



Louisville Metro Government

Old Jail Auditorium
514 W. Liberty Street
Louisville, KY 40202

Agenda - Final Development Review Committee

Wednesday, July 29, 2026

1:00 PM

OldJail Auditorium

The Development Review Committee meeting will be conducted in-person at the Old Jail Building Auditorium, 514 West Liberty Street, Louisville, KY 40202.

Anyone wishing to join the meeting virtually using a computer, laptop, or mobile device, as well as anyone wishing to sign up to speak in support, in opposition, or as other for any case, should visit the following link:

<https://louisvilleky.gov/government/upcoming-public-meetings>

You can access case materials (staff reports, proposed plans, etc.) by clicking on the link below and selecting this meeting in the Calendar tab:

<https://louisville.legistar.com/Calendar.aspx>

If you have any questions, please contact the case manager or call the Office of Planning at 502-574-6230.

Call To Order

Minutes

1. [07.15.2026 DRC Minutes](#)

Attachments: [07.15.2026 DRC Minutes.pdf](#)

New Business

2. [26-CAT3-0002](#)

Request: Category 3 Development Plan with Waivers
Project Name: Adalynn Crossing Apartments
Location: 3705 Manslick Road
Applicant: Louisville Metro Government
Representative: Land Design & Development, Inc.
Jurisdiction: Louisville Metro
Council District: 3 - Shameka Parrish-Wright, 15 - Jennifer Chappell
Case Manager: Abby Bills, Planner I

Attachments: [26-CAT3-0002_DRCStaffReport_072926.pdf](#)
 [26-CAT3-0002_Plan.pdf](#)
 [26-CAT3-0002_Elevations.pdf](#)
 [26-CAT3-0002_ArchaeologyAssessment_070926.pdf](#)
 [26-CAT3-0002_LetterofExplanation.pdf](#)
 [26-WAIVER-0069_Justification.pdf](#)
 [26-WAIVER-0070_Justification.pdf](#)

3. [26-DDP-0014](#)

Request: Revised Detailed District Development Plan with Revised
 Binding Elements
Project Name: Cardinal Storage
Location: 13319 Aiken Road
Applicant: Cardinal Project LLC
Representative: Land Design & Development, Inc.
Jurisdiction: Middletown
Council District: 17 - Markus Winkler
Case Manager: Tyler Pobiedzinski, Planner I

Attachments: [26-DDP-0014_DRCStaffReport_072926.pdf](#)
 [26-DDP-0014_Plan_070226.pdf](#)
 [26-DDP-0014_ELEVATIONS_060826.pdf](#)
 [26-DDP-0014_LetterofExplanation.pdf](#)

4. [26-DDP-0032](#)

Request: Revised Detailed District Development Plan with Revision to Binding Elements

Project Name: Preston Spring Drive and Crossing Spring Way Townhouses

Location: 4900 Crossing Spring Way

Applicant: Village at Preston Crossing Condominium Association

Representative: Clarisa de Luna

Jurisdiction: Louisville Metro

Council District: 24 - Ginny Mulvey-Woolridge

Case Manager: Zach Schwager, Planner I

Attachments: [26-DDP-0032_DRCStaffReport_072926.pdf](#)
 [26-DDP-0032_Plan.pdf](#)
 [26-DDP-0032_Elevations.pdf](#)
 [23-DDP-0035_ApprovedPlan.pdf](#)
 [26-DDP-0032_Justification.pdf](#)
 [26-DDP-0032_LetterofExplanation.pdf](#)

Adjournment

This meeting will begin at 1:00 PM Eastern/12:00 PM Central



Louisville Metro Government

Text File

File Number: 07.15.2026 DRC Minutes

Agenda Date: 7/29/2026

Version: 1

Status: Minutes to be Approved

In Control: Development Review Committee

File Type: Minutes

Agenda Number: 1.

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO DEVELOPMENT REVIEW COMMITTEE
July 15, 2026**

A meeting of the Louisville Metro Development Review Committee was held on July 15, 2026, at 1:00 p.m. at the Old Jail Auditorium, 514 West Liberty Street Louisville, KY 40202.

Committee Members Present:

Bill Fischer, Chair
Steve Lannert
David Steff
Beth Stuber
Jim Mims

Staff Members Present:

Julia Williams, Assistant Planning Director
Joseph Haberman, Planning Manager
Rachel Casey, Planning Supervisor
Laura Ferguson, Assistant County Attorney
Zack Jones, Planner II
Sydney Fawcett, Planner I
Abby Bills, Planner I
Zach Schwager, Planner I
Haritha Gurivindapalli, Management Assistant

The following matters were considered:

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

APPROVAL OF MINUTES

JUNE 17, 2026, DEVELOPMENT REVIEW COMMITTEE MINUTES

00:03:20 On a motion by Commissioner Mims, seconded by Commissioner Lannert, the following resolution was adopted:

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the minutes of its meeting conducted on June 17, 2026.

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Mims, and Fischer

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

OLD BUSINESS

CASE NO. MINUTES CORRECTION FOR 25-MSUB-0013

Request:	Minutes Correction For 25-MSUB-0013 in 02.18.2026 DRC Minutes
Project Name:	Shepherdsville Rd Section 2
Location:	8809 Shepherdsville Rd
Applicant:	Mindel Scott
Representative:	Mindel Scott
Jurisdiction:	Louisville Metro
Council District:	23 – Jeff Hudson
Case Manager:	Abby Bills, Planner I

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

Agency Testimony:

00:04:00 Rachel Casey stated that a correction is needed to Binding Element #9, replacing “Benford Way” with “Street B.” Casey responded to questions from Committee Members. (See recording for details)

Deliberation:

00:04:20 Committee deliberation

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

MINUTES CORRECTION FOR 25-MSUB-0013

00:04:30 On a motion by Commissioner Mims, seconded by Commissioner Lannert, the following resolution, based on the staff report, the evidence and testimony heard today, was adopted:

RESOLVED, the Louisville Metro Development Review Committee does hereby **APPROVE** the proposed correction to the February 18, 2026, DRC Minutes for case number **25-MSUB-0013**.

The vote was as follows:

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

OLD BUSINESS

CASE NO. MINUTES CORRECTION FOR 25-MSUB-0013

YES: Commissioners Lannert, Stuber, Mims, Steff, and Fischer

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-STRCLOSURE-0010

Request:	Closure of Public Right-of-Way
Project Name:	809 Sobro LLC – Alley Closure
Location:	W. Breckinridge Street & S. 8 th Street
Applicant:	809 Sobro LLC
Representative:	LJB Inc.
Jurisdiction:	Louisville Metro
Council District:	6 – JP Lyninger
Case Manager:	Sydney Fawcett, AICP, Planner I

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

Agency Testimony:

00:05:15 Sydney Fawcett provided an overview of the request and presented a PowerPoint presentation. Fawcett responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Karl Lentz, 2373 Armstrong Lane, Mt. Washington, KY

Summary of testimony of those in favor of the request:

00:08:00 Karl Lentz stated that there are currently no development plans for the site and noted that the fence was installed to address issues with people camping near the building. Lentz responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

None

Deliberation:

00:09:00 Committee deliberation

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-STRCLOSURE-0010

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Closure of Public Right-of-Way

00:09:45 On a motion by Commissioner Mims, seconded by Commissioner Stuber, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that adequate public facilities are available to serve existing and future needs of the community. The proposed closure does not result in an increase in demand on public facilities or services as utility agencies have coordinated with the applicant and Office of Planning staff to ensure that facilities are maintained or relocated through agreement with the developer. No property adjacent or abutting the rights-of-way to be closed will be left absent of public facilities or services or be dispossessed of public access to their property. The applicant will provide necessary easements or relocation of equipment per utility agency requirements, and

WHEREAS, the Development Review Committee finds that any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer, including the cost of improvements to those rights-of-way and adjacent rights-of-way, or the relocation of utilities and any additional agreement reached between the utility provider and the developer, and

WHEREAS, the Development Review Committee finds that there are no other relevant matters to be considered by the Planning Commission; now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **PLACE** the case **26-STRCLOSURE-0010** on July 16, 2026, Planning Commission consent agenda.

The vote was as follows:

YES: Commissioners Lannert, Stuber, Mims, Steff, and Fischer

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-STRCLOSURE-0017

Request:	Closure of Public Right-of-Way
Project Name:	Mermaid Lane Street Closure
Location:	Mermaid Lane
Owner:	Ford Motor Company
Applicant:	Sam Kandah, Ford Motor Company
Representative:	Luckett & Farley
Jurisdiction:	Louisville Metro
Council District:	17 – Markus Winkler
Case Manager:	Zack Jones, Planner II

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

Agency Testimony:

00:10:30 Zack Jones provided an overview of the request and presented a PowerPoint presentation. Jones responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

None

The following spoke in opposition of the request:

None

Deliberation:

00:14:20 Committee deliberation

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Closure of Public Right-of-Way

00:14:25 On a motion by Commissioner Mims, seconded by Commissioner Lannert, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-STRCLOSURE-0017

WHEREAS, the Development Review Committee finds that adequate public facilities are available to serve existing and future needs of the community. The proposed closure would not result in an increase in demand or strain on public facilities or services as utility agencies have coordinated with the applicant and Office of Planning staff to ensure that facilities are maintained or relocated through agreement with the developer. No property adjacent or abutting the rights-of-way to be closed will be left absent of public facilities or services or be dispossessed of public access to their property. The applicant will provide necessary easements or relocation of equipment per utility agency requirements, and

WHEREAS, the Development Review Committee finds that any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer, including the cost of improvements to those rights-of-way and adjacent rights-of-way, or the relocation of utilities and any additional agreement reached between the utility provider and the developer, and

WHEREAS, the Development Review Committee finds that there are no other relevant matters to be considered by the Planning Commission; now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **PLACE** the case **26-STRCLOSURE-0017** on July 16, 2026, Planning Commission consent agenda.

The vote was as follows:

YES: Commissioners Lannert, Stuber, Mims, Steff, and Fischer

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-WAIVER-0054

Request: Waiver of Land Development Code Section 5.5.1.A.5 to allow a detached canopy to be located between the principal structure and the public street.

Project Name: Broadway Gas Canopy

Location: 2701 West Broadway

Applicant: IM Real Estate Corporation

Representative: Shaik Mohiuddin

Jurisdiction: Louisville Metro

Council District: District 5 – Donna Purvis

Case Manager: Abby Bills, Planner I

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

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

Agency Testimony:

00:15:15 Abby Bills provided an overview of the request and presented a PowerPoint presentation. Abby Bills responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Shaik Mohiuddin, 2701 West Broadway, Louisville, KY 40202

Summary of testimony of those in favor of the request:

00:17:20 Shaik Mohiuddin stated that the request is for a new canopy over the fuel pumps. Mohiuddin stated that existing underground fiberglass tanks will remain, necessary upgrades will be completed, and the old pumps will be removed and replaced with new ones. Mohiuddin responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

None

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-WAIVER-0054

Deliberation:

00:19:30 Committee deliberation

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Wavier of Land Development Code Section 5.5.1.A.5 to allow a detached canopy to be located between the principal structure and the public street.

00:19:40 On a motion by Commissioner Stuber, seconded by Commissioner Mims, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that the waiver will not adversely affect adjacent property owners as the only adjacent residential property is located behind the existing building, and the proposed location of the gas canopy will ensure that pedestrian and vehicular traffic is separated from that residential use, and

WHEREAS, the Development Review Committee finds that the waiver will not violate specific guidelines of Plan 2040 or the Vision Russell Transformation Plan applicable to the site. In Plan 2040, Community Form Goal 2 Policy 9 seeks to “Encourage new developments and rehabilitation of buildings that provide commercial, office and/or residential uses.” The subject site was previously developed as a gas station but has been abandoned for around 15 years, based on Streetview imagery. The previous building and gas canopy have both been demolished, and a new structure has been constructed on the lot in its place. The applicant’s request for the gas canopy will complete the rehabilitation of the property and restore it to its original commercial use, which is in line with the guidelines of the Comprehensive Plan.

Additionally, the waiver will fall in line with the intent of the Vision Russel Transformation Plan applicable to the site. Goal C.2 of the neighborhood plan states that “Existing Russell businesses are encouraged to stay and grow, and new commercial activities are drawn to the area to further stimulate growth.” The waiver to allow the gas canopy, which contributes to the rehabilitation of the site, will stimulate growth along the West Broadway corridor, and

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-WAIVER-0054

WHEREAS, the Development Review Committee finds that the extent of the waiver is the minimum necessary to afford relief to the applicant as there is no area behind the building in which the canopy could be placed. A variance under case B-45-90 was previously approved to allow the existing building to encroach into the rear yard setback, leaving no additional space behind the building on what is already a small parcel, and

WHEREAS, the Development Review Committee finds that the strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land. There is no area on the parcel where a gas canopy compliant with the regulation could be built, due to the existing conditions of the development site as well as the small size of the parcel, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Wavier of Land Development Code Section 5.5.1.A.5 to allow a detached canopy to be located between the principal structure and the public street.

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Mims, and Fischer

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-WAIVER-0072

Request: Landscape Waiver to not provide the required Interior Landscaping Areas (ILAs)
Project Name: Landscape Waiver
Location: 2111 Lytle Street
Applicant: Hanka LLC
Representative: Renaissance Design Build, Inc.
Jurisdiction: Louisville Metro
Council District: 5 – Donna Purvis
Case Manager: Sydney Fawcett, AICP, Planner I

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

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

Agency Testimony:

00:20:20 Sydney Fawcett provided an overview of the request and presented a PowerPoint presentation. Fawcett responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Nathan Grimes, 1012 S 4th Street, Louisville, KY 40203

Summary of testimony of those in favor of the request:

00:24:10 Nathan Grimes explained that the property is used by the applicant for youth football training and other sports-related activities. The requested waiver would allow the existing parking lot to remain unchanged, as adding required interior landscape islands would interfere with training activities and reduce usable space for athletic programs. Grimes responded to questions from Committee Members. (See recording for details)

The following spoke in opposition to the request:

None

Deliberation:

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-WAIVER-0072

00:25:10 Committee deliberation

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

26-WAIVER-0072: Wavier of Land Development Code (LDC) Section 10.2.12 to not provide the required Interior Landscape Areas (ILAs).

00:25:20 On a motion by Commissioner Stuber, seconded by Commissioner Lannert, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds the waiver will not adversely affect adjacent property owners as the applicant is proposing to replace the existing chain link fence with a 6-foot wooden fence to screen the existing parking lot from the adjacent property owners and mitigate potential impacts from vehicles maneuvering on site. The required plantings and buffering along Lytle Street are being provided as well, and

WHEREAS, the Development Review Committee finds that the waiver will not violate specific guidelines of Plan 2040. Community Form Goal 1 Policy 10 suggests mitigating the impacts caused when incompatible developments unavoidably occur adjacent to each other. Buffers should be used between uses that are substantially different in intensity or density. Buffers should be variable in design and may include landscaping, vegetative berms and/or walls and should address issues such as lights from automobiles, loud noise, odors, smoke, automobile exhaust, and other visual nuisances. Community Form Goal 1 Policy 12 encourages designing parking areas located adjacent to residential areas to minimize adverse impacts from noise, lights, and other potential impacts. The applicant will be installing a 6-foot wooden fence to enclose the parking lot which will mitigate potential impacts from vehicles maneuvering on site., and

WHEREAS, the Development Review Committee finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the applicant is not proposing any changes to the existing parking lot and no new construction is being proposed. However, the landscape requirements are triggered by the change in use on site, and

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-WAIVER-0072

WHEREAS, the Development Review Committee finds the strict application of the provisions of the regulation would create an unnecessary hardship on the applicant as the parking lot without Interior Landscaping Areas (ILAs) is an existing condition of the subject property and providing the ILAs would require the applicant to significantly alter the parking lot. The applicant will be providing the required buffering and screening to mitigate the potential impact of the existing parking lot, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the Wavier of Land Development Code (LDC) Section 10.2.12 to not provide the required Interior Landscape Areas (ILAs) (**26-WAIVER-0072**).

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Mims, and Fischer

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-WAIVER-0077

Request: Waiver of Land Development Code Section 3.1.3.I.3 to permit a Signature entrance to exceed the maximum height of 6 feet along a designated scenic corridor within the Floyds Fork Special Zoning Overlay

Project Name: Echo Trail Signature Entrance

Location: 2405 Echo Trail

Applicant: Long Run Creek Properties

Representative: Mindel Scott

Jurisdiction: Louisville Metro

Council District: District 11 – Kevin Kramer

Case Manager: Catherine Gomez, Planner I

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

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

Agency Testimony:

00:26:10 Rachel Casey presented the case on behalf of Catherine Gomez. Casey provided an overview of the request and presented a PowerPoint presentation. Casey responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Joe Reverman, 5151 Jefferson Blvd, Louisville, KY 40219

Kent Gootee, 5151 Jefferson Blvd, Louisville, KY 40219

Summary of testimony of those in favor of the request:

00:30:30 Joe Reverman provided an overview of the request and presented a PowerPoint presentation. Reverman stated that the taller sign would improve visibility and safety for motorists entering the subdivision, while its design incorporates natural materials such as stone veneer and wood to complement the scenic character of the area. Reverman responded to questions from Committee Members. (See recording for details)

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-WAIVER-0077

00:37:45 Kent Gootee stated that the regulations allow two entrance wall signs up to 25 feet long and 6 feet high, making the proposed sign a significant reduction in overall sign size. Gootee stated that the request for additional height represents a reasonable compromise because the proposal would have less impact on the scenic corridor than what is otherwise permitted. Gootee responded to questions from Committee Members. (See recording for details)

00:38:40 Joe Reverman explained that the proposed sign would be located at least 15 feet from the right-of-way and further set back from both Floyds Flats Trail and Echo Trail. The sign would not be internally illuminated, though limited landscape lighting may be installed as permitted by code. Reverman responded to questions from Committee Members. (See recording for details)

00:41:00 Kent Gootee explained that the subdivision entrance road will slope downward into the site, so the sign location will be slightly elevated to improve visibility from Echo Trail. He stated that the requested sign height is intended to enhance safety and make the entrance easier to identify. Gootee explained that the developer proposed single, double-sided entrance sign because it is consistent with signage used in other subdivisions and presents a more attractive entrance feature. Gootee responded to questions from Committee Members. (See recording for details)

The following spoke in opposition to the request:

None

Deliberation:

00:44:50 Committee deliberation

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Wavier of Land Development Code Section 3.1.3.I.3 to permit a signature entrance to exceed the maximum height of 6 feet located along a designated scenic corridor within the Floyd's Fork Special Zoning Overlay.

