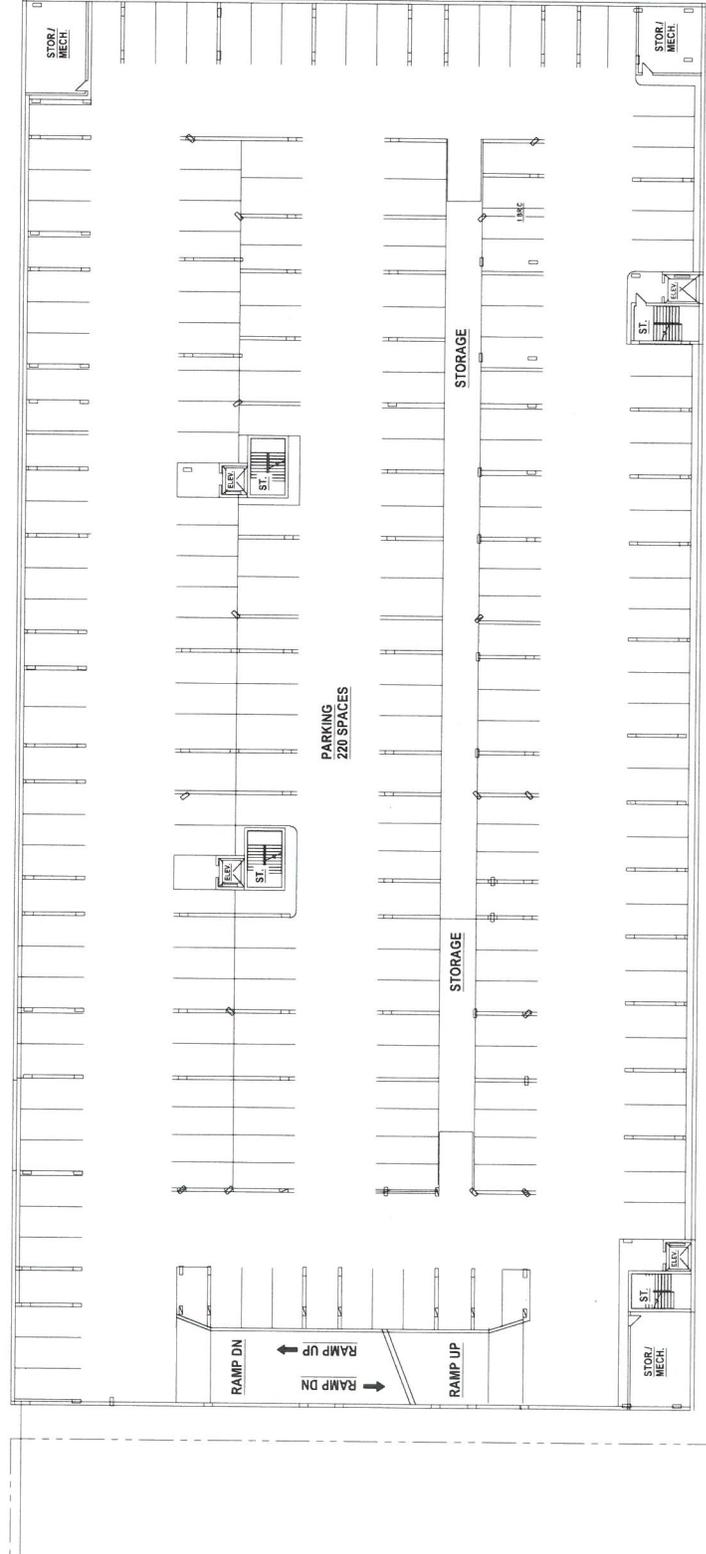
GARAGE LEVEL 2 PLAN
MAIN STREET URBAN LIFESTYLES

JEFFERSON DEVELOPMENT GROUP
 08/06/2019

1/16" = 1'-0"

