

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee (DRC) is a committee of the Planning Commission that reviews development proposals within the Louisville Metro area. The DRC was established in February 2004 to review plans that were previously reviewed by the Land Development and Transportation Committee.

The Development Review Committee is composed of four members of the Planning Commission and the Director of Public Works. The Committee meets every Wednesday at 1:00 p.m. at the Old Jail Building, 514 W. Liberty Street.

NOTIFICATION - Adjoining property owners are notified at least 10 days in advance of the DRC meeting. Neighborhood groups registered in Planning and Design Services' Neighborhood Notification Program are also notified at least 10 days in advance, as required. Applicants are encouraged to meet with neighbors and neighborhood groups before appearing before DRC.

Notification letters include the date, time, and location of the DRC meeting at which the case will be reviewed. Interested parties may attend this meeting, along with the developer, to express concerns or ask questions.

A copy of the complete application and the development plan are available for review in the Planning and Design Services offices, located at 444 S. 5th Street, Suite 300 (574-6230). Individuals interested in a case are encouraged to comment on the development proposal, either verbally or in writing.

REVIEW PROCESS - After an application is filed with Planning and Design Services and the appropriate review process is complete, notice of the application is made and a DRC meeting is held. The next steps for the proposal depend on the type of case. These steps will be outlined as part of the DRC process.

DRC reviews the following types of cases:

- Category Three cases
- Community Facility Review
(if no public hearing is required)
- Development Plans for regulated activities within Development Review Overlay Districts
- Signs, screening or landscaping plans where required by binding element or other conditions
- Street Name Changes (if all abutting property owners agree)
- Waivers

A unanimous vote of the Development Review Committee constitutes final action on most cases; however, if the vote is not unanimous or it is otherwise required or recommended, the case will be placed on the regular agenda of the Planning Commission for further discussion and action. Individuals not in agreement with DRC action may petition for additional review. A petition must be filed within 14 calendar days of DRC action. Petition forms may be obtained from Planning and Design Services. Notice of the date for review will be given to the petitioner, who should attend the meeting.