00:51:35 On a motion by Commissioner Mims, seconded by Commissioner Steff, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-WAIVER-0077

WHEREAS, the extent of the waiver of the regulation is not the minimum necessary to afford relief to the applicant since the height of the message portion of the sign is not exceeding 6 feet in height, only the structure holding the sign is. If the proposed column were reduced to meet the height of the subdivision sign, then the waiver would be justified, however, that is not what the applicant is proposing; and

WHEREAS, the waiver will have an impact on the visual quality of the designated Floyds Fork Special Zoning Overlay scenic corridor by not preserving the scenic vista and landscape of Echo Trail, which is a designated scenic corridor. The purpose of the Floyds Fork Special Zoning Overlay District is to protect the quality of the natural environment by promoting compatible development of land and structures. One of the District's primary objectives is to respect the high-quality visual character of the area. The excessive height of the monument sign would have a negative effect on the visual quality of the scenic corridor and does not promote compatible land development. The proposed monument sign would have been permitted outside of this District, however, the Comprehensive Plan and Land Development Code hold development to a higher standard to maintain the purpose and objects of the district; and

WHEREAS, the strict application of the provisions of the regulation would not deprive the applicant of reasonable use of land or would create unnecessary hardship on the applicant. The applicant is permitted to have a signature entrance sign that is 6 feet in height along the scenic corridor; now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **CONTINUE** the case to the July 30, 2026, Planning Commission public hearing.

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Mims, and Fischer

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0016

Request:	Detailed District Development Plan with Binding Elements and associated Waiver
Project Name:	Middletown Acquisition LLC
Location:	209 N English Station Road
Applicant:	Louisville Water Company
Representative:	Milestone Design Group
Jurisdiction:	Middletown
Council District:	19 – Anthony Piagentini
Case Manager:	Sydney Fawcett, AICP, Planner I

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

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

Agency Testimony:

00:52:20 Sydney Fawcett provided an overview of the request and presented a PowerPoint presentation. Fawcett responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Sophia Mazzocco, 108 Daventry Lane, Louisville, KY 40223

Summary of testimony of those in favor of the request:

00:56:30 Sophia Mazzocco provided an overview of the request and presented a PowerPoint presentation. Mazzocco outlined the current development plan, elevations, landscaping, parking and access. Mazzocco responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

None

Deliberation:

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0016

01:06:30 Committee deliberation

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Wavier of Middletown Land Development Code Section 10.2.4.B to allow a utility easement to encroach more than 50% into a property perimeter Landscape Buffer Area (26-WAIVER-0062)

01:08:00 On a motion by Commissioner Mims, seconded by Commissioner Lannert, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that the requested waiver will not adversely affect adjacent property owners as the applicant will still be required to obtain an approved landscape plan and provide trees on site. The required 15-foot PEC Planned Employment Center Landscape Buffer Area (LBA) and associated plantings will be provided along the southern and eastern property lines, and

WHEREAS, the Development Review Committee finds that the waiver will not violate specific guidelines of Plan 2040. Plan 2040 Community Form Goal 1 Policy 4 ensures new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. The surrounding developments have varying landscape buffers. The existing drainage easement prevents the applicant from providing the required PEC landscape buffer without requesting a waiver, and

WHEREAS, the Development Review Committee finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the drainage easement is an existing condition of the subject property. The applicant is able to provide the required plantings within the easement to provide additional screening to the adjacent properties and I-265, and

WHEREAS, the Development Review Committee finds that the strict application of the provisions of the regulation would create an unnecessary hardship on the applicant as properties with similarly intense zoning districts would not typically require a landscape buffer area. The 15 foot landscape buffer area is required for properties zoned PEC Planned Employment Center regardless of the surrounding zoning districts; now, therefore be it.

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0016

RESOLVED, that the Louisville Metro Development Review Committee does hereby **RECOMMEND** that the City of Middletown **APPROVE** the requested Wavier of Middletown Land Development Code Section 10.2.4.B to allow a utility easement to encroach more than 50% into a property perimeter Landscape Buffer Area (**26-WAIVER-0062**).

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Mims, and Fischer

Detailed District Development Plan (RDDDP) with binding elements.

01:08:45 On a motion by Commissioner Mims, seconded by Commissioner Lannert, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that there do not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site., and

WHEREAS, the Development Review Committee finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided. Metro Public Works have provided preliminary plan approval for the plan, and

WHEREAS, the Development Review Committee finds that all open space requirements of the Lyndon Land Development Code have been met. Provisions for sufficient private and recreational open space have been provided in the proposal, through balconies and a mulch path around the main open space area, and

WHEREAS, the Development Review Committee finds that there are no open space requirements for the proposed development, and

WHEREAS, the Development Review Committee finds the Metropolitan Sewer District has preliminarily approved the development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community, and

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0016

WHEREAS, the Development Review Committee finds the overall site design and land uses are compatible with the existing and future development of the area. Appropriate screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks, and

WHEREAS, the Development Review Committee finds that the development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. Plan 2040 characterizes Suburban Workplace as predominantly industrial and office uses where the buildings are set back from the street in a landscaped setting. In order to provide adequate transportation access in suburban workplaces, connected roads, public transportation, and pedestrian facilities should be encouraged. Community Form Goal 1 Policy 4 calls to ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects. Community Form Goal 1 Policy 11 advocates for setbacks, lot dimensions, and building heights are compatible with those of nearby developments that meet Form District guidelines. The proposal demonstrates compatibility in terms of scale and height with adjacent developments.

Community Form Goal 1 Policy 12 seeks to ensure that parking, loading and delivery is adequate and convenient for motorists and does not negatively impact nearby residents or pedestrians. The proposal provides access to off-street parking via a variable access easement along the west property line and Data Vault Drive along the northern property line. Aside from the requested waiver, the development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to the requirements of the Land Development Code, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **RECOMMEND** that the City of Middletown **APPROVE** the Detailed District Development Plan **SUBJECT** to the following Binding Elements:

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee and to the City

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0016

of Middletown for review and approval; any changes/additions/alterations not so referred shall not be valid.

2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is issued:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan.
4. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land, and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Mims, and Fischer

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0018

Request:	Revised Detailed District Development Plan with Revision to Binding Elements
Project Name:	River Green Office/Warehouse
Location:	2610 River Green Circle
Applicant:	River Green Development, LLC
Representative:	Heritage Engineering
Jurisdiction:	Louisville Metro
Council District:	9 – Andrew Owen
Case Manager:	Zach Schwager, Planner I

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

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

Agency Testimony:

01:09:30 Zach Schwager provided an overview of the request and presented a PowerPoint presentation. Schwager responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Andrew Watson, 11700 Diode Ct, Louisville, KY 40299

Summary of testimony of those in favor of the request:

01:11:50 Andrew Watson provided an overview of the request and presented a PowerPoint presentation. Watson outlined the current development plan, elevations, parking and access. Watson responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

None

Deliberation:

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0018

01:20:00 Committee deliberation

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Revised Detailed District Development Plan (RDDDP) with revised binding elements.

01:20:30 On a motion by Commissioner Stuber, seconded by Commissioner Lannert, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that the subject site is partially within the FEMA 100 Year Floodplain, but the plan has received preliminary approval from MSD and the Waterfront Review Overlay District. Tree canopy requirements of the Land Development Code will be provided on the subject site, and

WHEREAS, the Development Review Committee finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided. Metro Public Works has approved the preliminary development plan, and

WHEREAS, the Development Review Committee finds that there are no open space requirements for the proposed development, and

WHEREAS, the Development Review Committee finds that the MSD has preliminarily approved the development plan and will ensure the provision of adequate drainage facilities on the subject site to prevent drainage problems from occurring on the subject site or within the community, and

WHEREAS, the Development Review Committee finds the overall site design and land uses are compatible with the existing and future development of the area, and

WHEREAS, the Development Review Committee finds that the development plan conforms to all applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. Policy 3.1.10 of Plan 2040 states, the Suburban Workplace form is characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. Suburban

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0018

Workplaces often contain a single large-scale use or a cluster of uses within a master planned development, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the Revised Detailed District Development Plan **SUBJECT** to the following revised Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use.
5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0018

the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Mims, and Fischer

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0021

Request:	Detailed District Development Plan with Binding Elements
Project Name:	Wesley Manor Senior Independent Living
Location:	5400 E Manslick Road
Applicant:	Wesley Manor Retirement Community
Representative:	Qk4
Jurisdiction:	Louisville Metro
Council District:	24 – Ginny Mulvey-Woolridge
Case Manager:	Catherine Gomez, Planner I

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

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

Agency Testimony:

01:21:20 Rachel Casey presented the case on behalf of Catherine Gomez. Casey provided an overview of the request and presented a PowerPoint presentation. Casey responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Ashley Bartley, 9920 Corporate Campus Dr, Ste 1200, Louisville, KY 40223

Andrew Alden, 1414 Underwood Avenue, Wauwatosa, WI 53213

Greg Ehsherd, 400 West Market Street, Ste 1800, Louisville, KY 40202

Summary of testimony of those in favor of the request:

01:29:35 Ashley Bartley provided an overview of the request and presented a PowerPoint presentation. Bartley outlined the proposed site plan, parking, building elevations and access. Bartley answered questions from Committee Members. (See recording for details)

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0021

01:34:45 Andrew Alden stated that buildings are designed with indoor parking on the first floor and residential units on the upper floors, creating a more private living environment. Alden stated that all building elevations will receive equal architectural attention, the exterior will maintain a residential appearance with consistent materials and detailing on all sides. Alden also confirmed there will be a vehicular connection to the adjacent site. Alden answered questions from Committee Members. (See recording for details)

The following spoke in opposition to the request:

Bill Wells, 9120 Copley Lane, Louisville, KY 40219

Summary of testimony of those in opposition to the request:

01:37:30 Bill Wells expressed both support and concerns about the proposal. Wells urged the development to exceed the standards of similar Louisville projects by prioritizing thoughtful design, accessibility, energy efficiency, and senior-friendly features that enhance interaction, dignity, and quality of life for aging residents. Wells responded to questions from Committee Members. (See recording for details)

Rebuttal:

01:43:10 Ashley Bartley stated that they will provide pedestrian connectivity through sidewalks, trails, and crosswalks that link the project to surrounding areas, preserving woodland and recreational spaces, maintaining existing roadway access with a relocated entrance. Bartley stated that high-quality construction materials such as brick, stone, and fiber cement siding will be used for construction. Bartley agreed to consider additional pedestrian connections to improve campus-wide walkability. Bartley answered questions from Committee Members. (See recording for details)

Deliberation:

01:47:50 Committee deliberation

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0021

Detailed District Development Plan with binding elements.

01:48:10 On a motion by Commissioner Mims, seconded by Commissioner Stuber, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that there do not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site. The required 50 foot Gene Snyder buffer area will be provided, and

WHEREAS, the Development Review Committee finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works and the Kentucky Transportation Cabinet have approved the preliminary development plan, and

WHEREAS, the Development Review Committee finds that the applicant provides open space in the form of recreational use as required by the Land Development Code and meets the needs of this proposed development, and

WHEREAS, the Development Review Committee finds that the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community, and

WHEREAS, the Development Review Committee finds the overall site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks. The proposed development's overall site design is compatible with the Neighborhood Form District pattern of development, and

WHEREAS, the Development Review Committee finds that the development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. Community Form Goal 1 Policy 4 ensures new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects. Community Form Goal 1 Policy

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NEW BUSINESS

CASE NO. 26-DDP-0021

5 allows a mixture of densities if their designs are compatible. Community Form Goal 1 Policy 11 ensures setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet Form District guidelines. Community Form Goal 1 Policy 13 integrates parking garages into their surroundings and provides an active inviting street-level appearance. Community Form Goal 2 Policy 14 encourages adjacent development sites to share entrance and parking facilities to reduce the number of curb cuts and the amount of surface parking. Community Form Goal 3 Policy 2, 3, and 6 states to design open space to meet outdoor recreation, natural resource protection, aesthetic, cultural and educational, public, or health and safety needs. Open space may also be associated with civic uses, managed for production of resources and designed to ensure compatibility between differing land uses. Housing Goal 1 Policy 2 Promote housing options and environments that support aging in place. Encourage housing for older adults and people with disabilities to be located close to shopping and transit routes and, when possible, medical and other supportive facilities. The proposed development will be an expansion of the existing retirement home on the Wesley Manor Campus, so resources and supportive facilities are already established to maintain the development of more senior housing in the area, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the Detailed District Development Plan **SUBJECT** to the following Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0021

- a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
 5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
 6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land, and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0021

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Mims, and Fischer

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0024

Request:	Revised Detailed District Development Plan with Revision to Binding Elements
Project Name:	Intertech Group, LLC – Shop Addition
Location:	5836 Fern Valley Road
Applicant:	Intertech Group, LLC
Representative:	White Professional Contracting
Jurisdiction:	Louisville Metro
Council District:	24 – Ginny Mulvey-Woolridge
Case Manager:	Zach Schwager, Planner I

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

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

Agency Testimony:

01:49:00 Zach Schwager provided an overview of the request and presented a PowerPoint presentation. Schwager responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Nathan Grimes, 1012 S 4th Street, Louisville, KY 40203

Summary of testimony of those in favor of the request:

01:51:40 Nathan Grimes explained that the project is intended to provide additional space to support the operations already taking place on the site. Nathan Grimes responded to questions from Committee Members. (See recording for details)

The following spoke in opposition to the request:

JC Taliaferro, 6309 Fern Valley Pass, Louisville, KY 40228

Summary of testimony of those in opposition to the request:

DEVELOPMENT REVIEW COMMITTEE MINUTES
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NEW BUSINESS

CASE NO. 26-DDP-0024

01:53:00 JC Taliaferro raised concerns about the proposed new building's location truck access routes, potential increases in traffic and safety issues at the Fern Valley intersection. Taliaferro responded to questions from Committee Members. (See recording for details)

Rebuttal:

01:54:50 Nathan Grimes confirmed that the new building will be located directly behind the existing building and will not extend beyond either side of the existing structure, also noted that new and existing buildings will be adjacent. Grimes stated that there is no change in traffic pattern and noted that trucks would continue using the same access route to the back of the property. Grimes answered questions from Committee Members. (See recording for details)

Deliberation:

01:56:10 Committee deliberation

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Office of Planning website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Revised Detailed District Development Plan with revised binding elements.

01:56:30 On a motion by Commissioner Mims, seconded by Commissioner Stuber, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that there are no natural resources on the subject property other than the existing tree canopy at the rear and tree canopy requirements of the Land Development Code (LDC) will be provided. There is no increase in impervious surface area, and

WHEREAS, the Development Review Committee finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided. Metro Public Works has approved the preliminary development plan, and

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0024

WHEREAS, the Development Review Committee finds that there are no open space requirements for the proposed development, and

WHEREAS, the Development Review Committee finds that the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community, and

WHEREAS, the Development Review Committee finds the overall site design and land uses compatible with the existing and future development of the area, and

WHEREAS, the Development Review Committee finds that the development plan conforms to all applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. Policy 3.1.10 of Plan 2040 states, the Suburban Workplace form is characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. Suburban Workplaces often contain a single large-scale use or a cluster of uses within a master planned development, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the Revised Detailed District Development Plan **SUBJECT** to the following revised Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0024

- a. The development plan must receive full construction approval from Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use.
5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

The vote was as follows:

YES: Commissioners Steff, Lannert, Stuber, Mims, and Fischer

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

ADJOURNMENT

The meeting adjourned at approximately 3:00 p.m.

Chair

Planning Director



Louisville Metro Government

Text File

File Number: 26-CAT3-0002

Agenda Date: 7/29/2026

Version: 1

Status: New Business

In Control: Development Review Committee

File Type: Planning Case

Agenda Number: 2.