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08.06.2019



PARKING LEVEL 3

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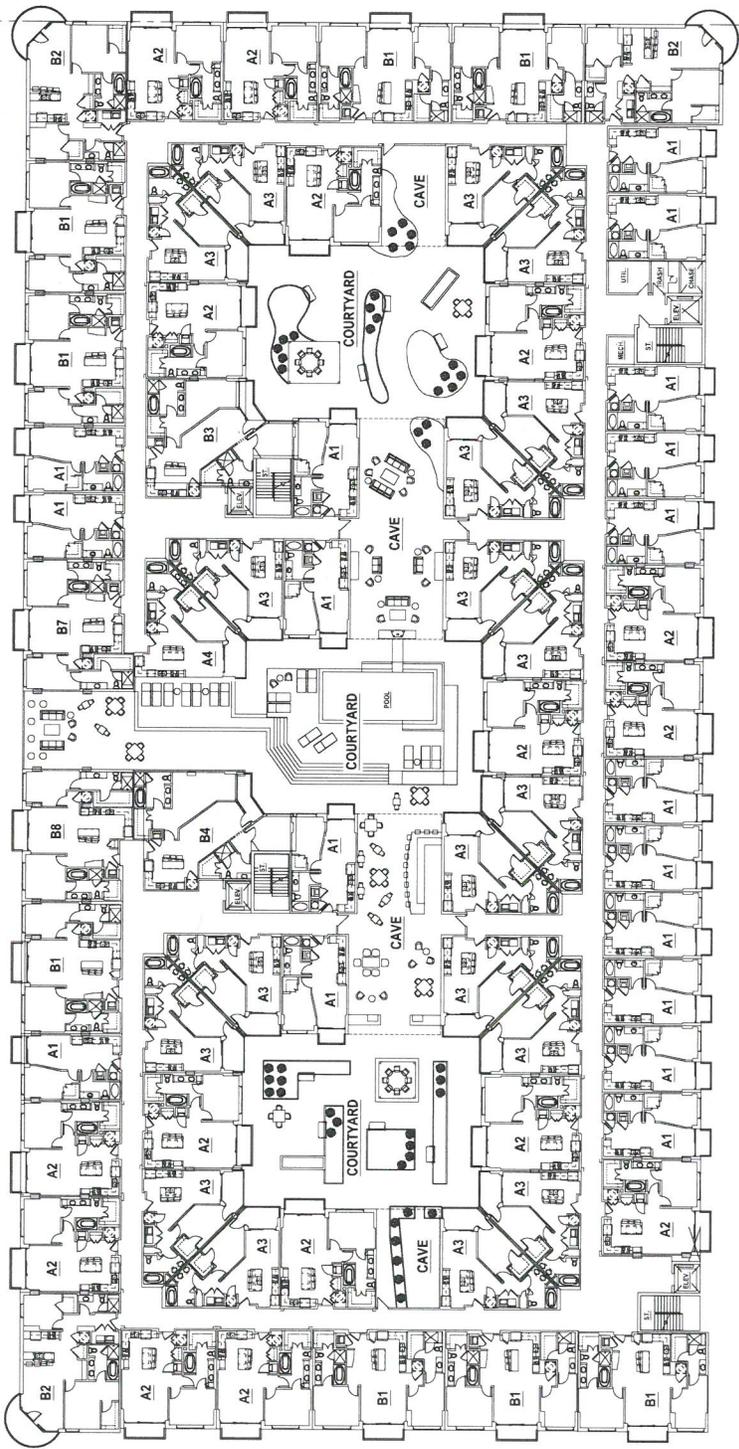
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JEFFERSON DEVELOPMENT GROUP

GARAGE LEVEL 3 PLAN
MAIN STREET URBAN LIFESTYLES
JEFFERSON DEVELOPMENT GROUP
08/06/2019
1/16" = 1'-0"

