

**SPECIAL JOINT HEARING OF THE NULU REVIEW OVERLAY DISTRICT  
COMMITTEE AND BOARD OF ZONING ADJUSTMENT  
MEETING MINUTES  
April 25, 2023**

A special joint meeting of the NuLu Review Overlay District Committee and the Board of Zoning Adjustment was held on April 25, 2023 at 12:00 p.m. in the Old Jail Auditorium, located on 514 West Liberty Street, Louisville, Kentucky.

**Committee Members Present:**

Jeff Rawlins, Chair

Jasmine Tate (Arrived at 12:29 p.m.)

Doug Owen

Bill Marzian

Andrea Lauago

Scott Howe

Lula Howard, Board of Zoning Adjustment member, acted as Hearing Officer for the Board of Zoning Adjustment

**Committee Members Absent:**

Jeff McKenzie

**Staff Members Present:**

Joseph Haberman, Planning and Design Manager

Kat Groskreutz, Senior Planner

Sean McDowell, Management Assistant

The following matters were considered:

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**PUBLIC HEARING**

**Case No. 23-OVERLAY-0002**

Request: Special Joint Hearing of the NROD Committee and Board of Zoning Adjustment to review a request to Demolish an existing historic structure and redevelopment of the site for an 8-story mixed use building; and a variance request to allow the building to exceed the maximum permitted height of 50 Feet or 4 Stories

Project Name: NuLu Crossing  
Location: 700 East Main Street  
Owner: NuLu Central Station, LLC  
Applicant: Mose Putney, Zyyo  
Representative: Mose Putney and Martin Prus, Zyyo  
Jurisdiction: Louisville Metro  
Council District: 4 – Jecorey Arthur  
Case Manager: Kat Groskreutz, Senior Planner

The documentation prepared for this was incorporated into the record. The Committee Members received this in advance of the hearing, and it was available to any interested party prior to the public hearing. (The staff report is part of the case file maintained in the Office of Planning, 444 South 5th Street.)

**A recording of the NuLu Review Overlay District Committee meeting is available online at [louisville.legistar.com](http://louisville.legistar.com), or you may contact the Office of Planning to obtain a copy.**

**Agency Testimony:**

Kat Groskreutz explained the process of a joint special hearing, and that Board member Lula Howard would report to the Board of Zoning Adjustment at their next business session regarding the associated height variance request.

Ms. Groskreutz presented the case and showed a Power Point presentation (see recording for detailed presentation).

**Public Comment:**

**The following spoke in support of the request:**

Moseley Putney, 550 East Market Street, Louisville, KY 40202  
Ann Richard, 503 Washburn Avenue, Louisville, KY 40222  
Nick Campisano, 552 East Market Street, Louisville, KY 40202  
Mark Campisano, 204 Mockingbird Gardens Drive, Louisville, KY 40207

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**Summary of testimony of those in support:**

Moseley Putney gave a brief background on the property and explained the proposed project.

Ann Richard presented the applicant's PowerPoint presentation (see recording for detailed presentation).

Committee Member Lauago asked if they were in possession or knew about the status of the Service Tanks signage. Nick Campisano said they were not in possession of it but would inquire with the previous owners about possibly finding it.

Committee Member Marzian questioned the art installation. Mr. Putney confirmed that he has a list of 15 to 20 local artists. Mr. Putney stated lighting, a mural, and sculptural pieces are being explored.

Committee Member Tate questioned the price point of the 20 low-income units. Mr. Campisano acknowledged that Committee Member McKenzie is working with Louisville Metro Housing Authority on that piece.

Committee Chair Rawlins asked for brick to be on the 1<sup>st</sup> and 2<sup>nd</sup> floors. Mr. Campisano acknowledged that he is open to recommendations.

Mark Campisano advocated for approval of the development plan as it would be a beneficial project for the area.