26-CAT3-0002

Development Review Committee
Staff Report
July 29, 2026

Adalynn Crossing Apartments

Location: 3705 Manslick Road
Applicant: Louisville Metro Government
Representative: Land Design & Development, Inc.
Jurisdiction: Louisville Metro
Council District: 3 – Shameka Parrish-Wright, 15 – Jennifer Chappell
Case Manager: Abby Bills, Planner I

REQUESTS & RECOMMENDED ACTIONS

1. **26-WAIVER-0069:** Waiver of Land Development Code Section 10.2.10 to omit the required vehicular use area landscape buffer area (VUA LBA) along the north property line.
 - Staff finds the justification for the request is adequate and recommends the Development Review Committee **APPROVE** the Waiver
2. **26-WAIVER-0070:** Waiver of Land Development Code Section 5.4.1.G.1.b and 5.4.1.G.3 to allow parking to be located between the front façade of the building and the primary street.
 - Staff finds the justification for the request is adequate and recommends the Development Review Committee **APPROVE** the Waiver
3. **Category 3 Development Plan**
 - Staff finds the proposal meets the requirements of the Land Development Code, with the exception of the requested waivers, and recommends the Development Review Committee **APPROVE** the Category 3 Development Plan

CASE SUMMARY

The subject site is currently zoned R-7 Multi-Family Residential within the Traditional Neighborhood Form District on 2.5 acres, and is located adjacent to Old Manslick Road, north of I-264. The applicant is proposing to construct a 48-unit apartment complex, consisting of two residential buildings of three stories each, a small community center, a maintenance building, and 70 parking spaces. There will be one point of access coming from Old Manslick Road to the north.

The applicant has additionally requested to close the public right of way directly to the north and east of the existing parcel; this request is associated with case 26-STRCLOSUREPA-0005, which is currently under review. A minor plat will additionally be required to create proposed Tract 2 on the development plan.

TECHNICAL REVIEW

- Both MSD and Transportation Planning have provided preliminary approval of the plan.
- The associated street closure request, currently under case #26-STRCLOSUREPA-0005, must be approved by Louisville Metro Council prior to issuance of any building permits.
- An Archaeological Study was provided confirming that the boundaries of the inactive “Manslick Cemetery” to the north is not within the limits of disturbance of the proposed development.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR 26-WAIVER-0069

(a) The waiver will not adversely affect adjacent property owners; and

STAFF FINDING: The requested waiver will not adversely affect adjacent property owners as the adjacent property to the north is an inactive cemetery owned by Louisville Metro Government and contains no residents. The residential subdivision to the northeast of the subject site will not be adversely affected by the omission of the VUA LBA as it is adequately screened from view by existing vegetation along Old Manslick Road.

(b) The waiver will not violate specific guidelines of Plan 2040;

STAFF FINDING: The proposal will not violate specific guidelines of Plan 2040. Community Form Goal 1, Policy 4 calls for the proposal to ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. The request to omit the VUA LBA along the north property line will be compatible with the existing development, or lack of, on the inactive cemetery to the north. There will be no redevelopment of the inactive cemetery, so there is reason that the VUA LBA and related plantings should be required relating to site design or scale.

Additionally, one of the intents of the Traditional Neighborhood form district is to provide parks and open space resources convenient to neighborhood residents; the proposal will be in line with this intent even with the waiver request, as there will be direct pedestrian access from the buildings to the neighboring park to the east.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant

STAFF FINDING: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as there is no room on the proposed plan to provide the full 10 foot VUA LBA along the north property line, while still providing adequate access to and from the main parking lot.

(d) Either: (i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR (ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF FINDING: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land as the proposal is still meeting the intent of the regulation with the requested waiver. The property to the north is an inactive cemetery and will never be developed as a residential use. Therefore, the intent of the regulation, to reduce the visual impact of the vehicular use area on neighboring residents, will continue to be met even with the omission of the VUA LBA entirely.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR 26-WAIVER-0070

(a) The waiver will not adversely affect adjacent property owners; and

STAFF FINDING: The requested waiver will not adversely affect adjacent property owners as there are no residential properties adjacent to the subject site. The inactive cemetery to the north of the parcel and Metro-owned park to the east of the parcel will not be developed residentially in the future.

(b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF FINDING: Community Form Goal 1, Policy 17 calls for the proposal to mitigate adverse impacts of traffic from proposed development on nearby existing communities. The proposed development will be developed in line with this policy even with the extent of the waiver, as the proposed parking spaces will be screened from all adjacent residents by the existing landscape of the general area. The 4 parking spaces located in front of the buildings will not adversely impact the nearby communities from a traffic and lighting lens.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF FINDING: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant, as only 4 of the 70 proposed parking spaces will be located in front of the buildings. The applicant has provided as many spaces in compliance with the regulation as the lot will reasonably fit; the applicant is additionally providing an amount well under the maximum allowed parking of 96 spaces.

(d) Either: (i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR (ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF FINDING: The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived. In front of Building #2, the applicant has provided recreational open space in the form of a playground in addition

to the pedestrian connection to the adjacent park. This exceeds the open space standards of the Land Development Code and compensates for the non-compliance of the 4 parking spaces adjacent to said playground.

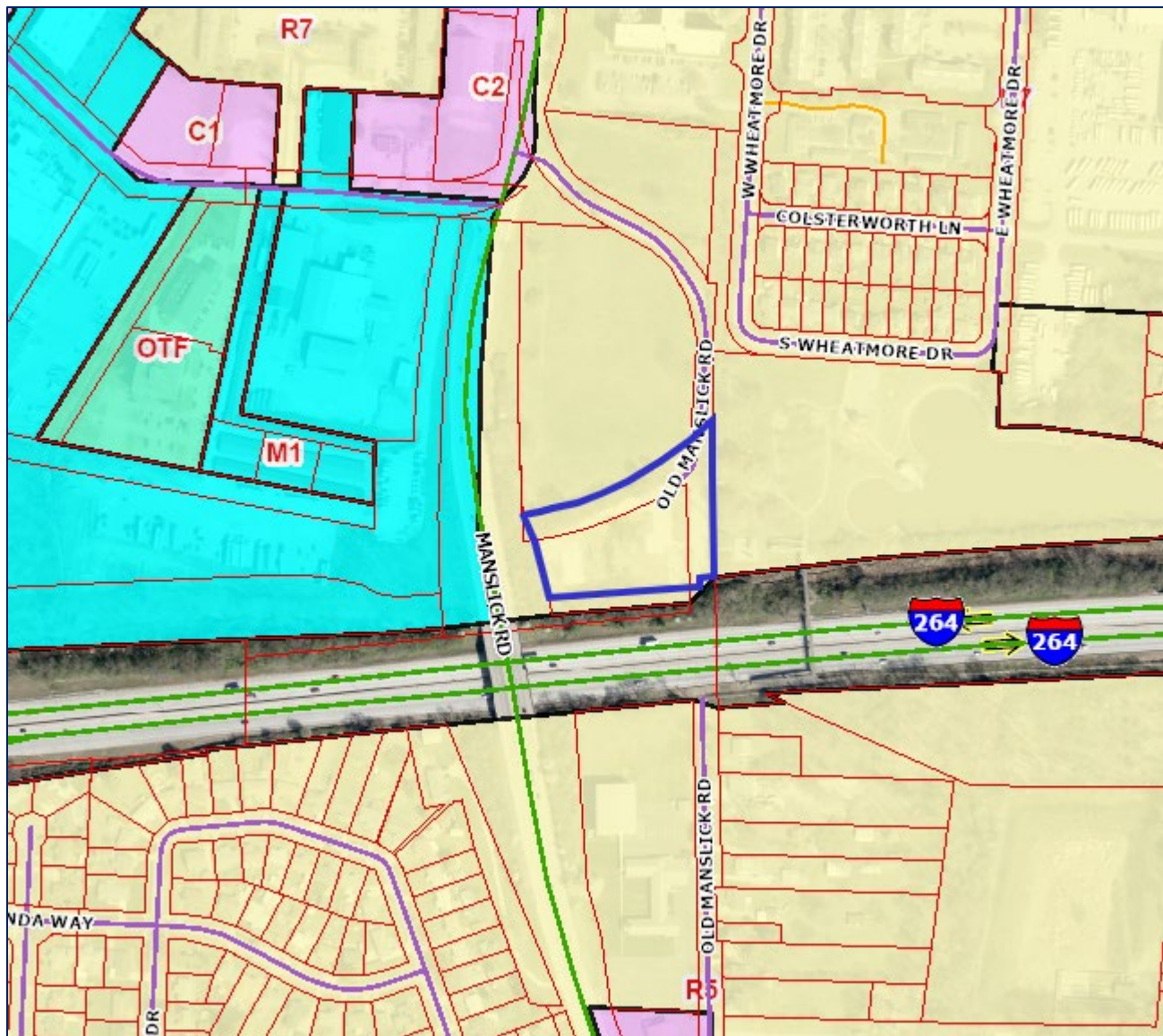
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/14/2026	Development Review Committee Public Hearing	1st tier adjoining property owners and current residents
7/9/2026	Development Review Committee Public Hearing	Registered Neighborhood Groups in Council District 3 & 15

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map

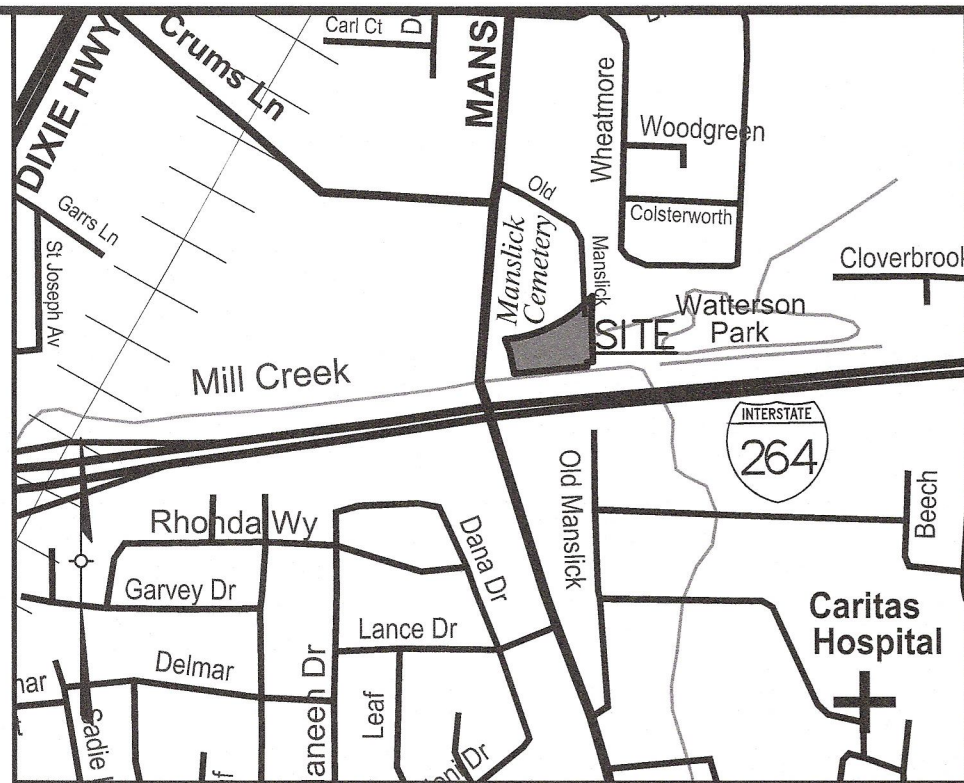


2. Aerial Photograph



WAIVERS REQUESTED:

- A Waiver is requested from Section 5.4.1.G.1.b & 5.4.1.G.3 to allow parking in front of the building.
- A Waiver is requested from Section 10.2.10 to allow pavement to encroach into the VUA/LBA along the north property line.



LOCATION MAP
NOT TO SCALE

OVERALL PROJECT DATA

TOTAL SITE AREA = ±2.5 Ac. (107,717 SF)
TRACT #1 = ±2.0 Ac. (89,019 SF)
TRACT #2 (FLOODPLAIN TRACT) = ±0.4 Ac. (18,698 SF)
EXISTING ZONING = R-7
FORM DISTRICT = TRADITIONAL NEIGHBORHOOD

TRACT #1 PROJECT DATA

EXISTING USE = VACANT
PROPOSED USE = MULTIFAMILY RESIDENTIAL
BUILDING HEIGHT = 3 STORIES (45' OR 3 STORIES MAX. ALLOWED)
BUILDING AREA = 24,417 SF
BLDG #1 = 24,456 SF
BLDG #2 = 1,878 SF
COMMUNITY CENTER = 1,878 SF
MAINTENANCE BLDG = 120 SF
TOTAL BUILDING AREA = 50,871 SF
OF UNITS = 48 UNITS
DENSITY = 23.5 DU/Ac. (34.8 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED = MIN. MAX.
N/A = N/A
2 SP/UNIT = 96 SP
TOTAL PARKING REQUIRED = N/A 96 SP

PARKING PROVIDED = 69 SPACES (6 ADA SPACES)

OPEN SPACE REQUIRED = N/A (LDC SECTION 5.11.9.A.3)

TOTAL VEHICULAR USE AREA = 32,992 SF
INTERIOR LANDSCAPE AREA REQUIRED = 2,474 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED = 2,590 SF

EXISTING IMPERVIOUS = 67,529 SF
PROPOSED IMPERVIOUS = 57,712 SF (15% DECREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties.
- Benchmark and topographical information shown hereon were derived from The Kleingers Group boundary survey dated August 12th, 2025.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- A Minor Plat to create Tracts 1&2 will be recorded before building permits are issued.
- Approval of associated Street Closure Case #26-STRCLOSUREPA-0005 on file with the office of Planning is required prior to issuance of a building permit.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of Tract #1 within the 100 year flood plain per FIRM Map No. 21111 C 0073 F & 21111 C 0056 F dated February 26, 2021. A portion of Tract #2 is within the 100 year flood plain per FIRM Map No. 21111 C 0073 F dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.

FIRE DEPARTMENT NOTES:

- The subject property is located in the Louisville Fire District #3.
- Local Fire Authority Having Jurisdiction (AHJ) Contact information: Jim Martin (jim.martin@louisvilleky.gov).
- Hydrants: Prior to the combustible phase of construction an adequate water supply including accessible hydrants for firefighting purposes must be made available, and no utilities shall be connected to the structure until adequate supply is provided (LMCO 94.81).
- Gates: No gates shall be installed which limit or restrict access to a residential area except as approved by AHJ of the referenced Fire District.
- Emergency Responder Radio Coverage: Emergency Radio Systems are required to meet minimum signal strength criteria, to be confirmed via third party testing, prior to issuance of the Certificate of Occupancy in some buildings.
- Requirements for specification of Fire Department Connections (FDC), threads, size, location, placement of the Knox Box, or Firefighter Safety Building Marking Signage must be obtained from the AHJ of the referenced Fire District.
- Permitted projects shall comply with national fire Protection Association 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.

JUL 15 2026

RECEIVED
OFFICE OF
PLANNING

CASE #26-CAT3-0002 WM #13044

REVISIONS		DESCRIPTION	BY
NO.	1	REVISED PER AGENCY COMMENTS	JH
2	REVISED PER AGENCY COMMENTS	NK	
3	REVISED PER AGENCY COMMENTS	JH	

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA	
FILE NAME:	26035 - DDP
DATE:	04.07.26
CHECKED BY:	MH
SCALE:	AS SHOWN
DRAWN BY:	ZS

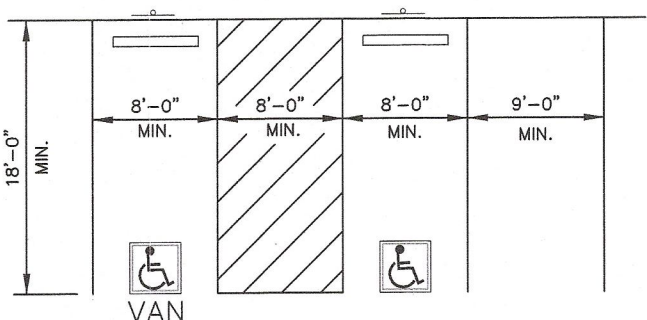
LD&D
LAND DESIGN & DEVELOPMENT, INC.
505 WESTERN AVENUE, SUITE 100, LOUISVILLE, KY 40202
PHONE: 502.462.9374
WEB: WWW.LD&D.COM

ADALYNN CROSSING
DEVELOPER
WODA COOPER COMPANIES
500 S FRONT ST 10TH FLR
COLUMBUS, OH 43215

ADALYNN CROSSING
SHEET
1
OF 1

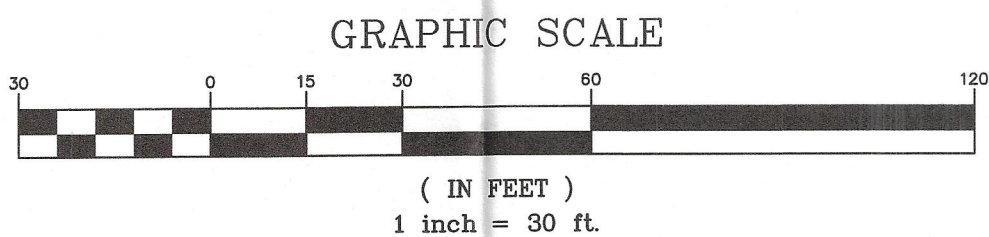
JOB NO. 26035

26-CAT3-0002



TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND	
---	EXISTING CONTOUR
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UTILITY POLE
---	PROPOSED STORM SEWER, CATCH BASIN
---	PROPOSED SEWER AND MANHOLE
---	FLOODPLAIN



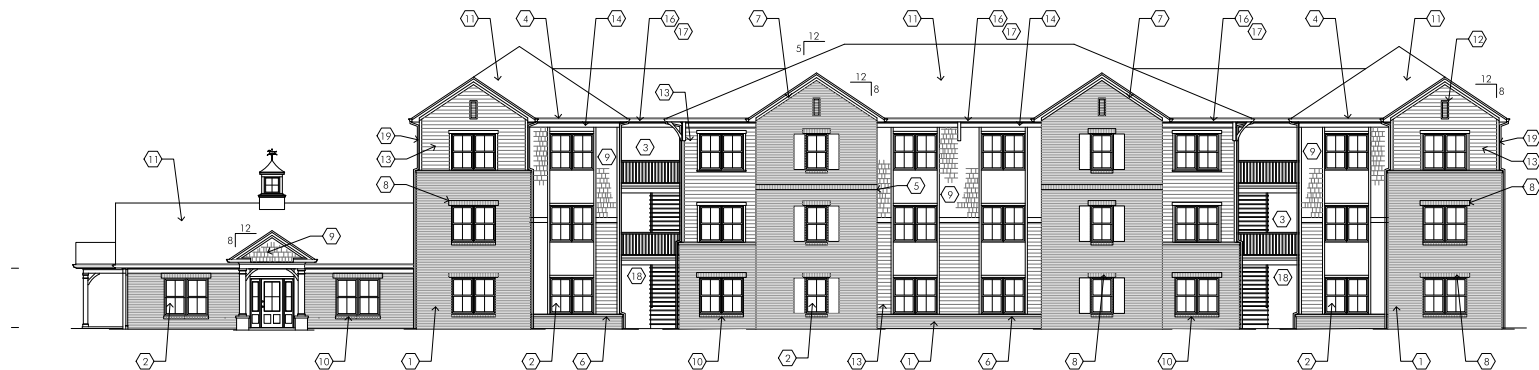
TREE CANOPY CALCULATIONS

TOTAL SITE AREA = ±2.0 Ac. (89,019 SF)
EXISTING TREE CANOPY AREA = 9% (8,319 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED = 35% (31,157 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED = 35% (31,157 S.F.)