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08.06.2019



PLAN LEVEL 4

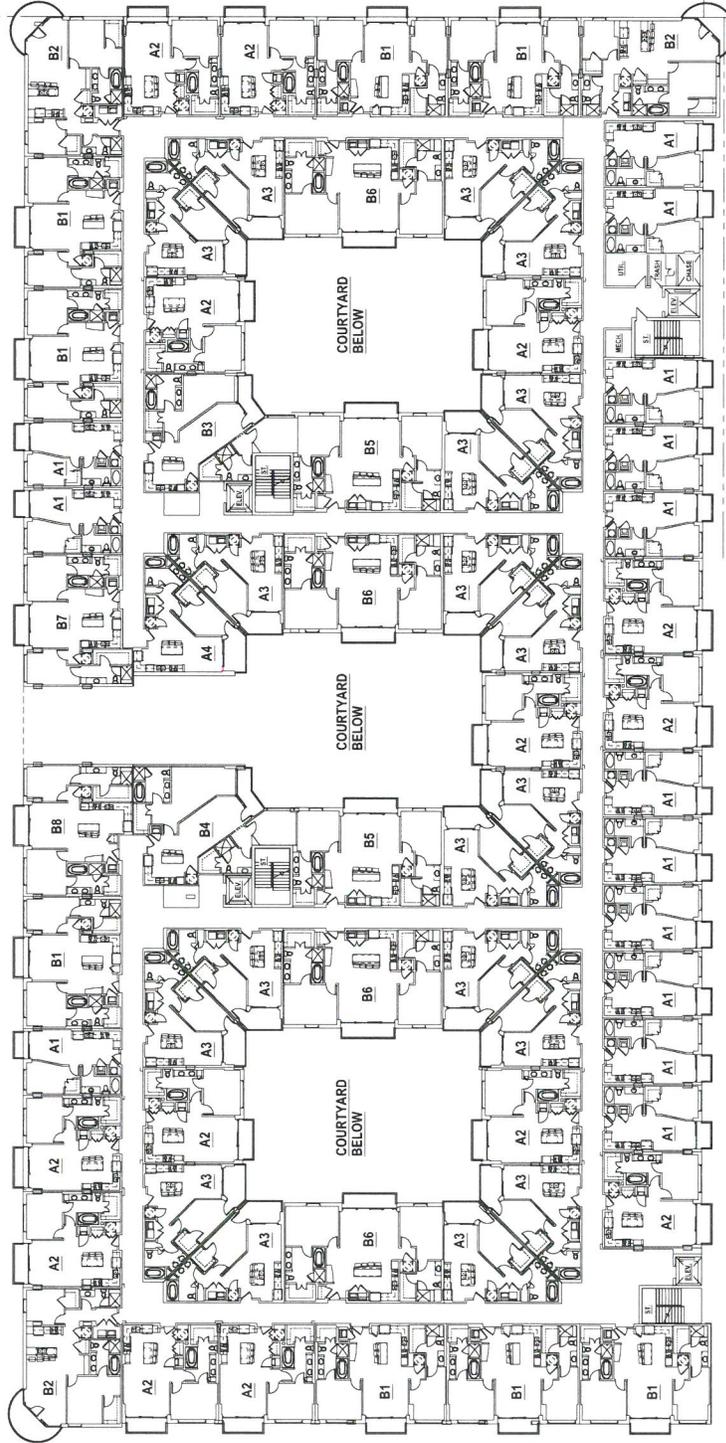
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DEVELOPMENT
GROUP

LEVEL 4 FLOOR PLAN
MAIN STREET URBAN LIFESTYLES
JEFFERSON DEVELOPMENT GROUP
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1/16" = 1'-0"

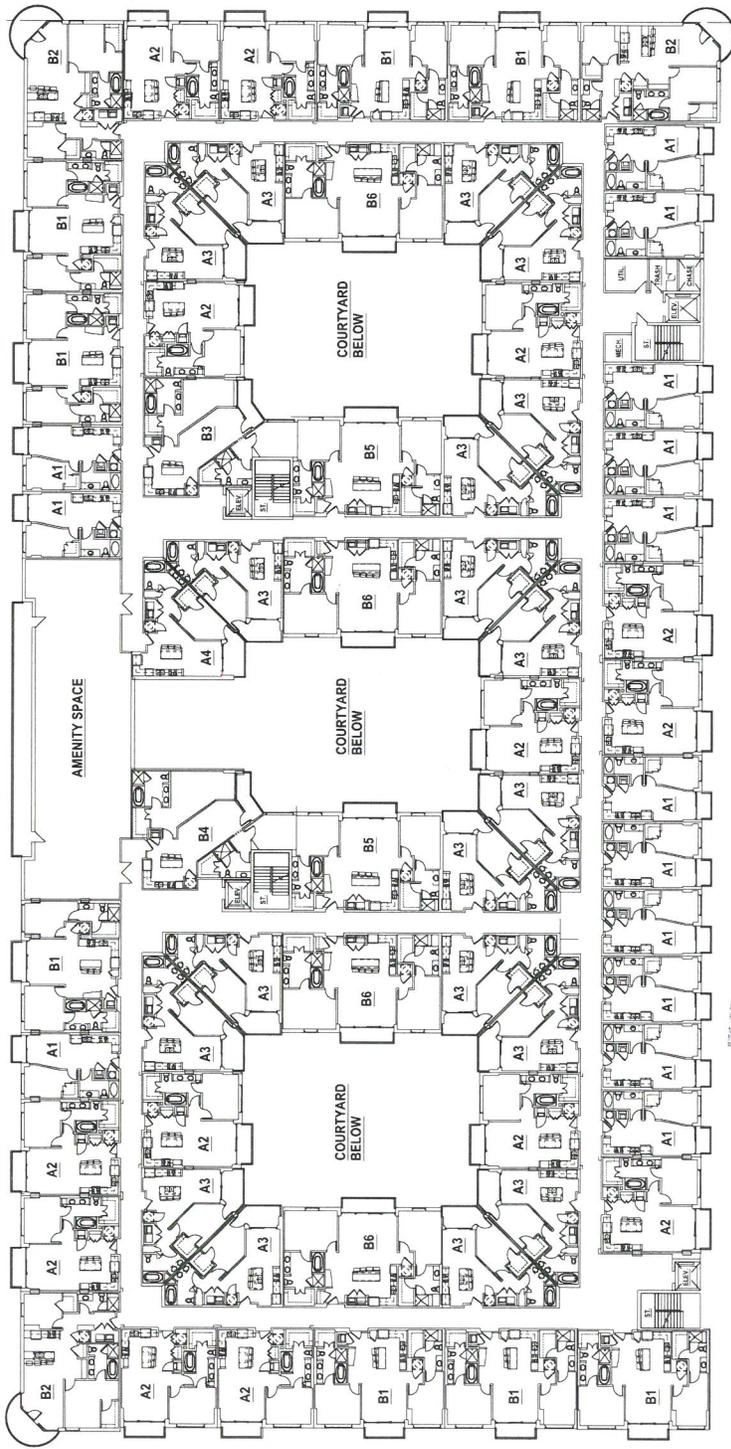
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PLAN LEVELS 5-7
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JEFFERSON
 DEVELOPMENT
 GROUP
 LEVELS 5-7 FLOOR PLAN
 MAIN STREET URBAN LIFESTYLES
 JEFFERSON DEVELOPMENT GROUP
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 1/16" = 1'-0"

