

Development Review Committee

Staff Report

February 15, 2017



Case No:	16DEVPLAN1165
Request:	Category 3 Development Plan for Mixed Use Building
Project Name:	700 E . Main Street
Location:	700 E. Main Street
Owner:	Flournoy Development Company
Applicant:	Flournoy Development Company
Representative:	Matt Wolff – Sabak Wilson
Jurisdiction:	Louisville Metro
Council District:	4 – Barbara Sexton Smith
Case Manager:	Burcum Keeton, Architectural Projects Coordinator
	Brian Davis, AICP, Planning Manager

REQUEST

- Category 3 Plan to construct 276 multi-family apartments with retail and parking garage.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant proposes to construct two buildings totaling 479,707 square feet with a mix of uses which includes: 276 dwelling units, 11,550 square feet of retail/office, and 463 parking spaces. The main parcel at 700 E. Main Street covers a large plot bounded on the north by E. Main Street, on the east by S. Shelby Street, on the south by Billy Goat Strut Alley, and on the west by S. Clay Street. There are numerous buildings on the site -multiple single story block buildings, and a three story brick building at the northwest corner of the site which dates to the early 1880s. The buildings located on the 700 E. Main Street parcel are all currently owned by Service Welding and Machine Company, Inc. A second parcel, located at 121 S. Clay Street, faces west and takes up half of the city block between Billy Goat Strut Alley on the north and E. Market Street on the south. The existing façade will be incorporated into the design of the building going on this tract.

The project is located within the NuLu Review Overlay District. The project received approval from the overlay committee on December 14, 2016.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Industrial	EZ-1	TMC
Proposed	Residential/Retail	EZ-1	TMC
<i>Surrounding Properties</i>			
North	Commercial	EZ-1/M-2	TMC
South	Commercial	C-2	TMC
East	Commercial	EZ-1	TMC
West	Commercial	EZ-1/C-2	TMC

PREVIOUS CASES ON SITE

16COA1182: The NuLu Review Overlay District Committee reviewed the proposal on December 14, 2016 and approved it with the following conditions:

1. The existing corner commercial structure at the corner of Main and Clay Streets and the building on Clay may be demolished provided that:
 - a. The applicant is encouraged to continue to explore the viability of including the full corner commercial into the project which could perhaps be supported by alternative mix of uses
 - b. Both buildings – the corner building at Main and Clay as well as the building on Parcel 2 - be photographed and documented. These documents shall be submitted to staff for inclusion in the project record.
2. Details of signage, re-use of existing Significant Signage, lighting, awnings and canopies and associated features at storefronts to be submitted to the Staff prior to installation for review and approval.
3. Public Art is proposed but has not been finalized. Applicant to work with Overlay Staff and the Public Art Administrator on Public Art proposals. Such items shall conform to Principle 5 – Public Art.
4. Finalized streetscape design including light fixtures, street furnishings, street trees, and paving materials shall be submitted to staff for final review and approval.
5. That the flex retail spaces to be moved closer to the sidewalk level.
6. That the façade of the garage which is visible from the street level have a public art installation.
7. Further elevation details to be submitted to Staff and Committee member Jeff Rawlins for review and approval.

INTERESTED PARTY COMMENTS

None

APPLICABLE PLANS AND POLICIES

Land Development Code

TECHNICAL REVIEW

- All technical comments have been addressed.

STAFF CONCLUSIONS

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal for a Category 3 Development Plan meets the standards for granting a variance as established in the Land Development Code.

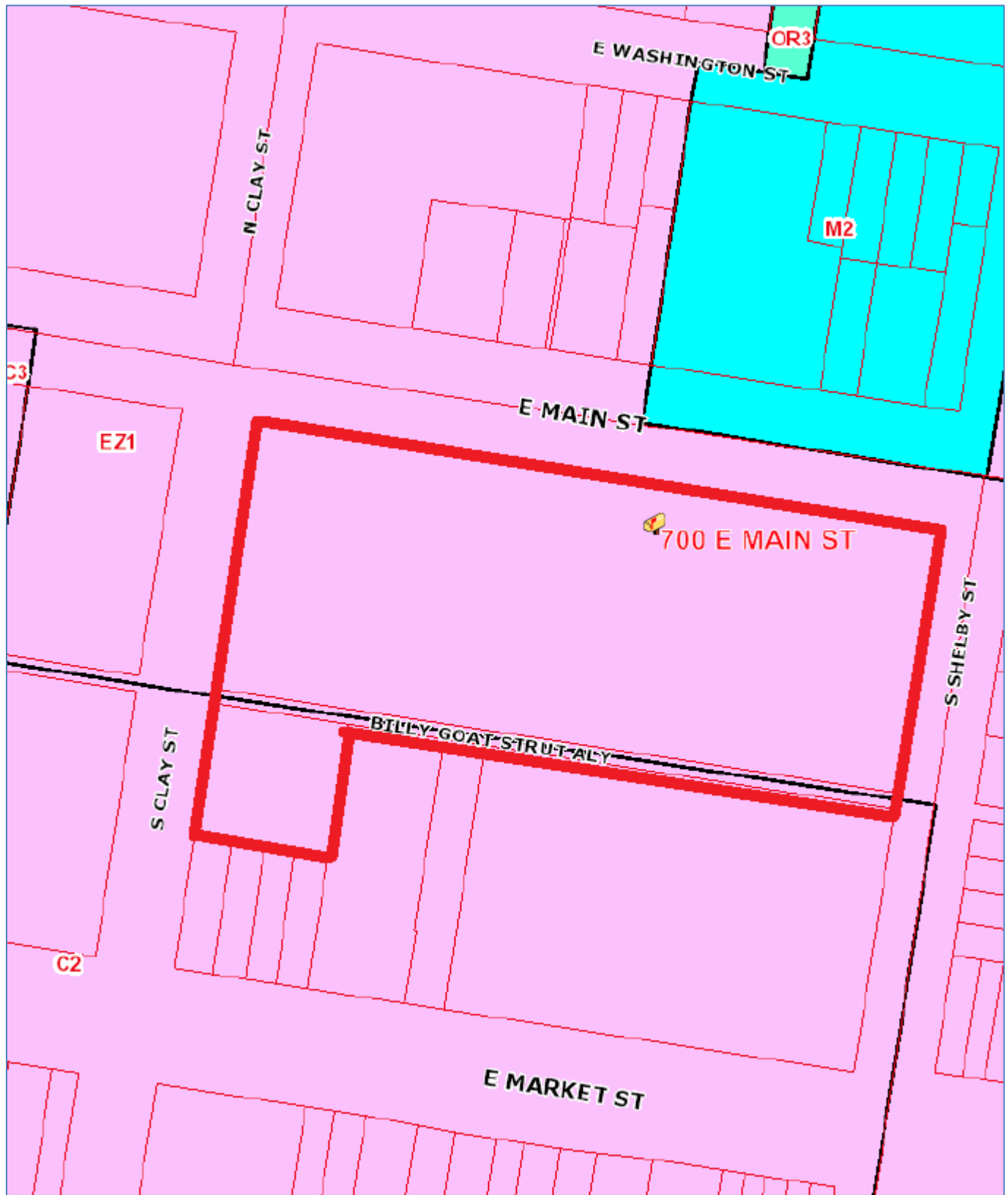
NOTIFICATION

Date	Purpose of Notice	Recipients
2/3/2017	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 4 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

