



# Louisville Metro Government

Old Jail Courtroom  
514 West Liberty Street  
Louisville, KY 40202

## Agenda - Final Development Review Committee

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Wednesday, January 18, 2023

1:00 PM

Old Jail Auditorium

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*The Development Review Committee meeting will be conducted 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, as well as those wishing to sign up to speak in support, opposition, or as other for a case, should visit the following link:*

*<https://louisvilleky.gov/government/upcoming-public-meetings>*

*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. [01-04-2023](#)

**Attachments:** [01-04-2023 Minutes.pdf](#)

### New Business

1. [22-WAIVER-0229](#)

Request: Waivers to Permit a Changing Image Sign within 300 Feet Buffer and Permit a Changing Image Sign Larger Than Allowed

Project Name: Changing Image Sign Waivers

Location: 5101 US Highway 42

Owner: The Temple

Applicant: Golden Rule Signs

Jurisdiction: Louisville Metro

Council District: 16 - Scott Reed

Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [22-WAIVER-0229 5101 US Hwy 42 Staff Report.pdf](#)  
[22-WAIVER-0229 5101 US Hwy 42 PP.pdf](#)

**2. [22-AMEND-0010](#)**

Request: Amendment to Binding Elements for Free Standing Signs  
Project Name: Binding Element Amendment  
Location: 201 Blankenbaker Parkway  
Owner/Applicant: Blankenbaker Plaza LLC  
Jurisdiction: Louisville Metro  
Council District: 19 - Anthony Piagentini  
Case Manager: Beth Jones, AICP, Planner II

**Attachments:** [22-AMEND-0010\\_PP\\_DRC\\_011823.pdf](#)  
[22-AMEND-0010\\_DRC\\_Staff\\_Report\\_1.18.23.pdf](#)

**3. [22-MPLAT-0115](#)**

Request: Record Plat Amendment of Plat Book 41 Page 65  
Project Name: 8001 Cane Run Road  
Location: 8001 Cane Run Road  
Owner/Applicant: Riverport Holding, LLC  
Jurisdiction: Louisville Metro  
Council District: 12 - Rick Blackwell  
Case Manager: Clara Schweiger, Planner I

**Attachments:** [22-MPLAT-0115\\_StaffReport\\_010923.pdf](#)  
[22-MPLAT-0115\\_Plat.pdf](#)

**4. [22-AMEND-0008](#)**

Request: An Amendment to Binding Elements  
Project Name: 2425 Portland Avenue  
Location: 2425 Portland Avenue  
Owner/Applicant: Gemma Properties, LLC  
Jurisdiction: Louisville Metro  
Council District: 5 - Donna Purvis  
Case Manager: Clara Schweiger, Planner I

**Attachments:** [22-AMEND-0008\\_StaffReport\\_011023.pdf](#)  
[Letter of Support.pdf](#)

**5.** [22-DDP-0103](#)

Request: A Revised Detailed District Development Plan and a Parking Waiver  
Project Name: 10421 Taylorsville Road  
Location: 10421 Taylorsville Road  
Owner/Applicant: Stock Yards Bank & Trust  
Jurisdiction: City of Jeffersontown  
Council District: 20 - Stuart Benson  
Case Manager: Clara Schweiger, Planner I

**Attachments:** [22-DDP-0103\\_StaffReport\\_010923.pdf](#)  
[22-DDP-0103\\_ParkingWaiverJustification.pdf](#)  
[22-DDP-0103\\_Plan\\_101022.pdf](#)

**6.** [22-DDP-0124](#)

Request: A Revised Detailed District Development Plan and a Waiver  
Project Name: Speedwash Car Wash  
Location: 4124 Shelbyville Road  
Owner/Applicant: Speedwash 4124, LLC  
Jurisdiction: City of St. Matthews  
Council District: 9 - Bill Hollander  
Case Manager: Clara Schweiger, Planner I

**Attachments:** [22-DDP-0124\\_StaffReport\\_011023.pdf](#)  
[22-DDP-0124\\_Plan\\_121222.pdf](#)

7. [22-DDP-0086](#)