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PLAN LEVEL 8

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JEFFERSON
DEVELOPMENT
GROUP

LEVEL 8 FLOOR PLAN
MAIN STREET URBAN LIFESTYLES
JEFFERSON DEVELOPMENT GROUP
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1/16" = 1'-0"

08.06.2019





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19- OVERLAP- 0013



422 EAST MAIN

422 EAST MAIN

RETAIL

RETAIL

RETAIL

RETAIL

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422

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BLDG 001

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EAST MAIN ST
APARTMENTS
422

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**APO Listing
422 eMAIN
1st Tier**

Block 018C Lot 0023
Block 018E Lot 0054
CITY OF LOUISVILLE PUBLIC PROPERTY
601 W JEFFERSON ST
LOUISVILLE, KY, 40202-2741

Block 017C Lot 0136
PAPILLON PROPERTY GROUP LLC
500 E MAIN ST
LOUISVILLE, KY, 40202-1002

Block 017C Lot 0101
COBALT 445 EAST MARKET LLC
2101 SUPERIOR AVE STE 300
CLEVELAND, OH, 44114-2153

Block 017C Lot 0169
MICHAEL INVESTMENTS CO
2021 SUNNYDALE BLVD
CLEARWATER, FL, 33765-1202

Block 017C Lot 0099
DOMINO PARTNERS LTD
429 E MARKET ST
LOUISVILLE, KY, 40202-1112

Block 017C Lots 96, 97, 98, 163
DOMINO PARTNERS
427 E MARKET ST
LOUISVILLE, KY, 40202-1112

Block 017C Lot 0171
FALLS CITY LOFTS LLC
7400 S PARK PL STE 3
LOUISVILLE, KY, 40222-4921

Tom Kmiecik, President
Falls City Lofts Condos
415 East Market St, Suite 106
Louisville, KY 40202

Block 017C Lots 94, 141
403 EAST MARKET LLC
2101 SUPERIOR AVE E STE 300
CLEVELAND, OH, 44114-2153

Block 017C Lots 105 & 107
PARK PLACE LOFTS
2003 EASTERN PKWY STE 1
LOUISVILLE, KY, 40204-1467

Robert Higdon II, President
Park Place Lofts Council of Co-Owners
2003 Eastern Parkway #1
Louisville, KY 40204

2nd Tier

Block 018C Lots 11, 50, 55
CITY, OF LOUISVILLE PUBLIC PROPERTY
601 W JEFFERSON ST
LOUISVILLE, KY, 40202-2741

Block 018E Lot 0053
LOUISVILLE/JEF, COUNTY METRO GOV
527 W JEFFERSON ST
LOUISVILLE, KY, 40202-2814

Kentucky Transportation Cabinet
District 5
8310 Westport Road
Louisville, KY 40242