OWNER:
LOUISVILLE/JEFFERSON COUNTY
METRO GOVERNMENT
527 W JEFFERSON ST
LOUISVILLE, KY 40202

SITE ADDRESS:
3705 MANSLICK RD
LOUISVILLE, KY 40216
TAX BLOCK 090E, LOT 0140
D.B. N/A, PG. N/A

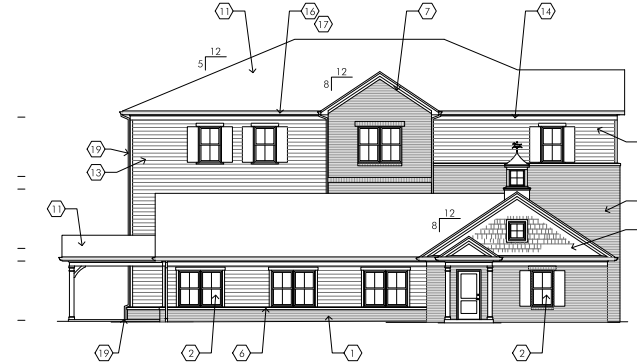
COUNCIL DISTRICT - 3 & 15
FIRE PROTECTION DISTRICT - LOUISVILLE #3
MUNICIPALITY - LOUISVILLE



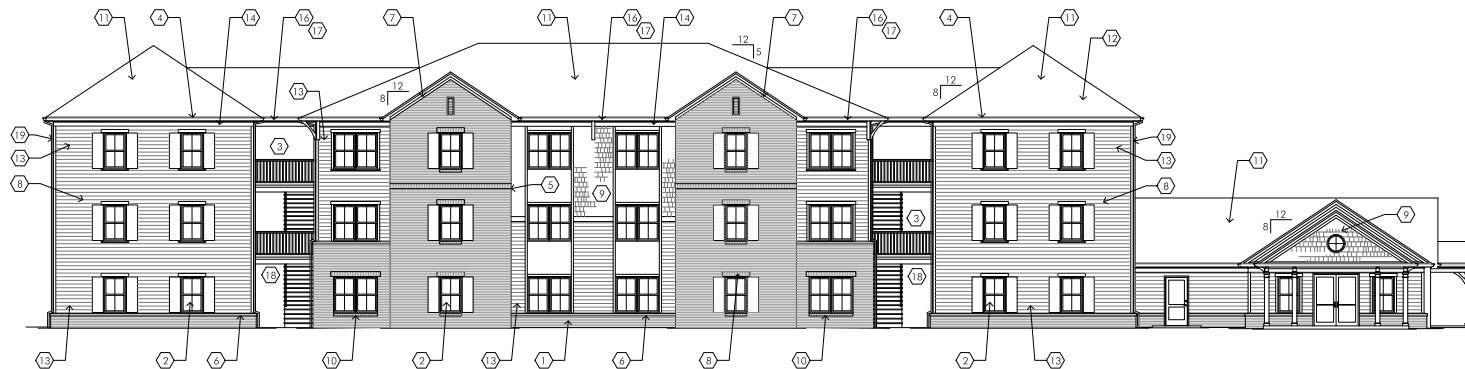
1 BUILDING 'A' - FRONT ELEVATION

SHEET NOTES

1. BRICK VENEER (TO GRADE)
2. SINGLE-HUNG EXTRUDED VINYL WINDOW
3. 42" H PREFAB. VINYL RAILING SYSTEM
4. 5" TYPE K PREFIN. ALUMINUM GUTTER
5. BRICK SOLDIER COURSE CORBELLED OUT 3/4"; CONTINUOUS
6. BRICK ROWLOCK WALL CAP W/ BRAKE-BENT FLASHING, TYP.
7. 2 x 4 TRIM BOARD WRAPPED W/ BRAKE-BENT ALUMINUM, ONLY @ BRICK (UNDER EAVE TRIM)
8. BRICK SOLDIER WINDOW HEAD W/ PAINTED STEEL LINTEL
(SEE ELEVATIONS FOR WHEN LINTELS OVERHANG WINDOW UNIT BY 5")
9. PREFINISHED FIBER-CEMENT SHAKE SIDING (SMOOTH FINISH)
10. BRICK ROWLOCK WINDOW SILL W/ THRU-WALL FLASHING BELOW
11. 30-YEAR DIMENSIONAL ASPHALT COMP SHINGLES
12. 12"W x 30"H MOULDED URETHANE ATTIC VENT, FTD.
13. PREFINISHED FIBER-CEMENT LAP SIDING (6" PROFILE)
14. 5/4 x 4 PREFINISHED FIBER-CEMENT TRIM BOARD, ONLY @ SIDING (UNDER EAVE TRIM)
15. 5/4 x 6 PREFINISHED FIBER-CEMENT TRIM BOARD (UNDER EAVE TRIM)
16. 2 x 6 RAKE BOARD WRAPPED W/ BRAKE-BENT ALUMINUM
17. 2 x 6 GUTTER BOARD WRAPPED IN ALUMINUM
18. PORCH BEAM WRAPPED W/ PREFIN. FIBER-CEMENT BOARDS
19. 2" x 3" PREFINISHED ALUM. D.S. TO DRAIN AS FOLLOWS: UNDERGROUND COLLECTION SYSTEM AT FRONT OF BUILDING; SPLASH TO GRADE AT REAR OF BUILDING
20. PRECAST CONCRETE SPLASH-BLOCKS AT GRADE @ EACH D.S. LOCATION



2 BUILDING 'A' - SIDE ELEVATION



3 BUILDING 'A' - REAR ELEVATION

ADALYNN CROSSING

48-Unit
3-Story Family
Walk-Up
Building

3705
MANSLUCK RD,
LOUISVILLE, KY
40215

WODA COOPER COMPANIES

OWNER INFORMATION

CONTACT: -----
COMPANY: Woda Cooper Companies
ADDRESS: 500 S. Front St. 10th Fl.
Columbus, OH 43215
O: -----
M: -----
E: -----

DRAWN BY: DBG

DESIGNED BY: DBG

ISSUE NO: 40% SET

SCALE: 1/8" = 1'-0"

DATE: 16 APRIL 2026

SHEET NUMBER

EXTERIOR
ELEVATIONS
BUILDING 'A'

A2.1

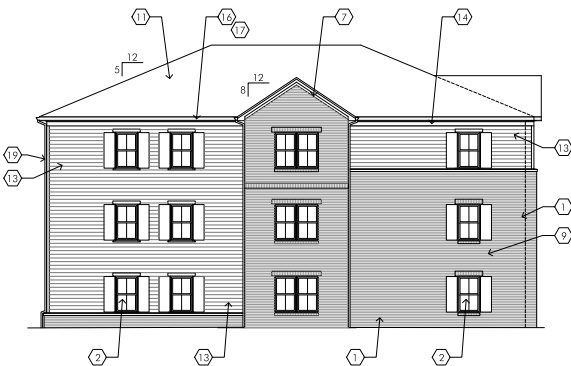
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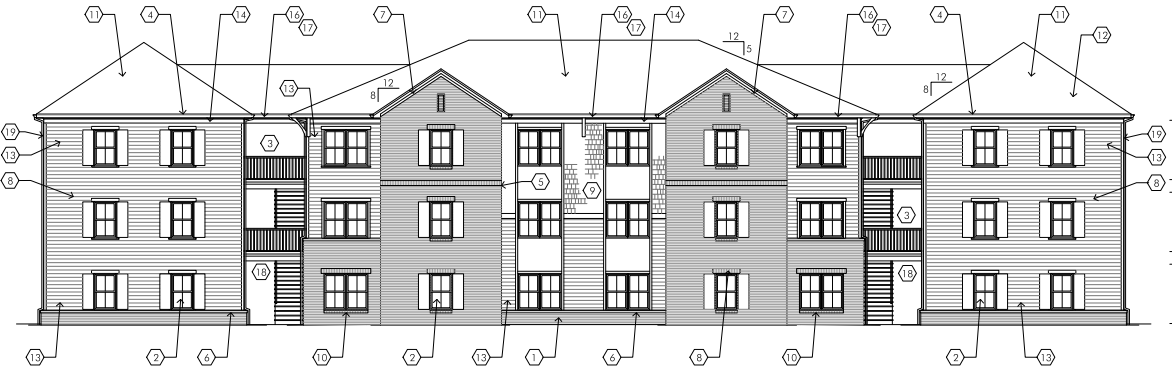
1 BUILDING 'B' - FRONT ELEVATION
3/16" = 1'-0"

SHEET NOTES

1. BRICK VENEER (TO GRADE)
2. SINGLE-HUNG EXTRUDED VINYL WINDOW
3. 42" H PREFAB. VINYL RAILING SYSTEM
4. 5" TYPE K PREFIN. ALUMINUM GUTTER
5. BRICK SOLDIER COURSE CORBELLED OUT 3/4", CONTINUOUS
6. BRICK ROWLOCK WALL CAP W/ BRAKE-BENT FLASHING, TYP.
7. 2 x 4 TRIM BOARD WRAPPED W/ BRAKE-BENT ALUMINUM, ONLY @ BRICK (UNDER EAVE TRIM)
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10. BRICK ROWLOCK WINDOW SILL W/ THRU-WALL FLASHING BELOW
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18. PORCH BEAM WRAPPED W/ PREFIN. FIBER-CEMENT BOARDS
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20. PRECAST CONCRETE SPLASH-BLOCKS AT GRADE @ EACH D.S. LOCATION



3 BUILDING 'B' - SIDE ELEVATION
1/8" = 1'-0"



2 BUILDING 'B' - REAR ELEVATION
1/8" = 1'-0"

ADALYNN CROSSING

48-Unit
3-Story Family
Walk-Up
Building

3705
MANSLUCK RD,
LOUISVILLE, KY
40215

OWNER INFORMATION
CONTACT:
COMPANY: Woda Cooper Companies
ADDRESS: 500 S. Front St. 10th Fl.
Columbus, OH 43215
O:
M:
E:

DRAWN BY: DBG

DESIGNED BY: DBG

ISSUE NO.: 40% SET

SCALE: 1/8" = 1'-0"

DATE: 16 APRIL 2026

SHEET NUMBER

EXTERIOR
ELEVATIONS
BUILDING 'B'

A2.2

PAGE OF

July 9, 2026

Ms. Savannah Darr
Historic Preservation Officer
Urban Design Team Member
Office of Planning
Louisville Metro Government
444 South Fifth Street, Suite 300
Louisville, Kentucky 40202
Savannah.Darr@louisvilleky.gov

Re: Summary Document for the Verification of the Southern Boundary of the Manslick Cemetery at the Adalynn Crossing Development Project (Project) in Louisville, Jefferson County, Kentucky. FY265-13928.

Dear Ms. Darr:

Environment & Archaeology (Contractor), under contract to IWM Consulting Group, LLC (Client) on behalf of Adalynn Crossing, Limited Partnership (ACLP), conducted a Cultural Resources Investigation for the proposed Project, located in the town of Louisville, Jefferson County, Kentucky (Attachment I: Figure 1 and Figure 2). The Project appears on the 2000 7.5' USGS Louisville, Kentucky quadrangle (Attachment I: Figure 2). The proposed Project, located at 3705 Manslick Road, Louisville, Kentucky, 40202, will consist of two 3-story apartment buildings, containing 48 general occupancy apartments, a single-story community structure/community area, parking, walkways, outdoor amenities, site utilities, stormwater features, and associated site improvements. These components will be constructed within a 1.579-acre limits of disturbance (LOD). The LOD is in an urban area of Louisville, Jefferson County, located adjacent to the Henry Watterson Expressway (I-264), Manslick Road to the west, Watterson Park to the east, and the Manslick Cemetery to the north (Attachment I: Figure 3). The Office of Housing and Urban Development (HUD) is the lead federal agency associated with the Project. Per discussions with the Client, these investigations focused on determining if the Manslick Cemetery extended into the LOD and if any visual evidence of burials was present in the LOD. A separate Section 106 consultation has been initiated with Kentucky Heritage Council (KHC) State Historic Preservation Office (SHPO). This document only addresses Louisville Metro's concerns regarding the cemetery boundary.

On June 29, 2026, *Environment & Archaeology* Principal Investigator Luke W. Erickson, M.A., submitted a project registration/records check to the Kentucky Office of State Archaeology (OSA) (FY26-13928). The results of the OSA records check did not identify any previously recorded archaeological sites or surveys within the LOD. Mr. Erickson also performed a records check of the online GIS site file database of the SHPO on June 30, 2026. The results of the KHC records check identified the Preliminary Data/Preliminary Resource Area boundary of the Manslick Cemetery/JFSS 130 encompassing the LOD (Attachment I: Figure 4). The KHC Survey Form for the Manslick Cemetery was partially filled out on January 8, 2008, as part of the Motorola Watterson Park Tower Site Survey (SHPO ID 056-308). This survey (056-308), conducted in October 2007, is located outside and to the east of the LOD (Attachment I: Figure 4). No mention of the Manslick Cemetery was found in the report for 056-308. It is possible that the completion of the survey form for the Manslick Cemetery was post survey and no final survey form was completed. The KHC SHPOs National Register of Historic Places (NRHP) evaluation for the Manslick Cemetery is listed as Ineligible.

Manslick Cemetery Background Research Results

The Manslick Cemetery, also known as the Alms House Cemetery and the 7th Street Cemetery, was associated with the County Infirmary/City of Louisville Alms House/Home for the Aged (Facility). The Facility was opened in 1874, operated until it was closed in 1953, razed soon after closing, and any remnants of the Facility are now located under the Southland Terrace Shopping Center. The Manslick Cemetery was deemed full in 1987 and closed to any further burials. It is possible that over 1,000 individuals are buried in Manslick Cemetery, though very few burial markers are visible on the surface of the cemetery.

Historic Quadrangles

The Facility and the initial/original location of the Manslick cemetery are mapped on the 1909, 1912, 1935, 1938, and 1942 15' Kosmosdale, Kentucky USGS Topographic quadrangles. There is no difference between these quadrangles regarding the location of the Facility and the initial/original location for the Manslick Cemetery (Attachment I: Figure 5). These quadrangles have the route of Mill Creek mapped within the northern portion of the LOD.

The 1913 Louisville Title Company Page contains a boundary for the Facility property, but no mapped building or cemetery (Attachment I: Figure 6). This figure also has the route of Mill Creek mapped within the northern portion of the LOD.

The 7.5' 1957 Louisville West and the 15' 1959 Kosmosdale, Kentucky quadrangles have the Facility building mapped but no mapped cemetery (Attachment I: Figure 7 and Figure 8). Figure 8 has the Facility labeled as Home for the Aged. These quadrangles also have the route of Mill Creek mapped within the northern part of the LOD. Additionally, these show a rail line within the northern portion of the current LOD, north of Mill Creek.

Sometime between 1957 and 1961, the original route of Manslick Road is changed so it is straight instead of curved. This reroute moved Manslick Road to the west of the Project and also created the western boundary for the Manslick Cemetery. The original route of Manslick Road is now Old Manslick Road and is the eastern boundary for Manslick Cemetery.

The 1961, 1966, and 1984 7.5' Louisville West, Kentucky quadrangles no longer have the Facility building mapped, but they have the current location of the Manslick Cemetery identified. Additionally, a Manslick Cemetery property boundary line (black dashed line) is mapped above the northern boundary of the LOD on these three quadrangles (Attachment I: Figure 9 through Figure 11). On Figure 9 and Figure 10, the rail line is no longer mapped within the LOD, but Mill Creek is still mapped in its original location. Figure 11 has a building icon mapped within the LOD and Mill Creek has been relocated to the southern extent of the LOD, running parallel to I-264.

The mapped building icons within the LOD are updated between the 1984 and the current 2000 7.7' Louisville West, Kentucky quadrangle (Attachment I: Figure 12). There are no changes to the Manslick Cemetery between these two quadrangles.