**The following spoke as neutral to the request:**

Ashlyn Ackerman, 815 West Market Street, Louisville, KY 40202

**Summary of testimony of those that were neutral:**

Ashlyn Ackerman acknowledged that she is on the Downtown Development Review Overlay Committee and Historic Landmarks and Preservation Districts Commission. Ms. Ackerman encouraged Nick Campisano to integrate the historic corner building into the new plan, or to at least incorporate the historic front facade into the new façade. She felt the height was appropriate and appropriate for its location in NuLu, even if a little taller than the surrounding structures. She recommended color and material changes for the higher floors and higher quality materials at ground level.

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**Committee Deliberation:**

On a motion by Committee Member Owen, seconded by Committee Member Lauago, the following resolution, based on the Staff Analysis and Standard of Review and evidence and testimony heard today, was adopted:

**RESOLVED**, the NuLu Review Overlay Committee does hereby **APPROVE** the requested demolition for case number 23-OVERLAY-0002, **SUBJECT** to the following **CONDITIONS OF APPROVAL**:

- 1. The Contributing Historic Structure at the corner of East Main and South Clay Streets may be demolished provided that:**
  - a. The corner building shall be photographed and documented on all sides and the interior to the extent possible. This documentation shall be captured in the Kentucky Historic Properties Survey Form and submitted to the Kentucky Heritage Council for review and staff for inclusion in the project record.**
  - b. Elements of the existing building such as bricks, stone lintels, and wood framing, etc. shall be salvaged and re-used whenever possible in the new project.**
  - c. Wrecking permits for the excavation shall not be issued until the permits for new construction are ready to be issued.**

**The Vote Was as Follows:**

**YES: Committee Members Howe, Lauago, Marzian, Owen, Tate, and Rawlins**  
**ABSENT: Committee Member McKenzie**

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On a motion by Committee Member Howe, seconded by Committee Member Marzian, the following resolution, based on the staff analysis and standard of review and evidence and testimony heard today, was adopted:

**RESOLVED**, the NuLu Review Overlay District Committee does hereby **APPROVE** the requested new construction for case number 23-OVERLAY-0002, **SUBJECT** to the following **CONDITIONS OF APPROVAL**:

1. The applicant shall explore the utilization of a high-quality material(s), such as brick, along the base/ground floor of the building to strengthen its appearance and improve the storefronts.
2. The applicant shall consider the addition of a differing material or color, with a focus on the upper stories and/or corners, to create further visual interest and to minimize the overall massing.
3. All glass on the ground level of East Main, South Shelby, and South Clay facing facades shall be clear. Front glass shall not be tinted, smoked, or have added reflection or mirroring. If the glass is low-E, it shall be clear.
4. Prior to the issuance of a building permit for the new building, finalized design details and materials shall be submitted to staff for final review and approval. After a building permit has been issued, if the design or materials change, the applicant shall contact staff for review and approval prior to installation.
5. Prior to the issuance of a building permit for the new building, finalized streetscape design details including light fixtures, street furnishings, street trees, landscaping, and paving materials shall be submitted to staff for final review and approval.
6. The development shall include artwork, enhanced architectural features, or trellis with ivy on the blank wall of the new building facing Billy Goat Strut Alley. Prior to installation, the final design shall be submitted to staff for review and approval.
7. The "Service Tanks" attached signage, which had been determined to be contributing to the District before the buildings' demolition, should be re-incorporated into the development as decorative or artistic design elements if possible to help preserve part of the history of the site. Prior to installation, the location(s) and placement of the signage shall be submitted to staff for review and approval. If the signage is not in possession of the current owner, the applicant should immediately inform staff and work with staff to determine if it can be found, re-obtained, and incorporated. If the current owner does not find its inclusion to be appropriate or feasible, the applicant should prove staff with such

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reasoning and work with staff to determine if it can be incorporated into another project in the District.

8. Any future signage is not considered under this application and shall be submitted to PDS staff to be reviewed under a subsequent sign and overlay permit.

The vote was as follows:

**YES: Committee Members Howe, Lauago, Marzian, Owen, Tate, and Rawlins**

**ABSENT: Committee Member McKenzie**

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**The meeting adjourned at approximately 1:58 p.m.**

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**Chairperson**

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**Division Director**