Request: Revised Detailed District Development Plan with Revisions to Binding Elements and a Waiver  
Project Name: 7804 Beulah Church Fitness Center  
Location: 7804 Beulah Church Road  
Owner: Daniel Friess  
Applicant: Daniel Friess  
Representative: Land Design and Development  
Jurisdiction: Louisville Metro  
Council District: 23 - Jeff Hudson  
Case Manager: Jay Lockett, AICP, Planner II

**Attachments:** [22-DDP-0086\\_Plan\\_121922.pdf](#)  
[22-DDP-0086\\_Elevations\\_080122.pdf](#)  
[Applicant Letter of Explanantion.pdf](#)  
[Waiver justification.pdf](#)  
[09-045-85\\_Aproved Plan.pdf](#)  
[22-DDP-0086\\_DRC staff report\\_011823.pdf](#)

8. [22-CAT3-0010](#)

Request: Category 3 Development Plan with a Waiver  
Project Name: Quadrant Zorn Avenue  
Location: 1041 Zorn Avenue  
Owner: Quadrant Hospitality LLC  
Applicant: Quadrant Hospitality LLC  
Representative: Mindel Scott and Associates  
Jurisdiction: Louisville Metro  
Council District: 9 - Andrew Owen  
Case Manager: Jay Lockett, AICP, Planner II

**Attachments:** [22-CAT3-0010\\_Plan\\_122922.pdf](#)  
[22-CAT3-0010\\_Elevation and Floor Plans\\_102422.pdf](#)  
[22-CAT3-0010\\_Letter of Explanation.pdf](#)  
[Applicant Waiver Justification.pdf](#)  
[22-CAT3-0010\\_DRC Staff Report\\_011823.pdf](#)

**9.** [22-DDP-0115](#)

Request: Revised Detailed District Development Plan with Revisions to Binding Elements and a Waiver

Project Name: Hosparus

Location: 2900, 2902, 2903, 2904, 2905 Stonehaven Court; 3522, 3524, 3526, 3528, 3532 Ephraim McDowell Drive; 2917 Abigail Drive

Owner: Hosparus, Inc.

Applicant: Hosparus, Inc.

Representative: Land Design and Development

Jurisdiction: Louisville Metro

Council District: 8 - Cassie Chambers Armstrong

Case Manager: Jay Lockett, AICP, Planner II

**Attachments:** [12796 Approved Plan.pdf](#)  
[9-82-00 Approved Plan.pdf](#)  
[22-DDP-0115 Plan 112122.pdf](#)  
[Elevations and Renderings.pdf](#)  
[Applicant explanation.pdf](#)  
[Waiver Justification.pdf](#)  
[22-DDP-0115 DRC staff report 011823.pdf](#)

**10.** [22-WAIVER-0238](#)

Request: Waiver for an Accessory Structure with Foot Print in Excess of the Principal Structure's

Project Name: 9401 Blue Lick Road

Location: 9401 Blue Lick Road

Owner/Applicant: Doug Engle

Jurisdiction: Louisville Metro

Council District: 24 - Madonna Flood

Case Manager: John Michael Lawler, Planner I

**Attachments:** [22-WAIVER-0238 StaffReport\\_011123.doc](#)  
[22-WAIVER-0238 Plan 121522.pdf](#)

**11.** [22-DDP-0130](#)

Request: A Revised Detailed District Development Plan and a Waiver  
Project Name: Hampton Inn  
Location: 400 Bullitt Lane  
Owner/Applicant: Musselman Hotels, LLC  
Jurisdiction: Louisville  
Council District: 7 - Paula McCraney  
Case Manager: John Michael Lawler, Planner I

**Attachments:** [22-DDP-0130 Plan 010423.pdf](#)  
[22-DDP-0130 StaffReport 011823.pdf](#)  
[Hampton Inn Concept Landscape Plan.pdf](#)  
[Hampton Inn - Vicinity Map.jpg](#)

**Adjournment**