Aerial Imagery

The current land use of the Manslick Cemetery has remained unchanged since its creation. It has been an open field setting with manicured grass and few trees. Based on imagery available on Google Earth Pro, the land use of the LOD has been continuously changed, beginning in the 1980s and ending in 2025. By using the Google Earth Timeline feature it was determined that from 1980 until now, the entire LOD has

been disturbed by construction activities related to the building and demolishing of buildings, concrete foundations, asphalt roadways and parking areas.

Property Boundaries

Shapefiles available from the Louisville Metro Open Data website, [Louisville Kentucky Open Data](#), provide exact property boundaries for the Manslick Cemetery (Attachment I: Figure 13). Files available from the Jefferson County Kentucky PVA website, [Jefferson County PVA](#), also provide exact property boundaries for the Manslick cemetery (Attachment I: Figure 14). The property boundaries for the Manslick Cemetery from Figure 13 and Figure 14, match the mapped southern property boundary line found on Figure 9 through Figure 13 (Attachment I: Figure 15).

Site Visit

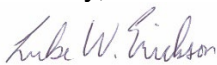
The LOD was visited by *Environment & Archaeology* Senior Archaeology Field Director Robert Whitlatch and Field Technician Douglas Whitlatch. The LOD was walked over with any grass areas searched for depressions or markers that might indicate a burial is present. No such depressions were identified. The LOD is enclosed by a chain-linked fence, and the ground surface is covered with concrete areas, asphalt areas, graveled areas, and grassed areas that had been previously disturbed (Attachment II).

Assessment and Recommendation

Based on the information provided in the document and the site visit, it is the opinion of *Environment & Archaeology* that the Manslick Cemetery is not present within the Project LOD. All available evidence indicated that the Manslick Cemetery, and its boundary, did not exist south past the historic rail line spur or the original route of Mill Creek, both of which were historically within the northern portion of the Project LOD. It is the opinion of *Environment & Archaeology* that the Project should be allowed to proceed, as originally proposed. It is recommended that an Unanticipated Discovery Plan should be in place before construction activities begin.

If you should have any questions, please feel free to contact me at lerickson@enviro-arch.com or (859) 496-7789.

Sincerely,



Luke W. Erickson, M.A.
Principal Investigator

Attachment I: Project Figures
Attachment II: Photolog

ATTACHMENT I
Project Figures

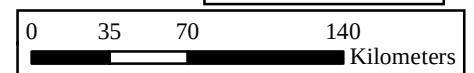
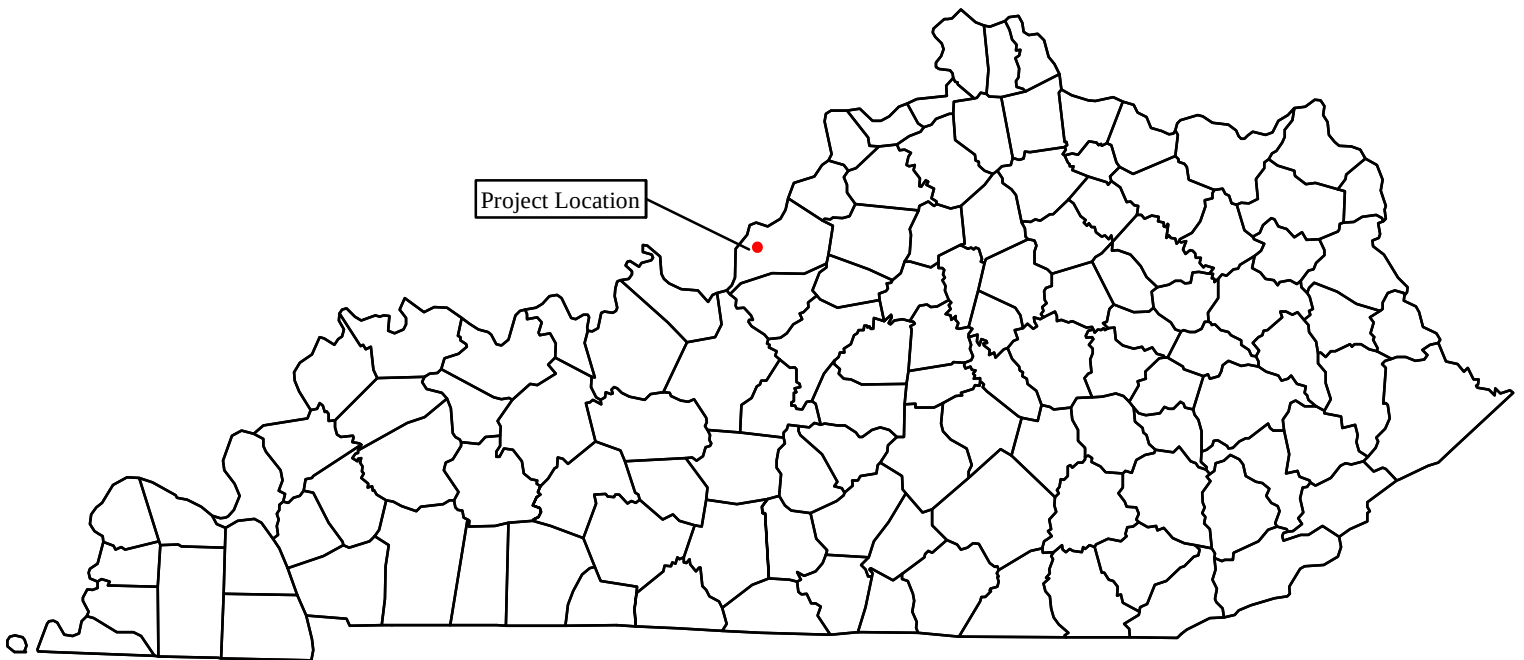
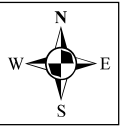


Figure 1

IWM Consulting Group, LLC
Adalynn Crossing Development Project
Louisville, Jefferson County, Kentucky

State Map with
Project Location

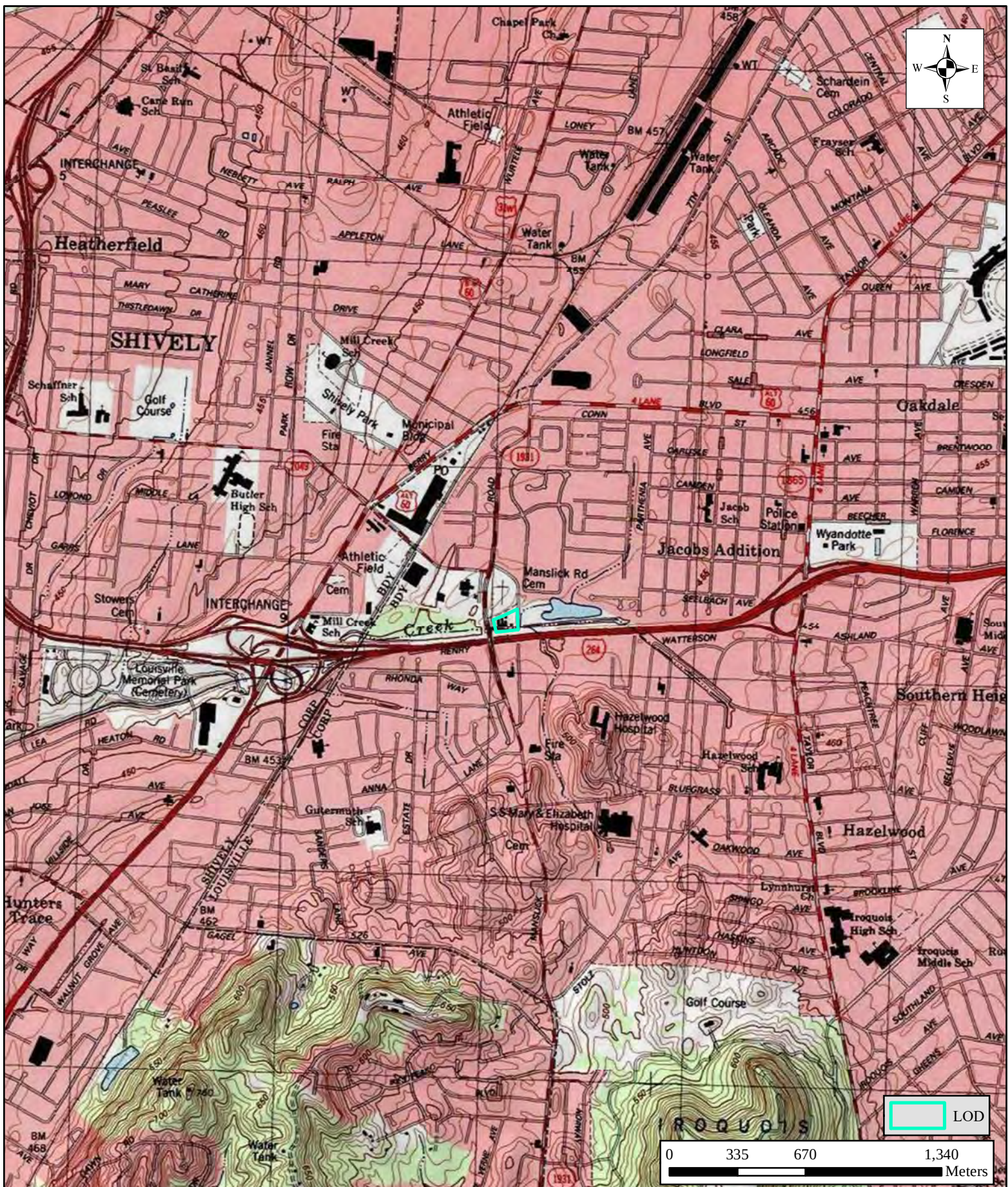


Figure 2

IWM Consulting Group, LLC
 Adalynn Crossing Development Project
 Louisville, Jefferson County, Kentucky
 Received July 9, 2026

7.5' USGS Topographic Map
 2000 Louisville, Kentucky Quadrangle

Environment
 &
 Archaeology

26-CAT3-0002

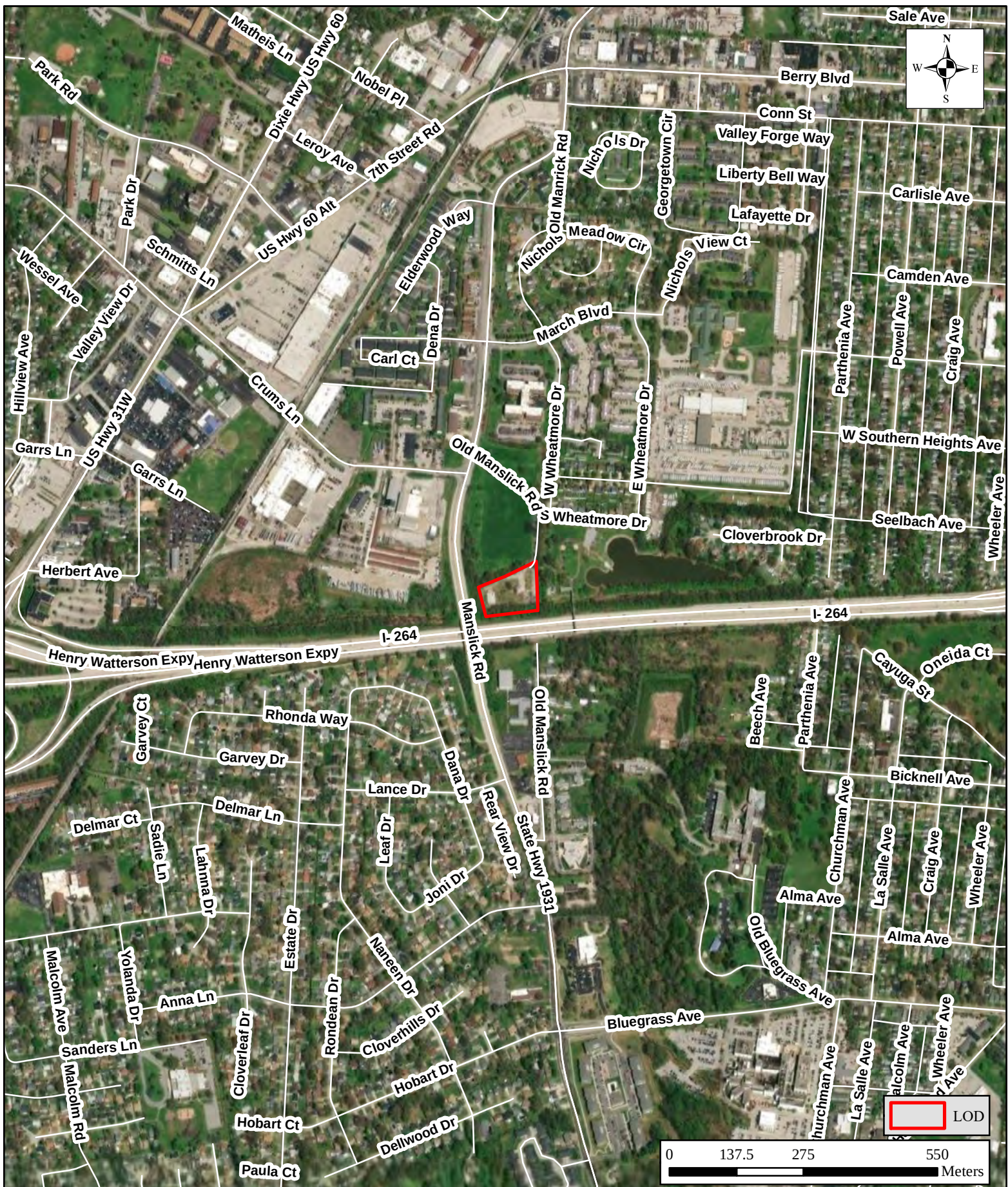


Figure 3

IWM Consulting Group, LLC
 Adalynn Crossing Development Project
 Louisville, Jefferson County, Kentucky

Received July 9, 2026

Aerial with APE
 Aerial Provided by ArcGIS Online

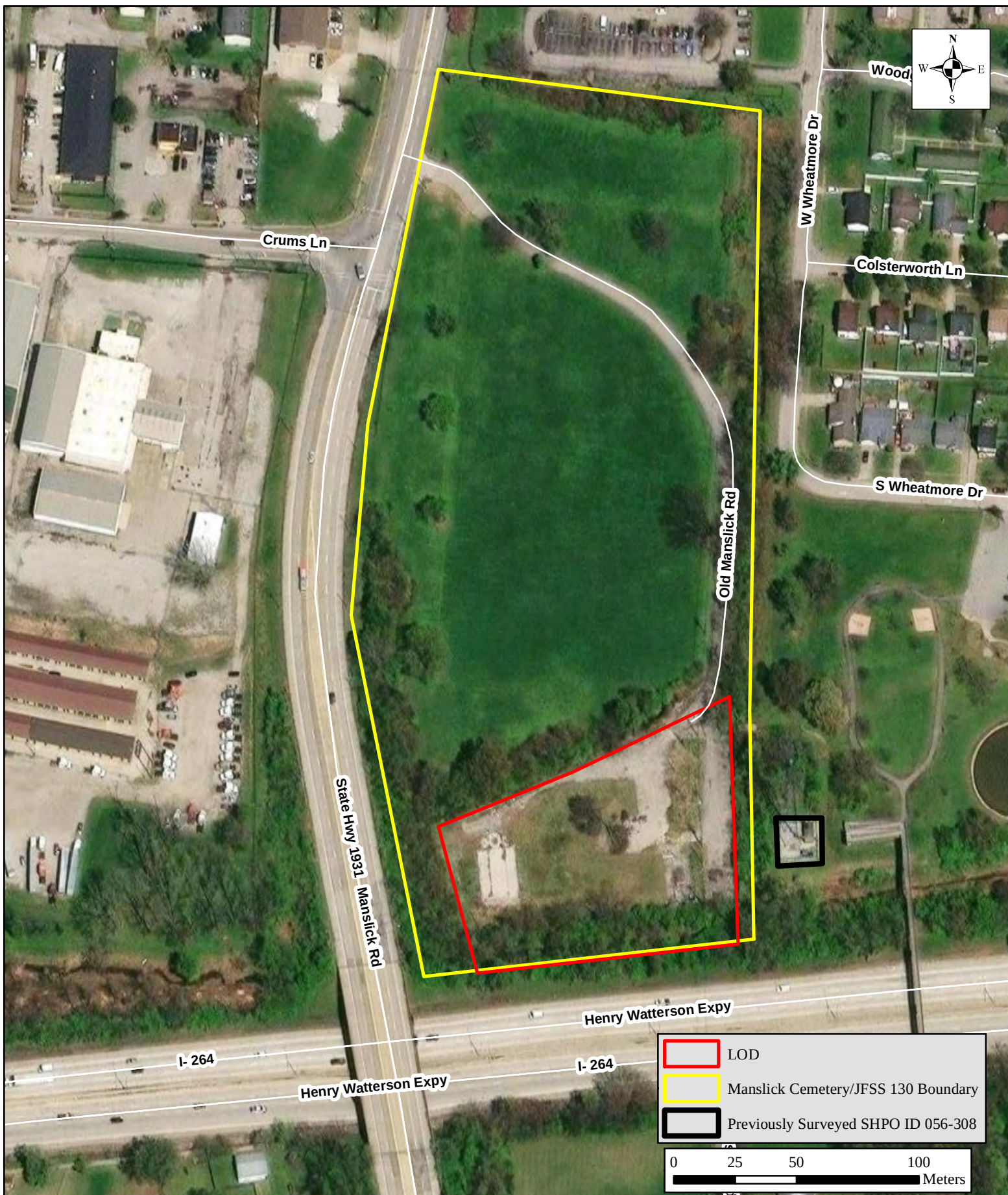


Figure 4

IWM Consulting Group, LLC
Adalynn Crossing Development Project
Louisville, Jefferson County, Kentucky