Block 017C Lot 0155
COBALT 445 EAST MARKET LLC
2101 SUPERIOR AVE STE 300
CLEVELAND, OH, 44114-2153

Block 017C Lot 0170
MICHAEL INVESTMENTS CO
1601 TARTAN WAY
LOUISVILLE, KY, 40205-2461

Block 017C Lot 0150
MCDONALDS CORPORATION STATE SITE
974 BRECKENRIDGE LN PMB 161
LOUISVILLE, KY, 40207-4619

Block 017C Lot 0146
GOLDEN CORNER PROPERTIES LLC
201 S PRESTON ST
LOUISVILLE, KY, 40202-1223

Block 017C Lot 0156
SARA TERRELL
802 HUNTINGTON RD
LOUISVILLE, KY, 40207-3633

Block 017C Lot 0159
LI, HONGXIANG
10115 SPRINGHURST GARDEN S CIR
LOUISVILLE, KY, 40241-5193

Block 017C Lot 0145
M, & C DEVELOPMENT LLC
209 S PRESTON ST
LOUISVILLE, KY, 40202-1223

Block 017C Lots 91, 92, 93, 102
403 EAST MARKET LLC
2101 SUPERIOR AVE E STE 300
CLEVELAND, OH, 44114-2153

Block 017C Lots 103, 104
CRONEN, JAMES JR
591 PINE VALLEY CT
LEBANON JUNCTION, KY, 40150-8043

Block 017B Lot 0133
RLJ, II R LOUISVILLE DT KY
3 BETHESDA METRO CTR STE 1000
BETHESDA, MD, 20814-6347

Block 017B Lot 0140
FLEUR DE LIS DEVELOPMENT LLC
333 E MAIN ST STE 500
LOUISVILLE, KY, 40202-1262

Robert Langford, President
Fleur De Lis Condos
324 East Main St Suite 313
Louisville, KY 40202

Block 018C Lot 0005
PRESTON, POINTE CONDOMINIUMS CO
333 E MAIN ST STE 500
LOUISVILLE, KY, 40202-1262

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Henry Potter, President
Preston Pointe Condos
333 East Main Street, Suite 500
Louisville, KY 40202

19-OVERLAY-0013

Block 018C Lot 0003
COBALT RIVERFRONT PROPERTIES
PO BOX 1509
LOUISVILLE, KY, 40201-1509

Others

Tim Martin
Frost Brown Todd LLC
400 West Market Street Suite 3200
Louisville, KY 40202

Tanner Nichols
Frost Brown Todd LLC
400 West Market Street Suite 3200
Louisville, KY 40202

Jonas Wilson
Frost Brown Todd LLC
400 West Market Street Suite 3200
Louisville, KY 40202

John Pacyga, PLA, ASLA, LEED AP
Development Planner
Jefferson Development Group
2650 Technology Drive
Louisville, KY 40299

Planner
Metro Planning & Design Services
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Kevin Cogan
Jefferson Development Group
2650 Technology Drive
Louisville, KY 40299

Erica Hodge
Jefferson Development Group
2650 Technology Drive
Louisville, KY 40299

Speakers in case 9987

Brian Evans
1706 Bardstown Rd, 2nd Floor
Louisville, KY 40205

Mark Adams
815 West Market St
Louisville, KY 40202

David Reed
815 West Market St
Louisville, KY 40202

Rob Donhoff
716 East Market St
Louisville, KY 40202

Dale Boden
333 East Main St Suite 310
Louisville, KY 40202

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Louisville, KY 40202

John Pacyga, PLA, ASLA, LEED AP
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Louisville, KY 40299

Planner
Metro Planning & Design Services
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Louisville, KY 40202

Kevin Cogan
Jefferson Development Group
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Louisville, KY 40299

Erica Hodge
Jefferson Development Group
2650 Technology Drive
Louisville, KY 40299

Marv Blomquist
Blomquist Design Group
10529 Timberwood Cir Ste D
Louisville, KY 40223

Robin L. Donhoff AIA
Donhoff Kargl Nall Architects
716 East Market Street
Louisville, KY 40202

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Not previously mentioned**

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Louisville, KY 40205

Mark Adams
815 West Market St
Louisville, KY 40202

David Reed
815 West Market St
Louisville, KY 40202

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