

**MINUTES OF THE MEETING  
OF THE  
LOUISVILLE METRO NULU REVIEW OVERLAY DISTRICT COMMITTEE  
December 4, 2024**

A meeting of the Louisville Metro NuLu Review Overlay District (NROD) Committee was held on December 4, 2024, at 10 a.m. at the Old Jail Auditorium, 514 W. Liberty Street, Louisville, KY.

**Committee Members Present:**

Jeff Rawlins (attended virtually)  
Doug Owen (acting chair)  
Jasmine Tate  
Vadim Kaplan  
Bill Marzian  
Scott Howe

**Committee Members Absent:**

Brian Davis  
Jeffery McKenzie

**Staff Members Present:**

Joseph Haberman, Planning and Design Manager  
Katherine Groskreutz, Senior Planner  
Mary Willis, Management Assistant

The following matters were considered:

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**OLD BUSINESS**

**NULU REVIEW GUIDELINE REVIEW**

Request: Continued formal Committee review of draft design guidelines based on engagement feedback and directives under Metro Council Resolution R-084-24

Project Name: NROD Design Guidelines Review

Location: NuLu Review Overlay District

Applicant: Joseph Haberman, Planning & Design Manager

Representative: Joseph Haberman, Planning & Design Manager

Jurisdiction: Louisville Metro

Council District: 4 – Jecorey Arthur

Case Manager: Joseph Haberman, Planning & Design Manager

**An audio/visual recording of the NuLu Review Overlay District Committee meeting is on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**Discussion:**

00:01:38 Joe Haberman finished discussing the updates to the NROD Design Guidelines. Haberman asked the board if Bill Weyland could provide more details concerning the guideline reviews. Haberman responded to Committee Members questions (see recording for details).

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

Bill Weyland, 815 W Market St, Louisville, KY 40202

**Summary of testimony of those in favor:**

00:02:46 Bill Weyland spoke in support of the proposal. Weyland elaborated on the importance of height and façade for historic buildings. Weyland stated that it is important to have great communication between the person reviewing a historic building and the NuLu Design team. Weyland responded to questions from Committee Members (see recording for details).

00:09:47 Joe Haberman responded to questions from Committee Members (see recording for details).

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**OLD BUSINESS**

**NULU REVIEW GUIDELINE REVIEW**

**Deliberation:**

00:11:57      Committee deliberation

00:21:38      Reopened public hearing

00:21:40      Bill Weyland responded to questions from Committee Members pertaining to the review of the guidelines prior to the meeting (see recording for details).

00:22:04      Committee deliberation

00:28:35      On a motion by Member Marzian, seconded by Member Howe, the following resolution based on the staff report and testimony heard today, was adopted:

**RESOLVED**, the Louisville Metro NuLu Review Overlay District Committee does hereby **RECOMMEND** that Metro Council approve the amendments to the NuLu Review Overlay District ordinance and guidelines, as presented in the revised documents dated November 22, 2024. The Committee finds that the amendments will further the goals, objectives, and policies of Plan 2040 and the Butchertown, Phoenix Hill, and NuLu Neighborhood Plan.

**The vote was as follows:**

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

**ABSENT: Committee Members Davis and McKenzie**

**NULU REVIEW OVERLAY DISTRICT COMMITTEE  
MINUTES  
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**NEW BUSINESS**

**24-OVERLAY-0042**

Request: Request to construct an open pedway connecting the existing NuLu Marketplace building along Market Street and the approved NuLu Marketplace Phase 2 building along Main Street

Project Name: NuLu Marketplace Phase 2 Pedway  
Location: 808-814 E Main & 815 E Market Streets  
Applicant: Chris Crumpton, Bluestone Engineers PLLC  
Representative: Chris Crumpton, Bluestone Engineers PLLC  
Jurisdiction: Louisville Metro  
Council District: 4 – Jecorey Arthur  
Case Manager: Kat Groskreutz, Senior Planner – Urban Design

Notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The Committee received this documentation in advance of the meeting, and this report was available to any interested party prior to the public meeting. (The documentation is part of the case file maintained at the Office of Planning, 444 S. 5th Street.)

**Agency Testimony:**

00:31:52 Kat Groskreutz provided an overview of the request and presented a PowerPoint presentation. Haberman responded to questions from Committee Members (see recording for details).

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

Chris Crumpton, Bluestone Engineers PLLC, 4350 Brownsboro Rd, Ste 110, Louisville, KY 40207

Mo Deljoo, 192 Bow Ln, Louisville, KY 40207

**Summary of testimony of those in favor:**

00:37:59 Chris Crumpton spoke in support of the proposal and presented a PowerPoint presentation. Crumpton stated that the pedway in phase two will cross Billy Goat Strut alley and connect to Phase one. Crumpton elaborated on the development plan and renderings of Phase two. Crumpton responded to questions from Committee Members (see recording for details).

**NULU REVIEW OVERLAY DISTRICT COMMITTEE  
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**NEW BUSINESS**

**24-OVERLAY-0042**

00:43:36 Mo Deljoo spoke in support of the proposal and responded to questions from Committee Members (see recording for details).

**The following spoke in opposition:  
None**

**Deliberation:**

00:46:22 Committee deliberation

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00:46:33 On a motion by Member Kaplan, seconded by Member Tate, the following resolution based on the staff report and testimony heard today, was adopted:

**RESOLVED**, the Louisville Metro NuLu Review Overlay District Committee does hereby **APPROVE** the Overlay Permit **SUBJECT** to the following Conditions of Approval:

1. All other required approvals, including reviews and permitting through Public Works, shall be obtained prior to construction.
2. Intensity, location, color, and direction of outdoor lighting shall be sensitive to nearby residential areas.
3. There shall be adequate and appropriate lighting under the deck of the pedway to ensure the safety of motorists and pedestrians on the alley passing beneath the pedway. When open to use, there shall also be adequate lighting atop the pedway to ensure the safety of pedestrians utilizing it. Staff encourages the use of artistic lighting effects to help activate the alley and create a more interesting space. Final lighting details shall be provided to staff for review and approval prior to installation.
4. If the design or materials change, the applicant shall contact staff for additional review and approval.

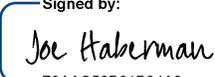
**The vote was as follows:**

**YES: Committee Members Kaplan, Marzian, Tate, Howe, Rawlins, and Owen  
ABSENT: Committee Members Davis and McKenzie**

**NULU REVIEW OVERLAY DISTRICT COMMITTEE  
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**ADJOURNMENT**

The meeting adjourned at approximately 10:55 a.m.

Signed by:  
  
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**Urban Design Administrator**