Received July 9, 2026

Aerial with APE and
Manslick Cemetery Boundary
Aerial Provided by ArcGIS Online

Environment
&
Archaeology

26-CAT3-0002



Figure 5

IWM Consulting Group, LLC
 Adalynn Crossing Development Project
 Louisville, Jefferson County, Kentucky

Received July 9, 2026

15' USGS Topographic Map
 1909 Kosmodale, Kentucky Quadrangle

Environment
 &
 Archaeology
 26-CAT3-0002

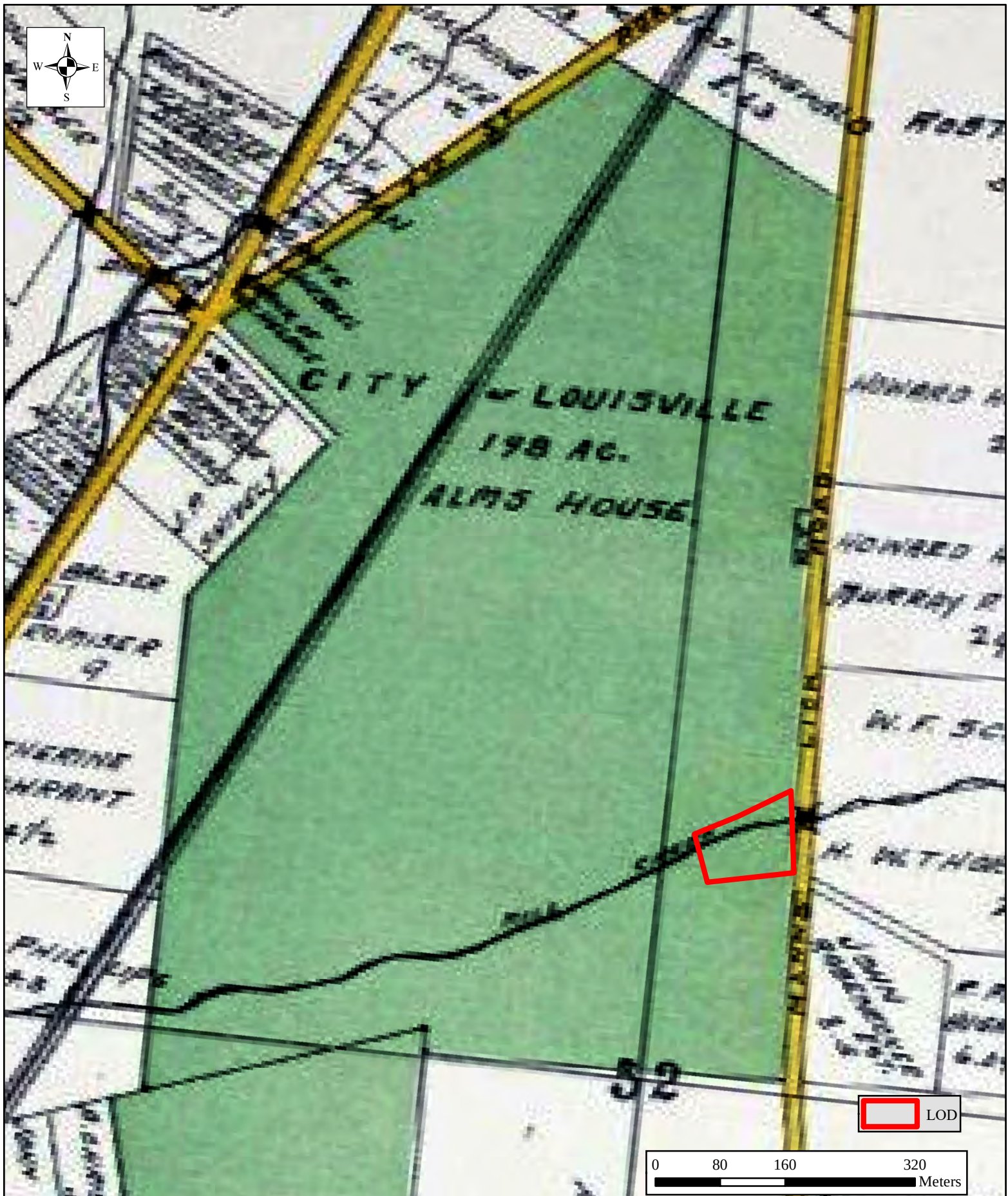


Figure 6

IWM Consulting Group, LLC
 Adalynn Crossing Development Project
 Louisville, Jefferson County, Kentucky

Received July 9, 2026

1913 Louisville Title
 Company Page

Environment
 &
 Archaeology

26-CAT3-0002

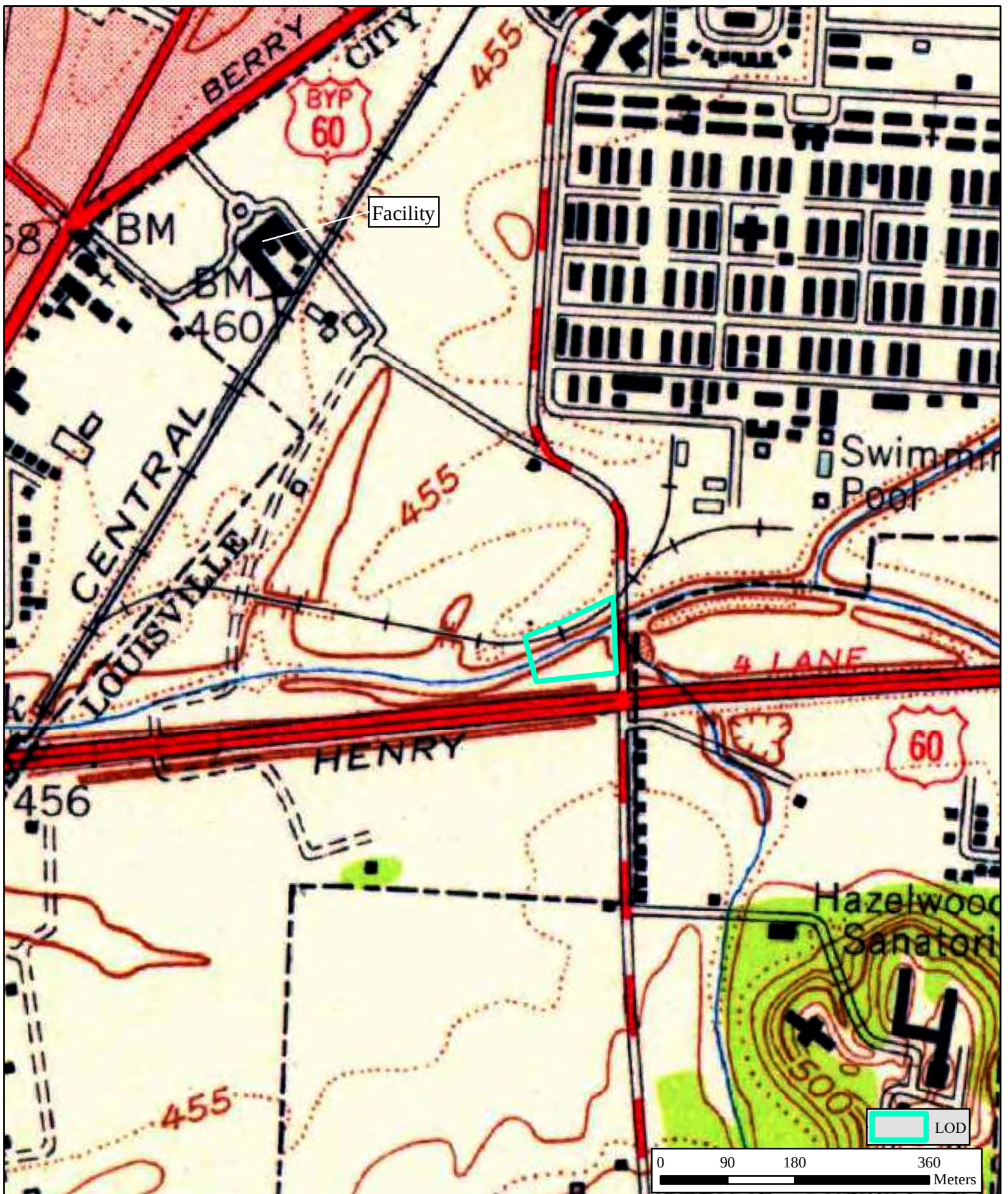


Figure 7

IWM Consulting Group, LLC
Adalynn Crossing Development Project
Louisville, Jefferson County, Kentucky

Received July 9, 2026

7.5' USGS Topographic Map
1957 Louisville West, Kentucky Quadrangle

Environment
&
Archaeology
26-CAT3-0002



Figure 8

IWM Consulting Group, LLC
Adalynn Crossing Development Project
Louisville, Jefferson County, Kentucky

Received July 9, 2026

15' USGS Topographic Map
1959 Kosmosdale, Kentucky Quadrangle

Environment
&
Archaeology

26-CAT3-0002

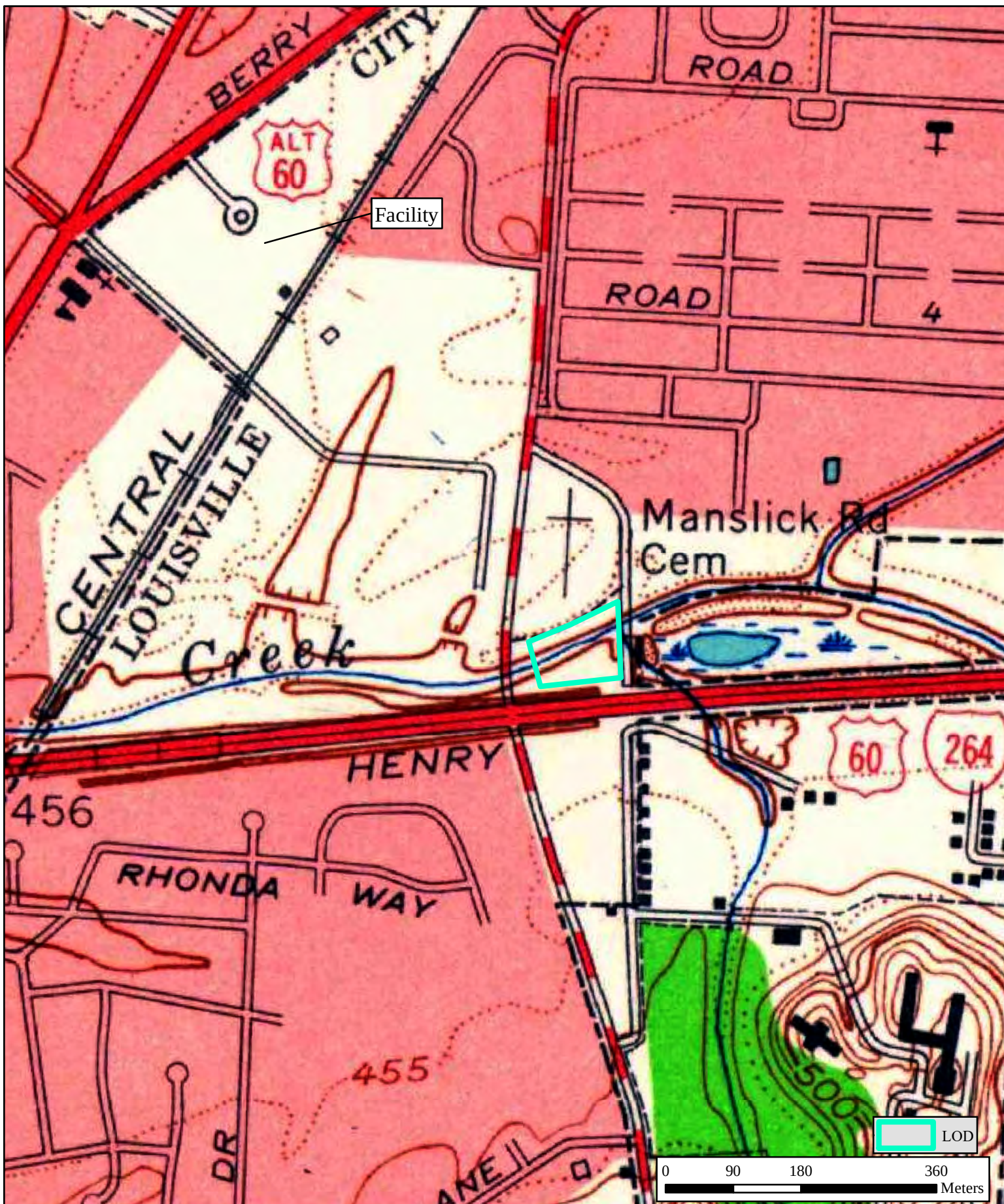


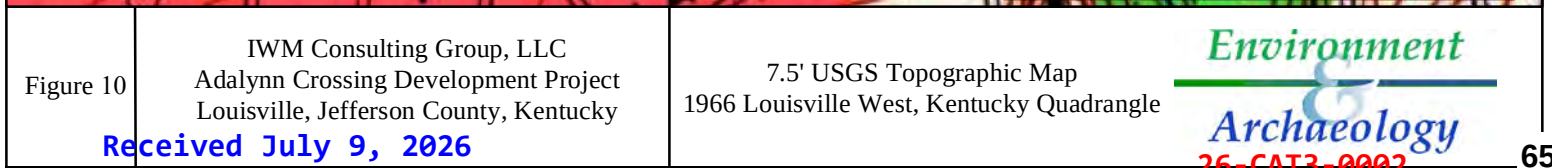
Figure 9

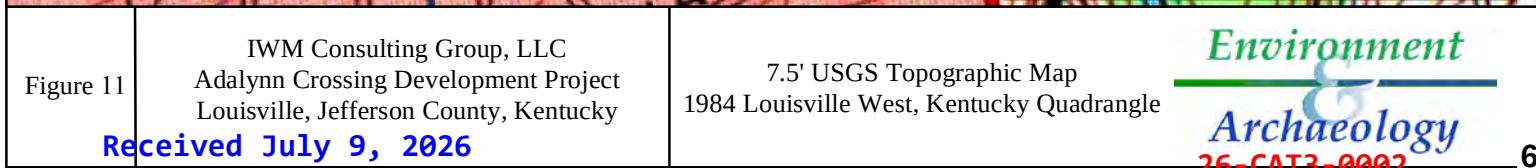
IWM Consulting Group, LLC
Adalynn Crossing Development Project
Louisville, Jefferson County, Kentucky

Received July 9, 2026

7.5' USGS Topographic Map
1961 Louisville West, Kentucky Quadrangle

Environment
&
Archaeology
26-CAT3-0002





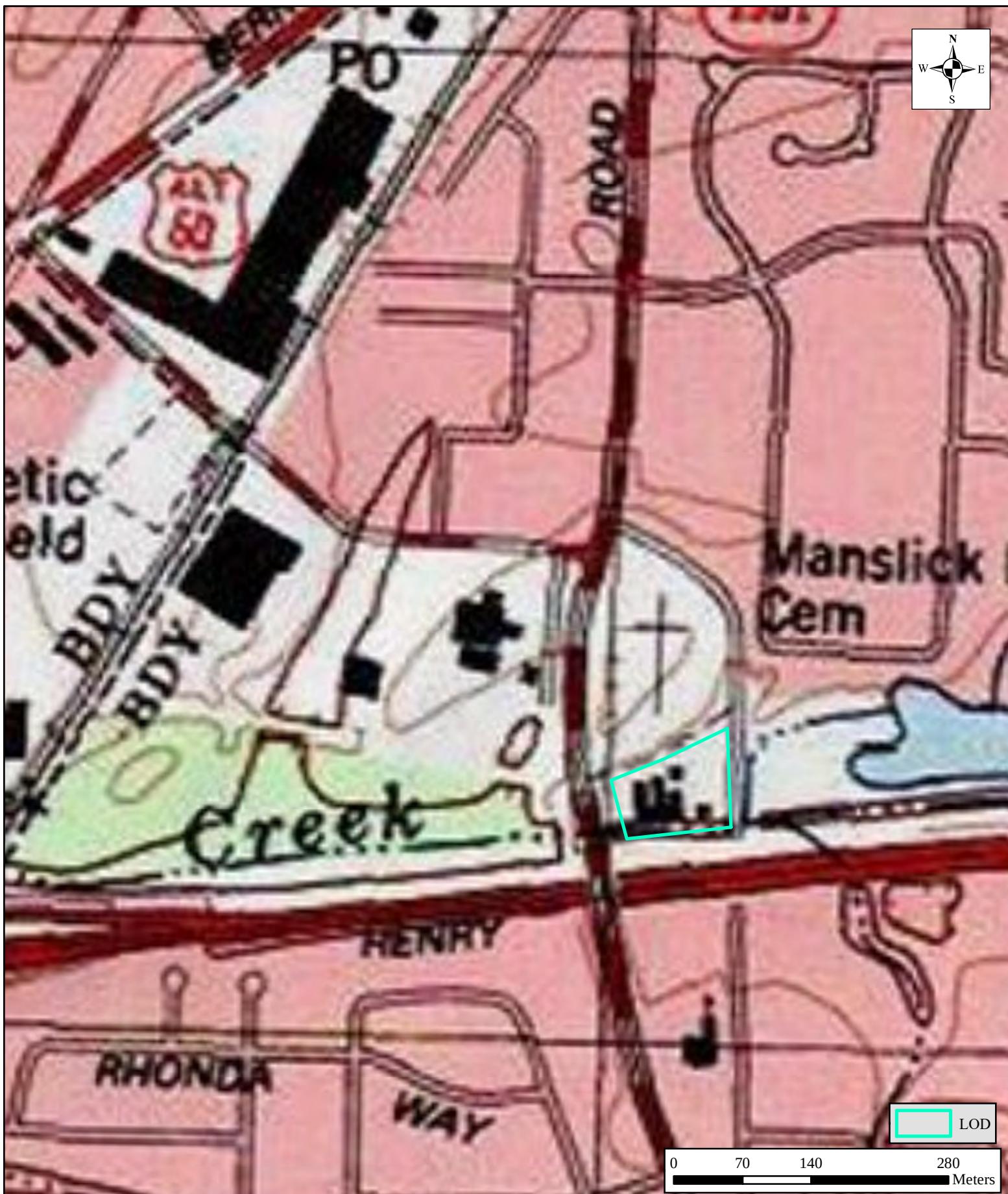


Figure 12

IWM Consulting Group, LLC
 Adalynn Crossing Development Project
 Louisville, Jefferson County, Kentucky

