

# Development Review Committee

## Staff Report

May 20, 2026



<b>Case No:</b>	26-EXTENSION-0006
<b>Project Name:</b>	Fairview Avenue Townhomes
<b>Location:</b>	10503 & 10505 Fairview Avenue
<b>Applicant:</b>	Fairview Townhomes, LLC.
<b>Representative:</b>	Kristy Thompson
<b>Jurisdiction:</b>	Jeffersontown
<b>Council District:</b>	20 – Stuart Benson
<b>Case Manager:</b>	Tyler Pobiedzinski, Planner I

### REQUEST

- Extension of Expiration

### CASE SUMMARY

The applicant is requesting a third extension of the expiration date for Case No. 19-ZONE-0035, a previously approved zoning change and district development plan for two proposed two-story structures, each containing two dwelling units, for a total of four units. The subject property, approximately 0.349 acres in size, was rezoned from R-4 to R-5A within the Town Center Form District. The original approval was granted on April 22, 2020, with an initial expiration date of April 22, 2022.

The first extension request was approved administratively by staff under Case No. 22-EXTENSION-0004 on March 3, 2022, extending the expiration date to April 22, 2024. A second extension request, filed under Case No. 24-EXTENSION-0005 on March 3, 2024, was heard by the Development Review Committee on April 10, 2024, which recommended approval to the City of Jeffersontown. Jeffersontown subsequently approved the extension on May 21, 2024, extending the expiration date to April 22, 2026.

The applicant submitted the current third extension request on April 23, 2026. If approved, the expiration date would be extended an additional two years to April 22, 2028.

As justification for the prior extensions, the applicant stated that the first request was due to delays associated with the COVID-19 pandemic and volatility in the lumber market, which prevented completion of construction plans before the approval expired. The second extension was attributed to ongoing personal health issues that similarly delayed project implementation.

For the current request, the applicant states that persistent personal health challenges over the past several years have prevented them from moving forward with permit applications and construction. The applicant indicates that financing has been secured and discussions with a contractor are underway, with the intent to begin construction this fall. Based on these circumstances, the applicant is requesting an additional extension of the approved development.

### STAFF FINDING

Staff finds that the applicant has demonstrated good cause for why the required actions could not reasonably be completed within the allotted timeframe. In accordance with Binding Element 7 of the

approved development plan, an extension may be granted by the Planning Commission and City of Jeffersontown if a building permit is not issued within two years of plan approval. Staff finds the request meets this standard.

**REQUIRED ACTIONS:**

- **RECOMMEND APPROVAL** or **DENIAL** of the **EXTENSION OF EXPIRATION** to the City of Jeffersontown.

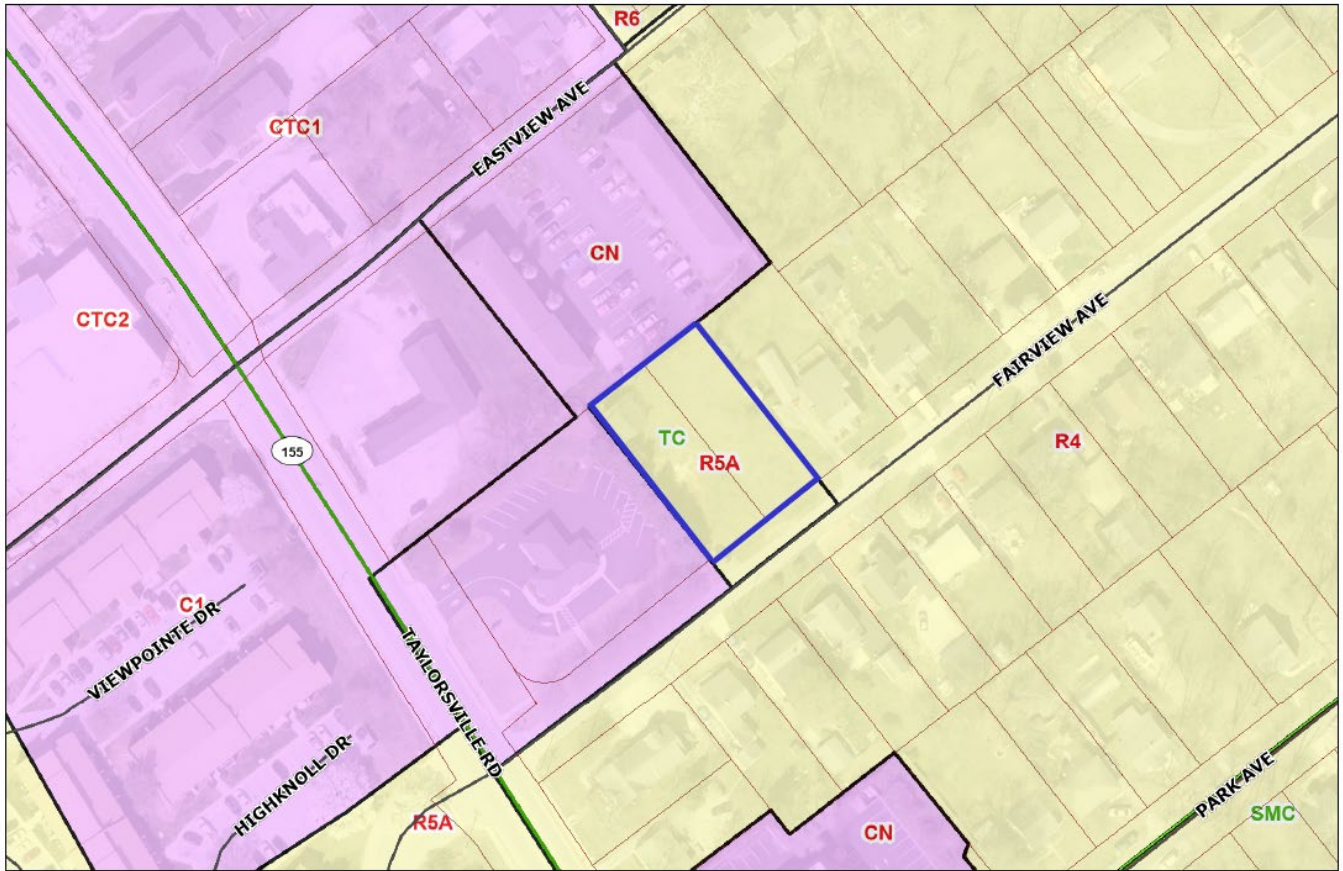
**NOTIFICATION**

Date	Purpose of Notice	Recipients
05/08/26	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 20

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

# 1. Zoning Map



## 2. Aerial Photograph

