

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374

Letter of Explanation
Revised Detailed District Development Plan
201 Blankenbaker Parkway
Douglass Hills, KY
Related Case: Docket 09-038-94
(January 27th, 2025)

The Applicant is proposing to tear down the existing grocery store building and rebuild a grocery store in the same area. A new liquor store affiliated with the grocery will be constructed in an adjacent existing space. The subject site is zoned C-1 and is in the Suburban Marketplace Corridor Form District. The remainder of the shopping center building will remain as is. The existing parking lot will be restriped for angled parking and the addition of new cart corals. One row of parking spaces will be added.

The existing grocery store is within an existing shopping center at the intersection of Shelbyville Road, Main Street and Blankenbaker Parkway. The site is in the City of Douglass Hills. The shopping center was initially constructed in 1999. Winn-Dixie was the initial grocery tenant followed by a Wal-Mart Marketplace grocery. The Wal-Mart Marketplace closed in August 2018 and since then the grocery store has stood vacant.



25-DDP-0008