Received July 9, 2026

7.5' USGS Topographic Map
 2000 Louisville, Kentucky Quadrangle

Environment
 &
 Archaeology

26-CAT3-0002

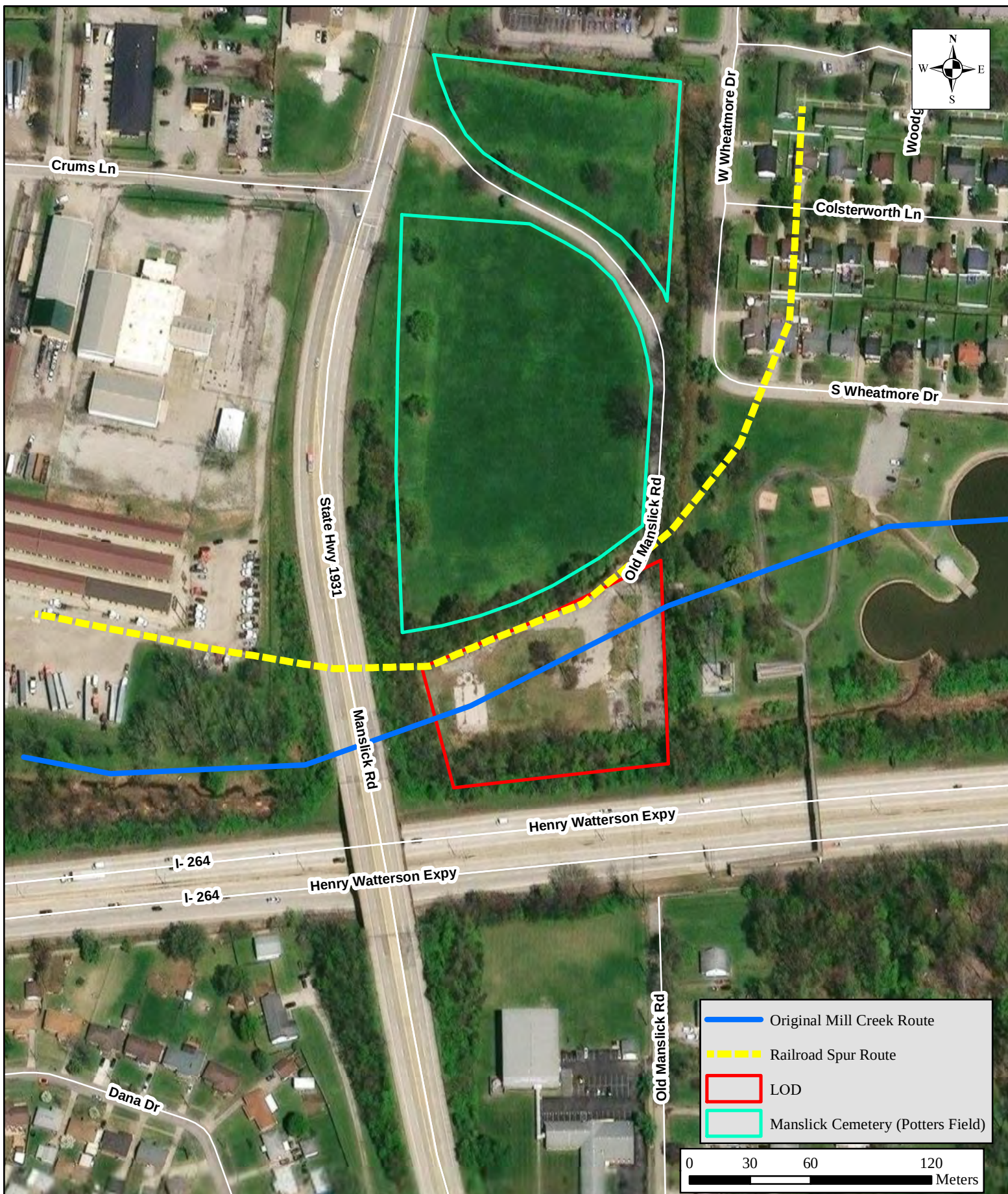


Figure 13

IWM Consulting Group, LLC
Adalynn Crossing Development Project
Louisville, Jefferson County, Kentucky

Received July 9, 2026

Aerial with APE and
Manslick Cemetery Boundaries
Aerial Provided by ArcGIS Online

Environment
&
Archaeology

26-CAT3-0002

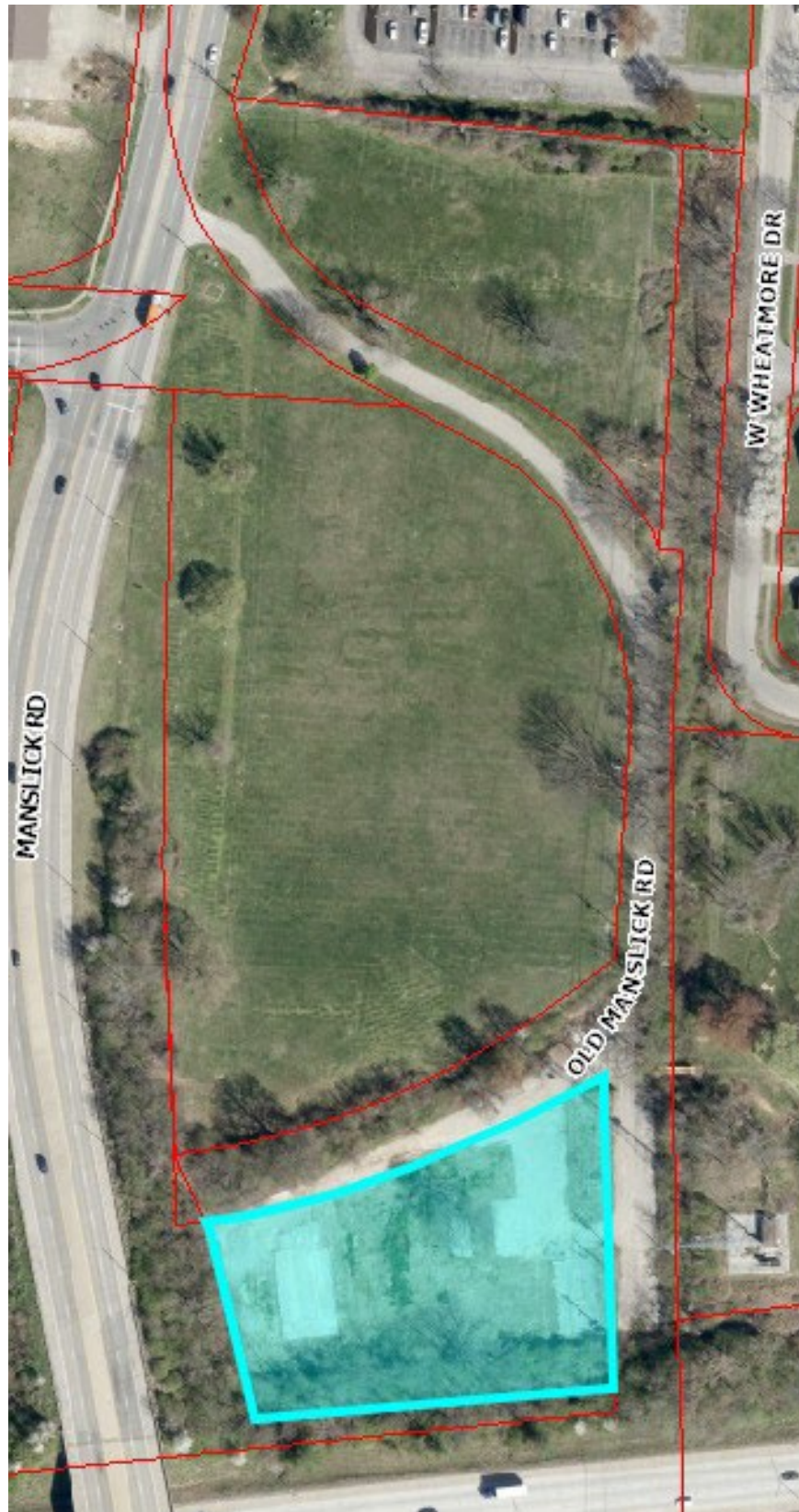


Figure 14. Cropped Image from the Jefferson County, Kentucky PVA website. The APE is the blue shape while the boundaries for the Manslick Cemetery are visible above it, outlined in red.



Figure 15

IWM Consulting Group, LLC
Adalynn Crossing Development Project
Louisville, Jefferson County, Kentucky

Received July 9, 2026

7.5' USGS Topographic Map
1961 Louisville West, Kentucky Quadrangle
with APE and Cemetery Boundaries

Environment
&
Archaeology
26-CAT3-0002

ATTACHMENT II:
Photolog

Photos	
Photo #: 1 Location: Adalynn Crossing Project APE Direction of Photo: Southwest Date: 7/2/2026 Description: View of cemetery sign.	
Photo #: 2 Location: Adalynn Crossing Project APE Direction of Photo: Southwest Date: 7/2/2026 Description: General overview of the Project area, as seen from near its NE-corner at the gated entrance.	
Photo #: 3 Location: Adalynn Crossing Project APE Direction of Photo: East-Northeast Date: 7/2/2026 Description: Overview of the northern portion of the Project area, as seen from near its NW-corner.	

Photos	
Photo #: 4 Location: Adalynn Crossing Project APE Direction of Photo: Northeast Date: 7/2/2026 Description: General overview of the Project area, as seen from its SW-corner.	
Photo #: 5 Location: Adalynn Crossing Project APE Direction of Photo: Northwest Date: 7/2/2026 Description: General overview of the Project area, as seen from near its SE-corner.	
Photo #: 6 Location: Adalynn Crossing Project APE Direction of Photo: North Date: 7/2/2026 Description: Overview of slab foundation within the western portion of the Project area.	

Photos	
Photo #: 7 Location: Adalynn Crossing Project APE Direction of Photo: North Date: 7/2/2026 Description: View of the graveled surface between the western limits of the Project area and the slab foundation.	
Photo #: 8 Location: Adalynn Crossing Project APE Direction of Photo: South-Southeast Date: 7/2/2026 Description: Overview of eastern portion of the Project area, as seen from near its NE-corner at the gated entrance.	
Photo #: 9 Location: Adalynn Crossing Project APE Direction of Photo: North Date: 7/2/2026 Description: Overview of eastern portion of the Project area, as seen from next to the dumpster onsite.	

Photos	
Photo #: 10 Location: Adalynn Crossing Project APE Direction of Photo: Southwest Date: 12/12/2025 Description: Overview of the gated entrance near the NE-corner of the Project area.	
Photo #: 11 Location: Adalynn Crossing Project APE Direction of Photo: South Date: 7/2/2026 Description: Overview of the paved and graveled area within the eastern portion of the Project area.	
Photo #: 12 Location: Adalynn Crossing Project APE Direction of Photo: East-Northeast Date: 7/2/2026 Description: Overview of the grassy area between the tree near the center of the Project area and the gated entrance near the NE-corner of the site. Note: <i>The ground exhibited no depressions and bare, non-vegetated spots across the grassy area revealed disturbed dirt from mechanical bulldozing.</i>	

Photos	
Photo #: 13 Location: Adalynn Crossing Project APE Direction of Photo: Southwest Date: 7/2/2026 Description: Overview of the grassy area across the center of the Project area and showing the standing tree near the center. Note: <i>No evidence of grave depressions were identified across the grassy areas of the site.</i>	
Photo #: 14 Location: Adalynn Crossing Project APE Direction of Photo: North Date: 7/2/2026 Description: Sewer manhole in the SW-corner of the Project area.	
Photo #: 15 Location: Adalynn Crossing Project APE Direction of Photo: North Date: 7/2/2026 Description: View of one of several stormwater system grates within the eastern portion of the Project area. Note: <i>This stormwater system appeared to drain southward towards Mill Creek.</i>	

Photos	
Photo #: 16 Location: Adalynn Crossing Project APE Direction of Photo: West Date: 7/2/2026 Description: View of one of several disturbed spots with low vegetative cover within the grassy portion of the Project area. <i>Note: The exposed ground exhibited indicators that the site had been mechanically graded / turned.</i>	
Photo #: 17 Location: Adalynn Crossing Project APE Direction of Photo: Southwest Date: 7/2/2026 Description: Overview of the paved southwest end of Old Manslick Road at the gated entrance into the Project area.	
Photo #: 18 Location: Adalynn Crossing Project APE Direction of Photo: North Date: 7/2/2026 Description: Overview of Old Manslick Road, north of the Project area, showing the Manslick Cemetery along its western side.	

UNANTICIPATED DISCOVERIES AND EMERGENCY PROCEDURES

Because archeological or historical sites are occasionally discovered during construction projects, a plan has been developed for the proposed Adalynn Crossing Development Project (Project), Louisville, Jefferson County, Kentucky, in the event of such discoveries. The proposed Project is being developed by Adalynn Crossing, Limited Partnership (ACLP), and the Lead Federal Agency has been identified as the Office of Housing and Urban Development (HUD).

When the initial steps in the Section 106 compliance process (identification and evaluation of historic properties) indicate that historic properties may be discovered during an undertaking, a plan generally is developed for the treatment of such properties. The plan is included in any documentation submitted to HUD and the State Historic Preservation Office (SHPO) as part of the effort to assess the effects of the undertaking in compliance with Federal Regulation 36 CFR 800. In the State of Kentucky, the Kentucky Heritage Council (KHC) acts as the SHPO. This document represents such a plan.

Unanticipated Cultural Resources

If any member of the Project construction work force believes that he or she has found a cultural resource discovery, all work within a 100-foot (30-meters) radius of the discovery will stop, and the Construction Manager/Environmental Inspector will be notified. The area of work stoppage will be adequate to provide for the security, protection, and integrity of the materials. A cultural resource discovery could consist of, for example:

- An area containing charcoal or charcoal-stained soil;
- An arrowhead, stone tool, or stone chips;
- A cluster of bones or burned rocks in association with stone tools or chips; or
- A cluster of glass bottles and/or other domestic refuse appearing older than 50 years.

If previously undocumented cultural resources are discovered, several steps will be undertaken:

- Initially, ACLP will make reasonable efforts to avoid or minimize damage to the resource, as specified in 36 CFR 800.13(b).
- At a minimum, the immediate area of the discovery site will be flagged. Vehicles and equipment will not be permitted to travel on the discovery site.
- Work in the immediate area will not be re-started until treatment of the discovery has been completed.
- The consulting parties, identified as the HUD, KHC, the local coroner, the local police, and any Native American tribes who have expressed an interest in the Project will be contacted within 24 hours and advised of the discovery (see contact list below).
- ACLP will provide a professional archeologist to undertake an evaluation of the National Register of Historic Places (NRHP) eligibility of the resource, applying the NRHP Criteria for Evaluation (36 CFR §60.4 [a-d]).
- As much information as possible concerning the cultural resource, including characterization of the resource type (e.g., archeological, or architectural), its location and size, and any information on its eligibility for listing in the NRHP, will be provided to the consulting parties.

The consulting parties will be provided with an opportunity to review and comment on the need for additional examination of the find. If the consulting parties concur that the resource is not eligible for listing in the NRHP, they will notify ACLP of their determination. If the consulting parties concur that the resource is National Register eligible, ACLP will avoid adverse impacts on the resource. However, if

avoidance is not feasible, a treatment plan for mitigating adverse effects to the cultural resource will be prepared. This plan will be submitted to the consulting parties for review and comment. It will be the policy of ACLP to avoid further destruction of the resource until the approved formal data recovery or other mitigation plan can be implemented.

Unanticipated Discovery of Human Remains

The discovery and/or disturbance of human remains is a sensitive issue that must be addressed if a prehistoric burial site, an unmarked grave, or a cemetery is impacted by planned construction. It shall be the policy of ACLP, its agents, and subcontractors to treat all discovered human remains with dignity and respect. In addition, ACLP, its agents, and subcontractors will comply with the requirements related to the discovery of human remains and specified by the National Historic Preservation Act of 1966 (NHPA), as amended, the Native American Graves Protection and Repatriation Act (NAGPRA), and any and all applicable state and local regulations regarding human remains. As with the unexpected discovery of cultural resources during construction, consulting parties will be contacted within 24 hours and advised of the discovery. The additional steps to be followed are presented below.

- All sub-surface work within a 100-foot (30-meter) radius of the find will cease at once. The work stoppage area will be adequate to provide for the security, protection, and integrity of the remains. The lead Construction Manager/Environmental Inspector will be notified immediately.
- If preliminary identification by the Project archaeologist indicates the remains are human, the consulting parties, the Jefferson County Sheriff, and/or Jefferson County Coroner will be notified at once.
- The sheriff and/or coroner shall assess the nature and age of the human skeletal remains. Following federal and state provisions, if the coroner determines that the remains are not a crime scene and are older than 50 years of age, the HUD, in coordination with KHC and interested Native American tribes, have jurisdiction over the remains and will coordinate with the appropriate stakeholders to ensure compliance with existing laws. If the sheriff/coroner determine that the remains may represent a crime scene, they will assume jurisdiction over the remains.
- No remains will be removed from the site until jurisdiction is established.
- If after initial examination of the burial site, during which the bones will be disturbed as little as possible, the cultural affiliation of the remains is still in doubt, a professional forensic or physical anthropologist with experience in field identification will be invited to visit the scene to make a determination.

Once the ethnic affiliation has been determined, the sheriff will attempt to identify and notify next of kin or lineal descendants. If the remains are found not likely to be Native American, and if modification of construction plans to avoid impact is not feasible, a decision by the consulting parties will be made to excavate the remains in accordance with a Burial Permit issued by KHC's Board of Trustees, and with state standards of record-keeping, care, and curation. In accordance with state law, the remains would be reburied at a cemetery agreed upon by the consulting parties. If the remains are likely Native American, procedures outlined above will be followed and work would be conducted in accordance with the requirements of the NAGPRA.

If Project modification to avoid the burial is feasible, the area around the interment which would be subject to Project impact will be archeologically investigated to determine whether or not additional grave sites might be present. This work would be conducted in accordance with a plan agreed upon by the consulting parties.

Contact List

Agency/Stakeholder	Contact Person	Phone Number	Mailing Address
Federal Contacts			
Office of Housing and Urban Development (HUD)	TBD	TBD	TBD
State and Local Contacts			
Kentucky Heritage Council (KHC)	Craig Potts, State Historic Preservation Officer	(502) 564-7005	410 High Street Frankfort, KY 40601
Jefferson County, KY Sheriff	TBD	TBD	TBD
Jefferson County, KY Coroner	TBD	TBD	TBD
Environmental Consultant			
TBD	TBD	TBD	TBD
Interested Native American Tribes			
TBD	TBD	TBD	TBD

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

**Letter of Explanation
Category 3 Development Plan
Adalynn Crossing
3705 Manslick Road
Louisville, KY
(04/13/26)**

The Applicant, WODA Cooper Companies, Inc., is requesting approval of a Category 3 Development Plan to allow the construction of a 48-unit multi-family residential community to be known as Adalynn Crossing. This residential community will also include a community center, a playground and ample parking to serve its residents. This Louisville Metro Government owned property was previously home to Louisville Metro Animal Services before they relocated to Newburg Road. All structures have recently been removed from the property.

A road closure (26-STRCLOSUREPA-0005) process has been initiated by Louisville Metro to close a portion of Old Manslick Road right-of-way adjacent to the subject property. Access to the property will be through Old Manslick Road, which is a local public road that runs through Manslick Cemetery out to Manslick Road near its signalized intersection with Crums Lane. This property is also directly adjacent to Watterson Lake Park, a Louisville Metro public park.

The property is currently zoned R-7, located in the Traditional Neighborhood Form District and is within Louisville Metro. There are no waivers or variances requested.

RECEIVED
APR 13 2026
OFFICE OF PLANNING

JUSTIFICATION

To justify approval of any waiver, the Board or Commission considers the following criteria.

Please answer **ALL** of the following items. Use additional sheets if needed. Responses of **Yes**, **No**, or **N/A** will **NOT** be accepted.

1. Will the waiver adversely affect adjacent property owners?

Granting this waiver will not adversely affect adjacent property owners as there are no nearby residential property owners that would be impacted by this request.

2. Will the waiver violate the Comprehensive Plan?

Granting the waiver will not violate the Comprehensive Plan as the existing mature vegetation around the site's perimeter will remain.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

The waiver requested is the minimum necessary that will allow development to occur on the site in a similar manner as the previous development on this site, which was a Metro owned animal services facility.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

Existing perimeter vegetation will remain, providing a visual buffer between the site and the adjacent property, which is a Metro owned cemetery.

JUSTIFICATION

To justify approval of any waiver, the Board or Commission considers the following criteria.

Please answer **ALL** of the following items. Use additional sheets if needed. Responses of **Yes**, **No**, or **N/A** will **NOT** be accepted.

1. Will the waiver adversely affect adjacent property owners?

Granting this waiver will not adversely affect adjacent property owners as there are no nearby residential property owners that would be impacted by this request.

2. Will the waiver violate the Comprehensive Plan?

Granting the waiver will not violate the Comprehensive Plan as the existing mature vegetation around the site's perimeter will remain. The parking lot will not be visible to adjacent properties.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

The waiver requested is the minimum necessary that will allow development to occur on the site in a similar manner as the previous development on this site, which was a Metro owned animal services facility.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The unique shape of this small parcel as well as its location which is bounded by an interstate, an arterial roadway, a cemetery and a public park, make the strict application of the regulation overly restrictive on the design options and development potential of the parcel. Additionally, there is no established traditional development pattern established in the vicinity of this parcel.



Louisville Metro Government

Text File

File Number: 26-DDP-0014

Agenda Date: 7/29/2026

Version: 1

Status: New Business

In Control: Development Review Committee

File Type: Planning Case

Agenda Number: 3.



26-DDP-0014

Development Review Committee
Staff Report
July 29, 2026

Cardinal Storage

Location: 13319 Aiken Road
Applicant: Cardinal Project LLC
Representative: Land Design & Development, Inc
Jurisdiction: Middletown
Council District: 17 – Markus Winkler
Case Manager: Tyler Pobiedzinski, Planner I

REQUEST & RECOMMENDED ACTION

1. Revised Detailed District Development Plan with Revised Binding Elements
 - Staff finds the justification for the request is adequate and recommends the Development Review Committee **RECOMMEND** that the City of Middletown **APPROVE** the Revised Detailed District Development Plan

CASE SUMMARY

The subject site is zoned M-2 and M-3 Industrial within the Suburban Workplace Form District and comprises two tracts totaling approximately 10.2 acres located within the City of Middletown. The applicant proposes to redevelop the site with a combination of climate-controlled and non-climate-controlled mini-storage buildings totaling approximately 62,500 square feet and a new 5,000-square-foot office building. One tract is currently developed and occupied by a moving company, while the second tract is currently undeveloped. The proposed development includes the demolition of two existing office buildings and their replacement with a new office building in a similar location. The existing truck maintenance building is proposed to remain. The development will extend onto the undeveloped tract and include the construction of self-storage facilities, expanding the overall operations of the site.

TECHNICAL REVIEW

- The developed tract was previously subject to a Conditional Use Permit to allow commercial composting within the M-2 Industrial District under Docket Number B-269-02. The approval was later modified under Docket Number B-15770-11 to permit the acceptance of off-site materials for the same use. This Conditional Use Permit was abandoned as part of the previous development plan approved under Docket Number 22-CAT2-0007. The undeveloped tract was included as part of a larger rezoning from M-2 to M-3 under Docket Number 9-5-90. As part of that approval, a Conditional Use Permit was granted for a hot-mix asphalt plant located on what is today the adjoining property to the north. The undeveloped tract was identified for future aggregate stockpiling

associated with that operation; however, a review of historical aerial imagery indicates that aggregate stockpiling and a hot-mix asphalt plant were never established.

- Metropolitan Sewer District and Transportation Planning has provided preliminary approval.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR REVISED DETAILED DISTRICT DEVELOPMENT PLAN

- a. *The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;*

STAFF FINDING: Natural resources on the subject site have been adequately addressed. Chenoweth Run, a protected waterway, is located adjacent to the property and the applicant has maintained the required 100-foot stream buffer. Where limited encroachments occur within the outer 25-foot stream buffer zone, equivalent or greater buffer area has been provided elsewhere on the site as permitted by the City of Middletown Land Development Code. The development also preserves approximately 16.5% tree canopy, exceeding the 15% minimum required by the City of Middletown. No historic resources, floodplain impacts, or other significant environmental constraints appear to be affected by the proposal.

- b. *The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;*

STAFF FINDING: Adequate vehicular access is provided through the proposed circulation pattern allows for safe and efficient movement throughout the site. The development has been reviewed by Transportation Planning, and no significant transportation concerns have been identified. Given the nature of the proposed mini-storage use, pedestrian activity is expected to be limited.

- c. *The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;*

STAFF FINDING: No open space is required for the proposed development.

- d. *The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;*

STAFF FINDING: Adequate drainage facilities have been provided to serve the proposed development. The Metropolitan Sewer District has reviewed and approved the proposed drainage plan and determined that the development can be accommodated without creating adverse drainage impacts on the subject site or surrounding properties.

- e. *The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;*

STAFF FINDING: The proposed site design is compatible with the existing and anticipated future development pattern of the area. The mini-storage use is consistent with the industrial zoning and surrounding land uses. Building placement has been designed to minimize impacts on adjacent properties, while compliance with applicable buffering, tree canopy, and stream protection requirements further enhances compatibility with the surrounding area.

- f. *Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.*

STAFF FINDING: The development plan conforms to all applicable goals, objectives, and policies of the Comprehensive Plan and the requirements of the Land Development Code. Community Form Goal 1, Policy 8 encourages industrial development to locate in areas that are readily served by existing infrastructure and transportation facilities. The proposal redevelops industrially zoned property within the Suburban Workplace Form District with a mini-storage use that is compatible with surrounding industrial development patterns and supported by existing public infrastructure and transportation networks.

NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/17/2026	Development Review Committee Public Hearing	1st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 17

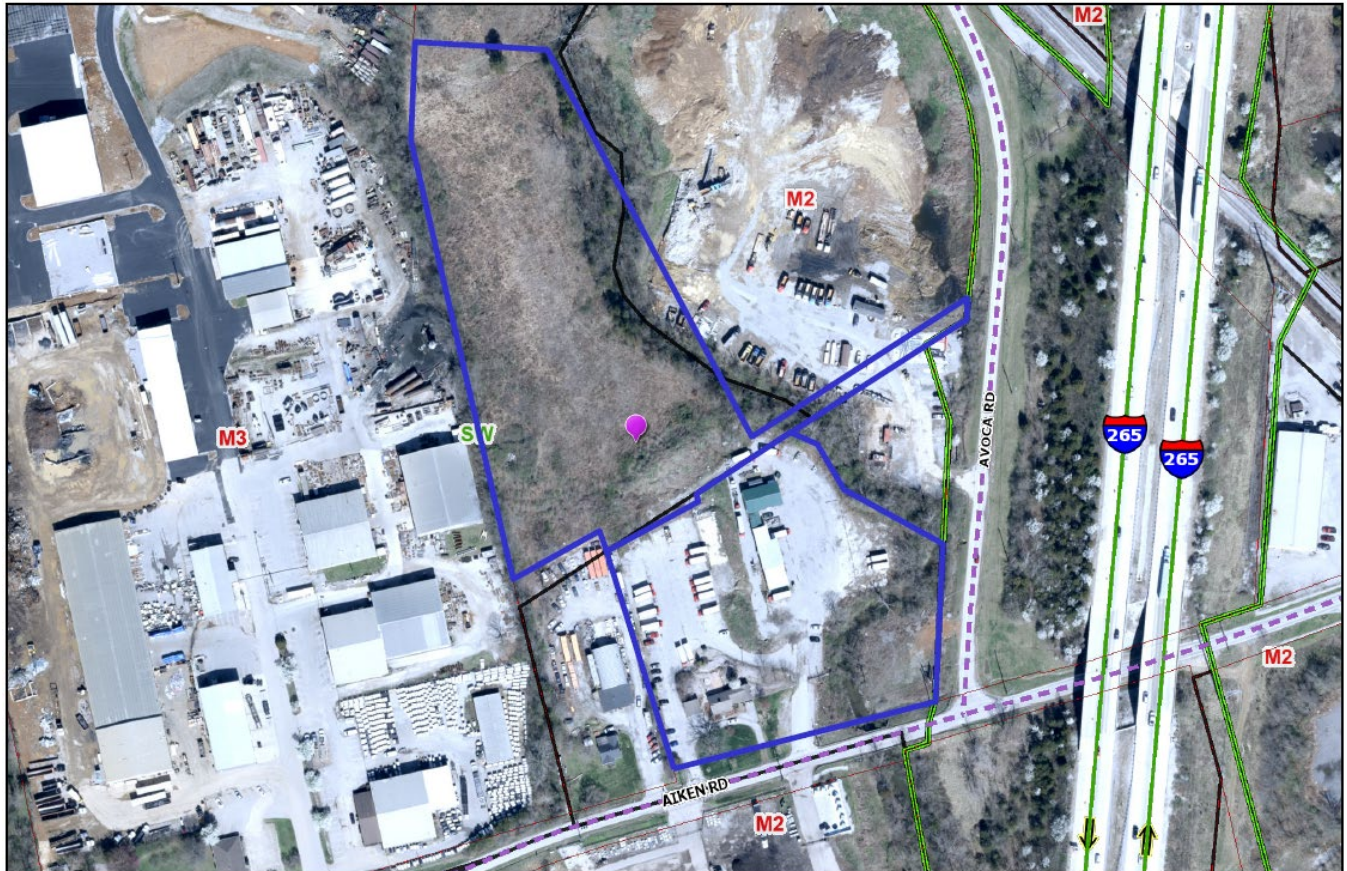
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Binding Elements with Proposed Revisions
4. Proposed Binding Elements

ZONING MAP



AERIAL PHOTOGRAPH



BINDING ELEMENTS WITH PROPOSED REVISIONS

1. ~~The development will be in accordance with the approved district development plan. No further development will occur without prior approval from the Planning Commission, and the City Commission.~~ **The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee (and to the City of Middletown) for review and approval; any changes/additions/alterations not so referred shall not be valid.**
2. ~~The development of the office shall not exceed 900 square feet of gross floor area.~~ **Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.**
3. ~~Before a building permit is requested:~~
 - a) ~~The development plan must be reapproved by the Jefferson County Department of Public works and Transportation and the Metropolitan Sewer District~~
 - b) ~~The size and location of any proposed freestanding sign must be approved by the Planning Commission and the City of Middletown. The Planning Commission and the City of Middletown may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.~~
 - c) ~~All necessary recording fees shall be paid.~~**Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit (Note: Alteration and demolition to be used for sites within an historic preservation district, national register site, or other historic building) is issued:**
 - a. **The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.**
 - b. **The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.**
4. ~~There shall be no concrete plant on the subject property without the approval of the Planning Commission of a new development plan indicating such use. Any such application shall require~~

prior notification of any hearing or meeting of the Land Development and Transportation Committee at least 14 days in advance of such hearing or meeting to all adjoining property owners, to all persons (if any) who spoke in opposition at the public hearing for Docket 9-5-90C, and to Billy Holloway Aggregates, Inc. 12613 Avoca Road. **The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.**

5. ~~No storage of aggregate shall occur within 30 feet of any property line, except the south property line abutting 2 residential lots against which there shall be no storage within 100 feet.~~
6. ~~No outdoor advertising signs/(billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.~~
7. ~~Owner/Applicant/Developer shall dedicate 40 feet of right of way for the construction of an 8-foot shoulder along the south side of Avoca Road for future improvements.~~
8. ~~A note shall be placed on the development plan stating that the Jefferson County Works Department has the option to change the location of access points if deemed necessary.~~
9. ~~If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission, and the City Commission.~~
10. ~~A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements must be implemented prior to requesting issuance of the certificate.~~
11. ~~The above binding elements may be amended as provided for in the Zoning District Regulations, upon approval by the City Commission.~~

PROPOSED BINDING ELEMENTS

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee (and to the City of Middletown) for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit (Note: Alteration and demolition to be used for sites within an historic preservation district, national register site, or other historic building) is issued:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
4. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

PROJECT DATA

TOTAL SITE AREA = 10.2± Ac. (444,783 S.F.)
EXISTING ZONING = M-2 (TO REMAIN) / M-3 (TO REMAIN)
FORM DISTRICT = SUBURBAN WORKPLACE
EXISTING USE = MOVING COMPANY
PROPOSED USE = MINI-STORAGE / MOVING COMPANY
BUILDING HEIGHT = 1 STORY STORAGE BUILDINGS (50' MAX. ALLOWED)
2 STORY OFFICE (50' MAX. ALLOWED)
PROPOSED BUILDING FOOTPRINTS
MINI-STORAGE WAREHOUSES = 62,500 S.F.
STORAGE OFFICE = 3,795 S.F.
EX. TRUCK MAINTENANCE BLDG = 5,970 S.F.
TOTAL BUILDING FOOTPRINT = 72,265 S.F.
F.A.R. = 0.16 (3.0 MAXIMUM ALLOWED)

PARKING REQUIRED:
OFFICE (STORAGE & MOVING)

	MIN.	MAX.
5,000 S.F./350 S.F. MIN.	= 15 SPACES	
5,000 S.F./200 S.F. MAX.		= 25 SPACES

	MIN.	MAX.
1 SP PER 1.5 EMPLOYEES (30)	= 20 SPACES	
1 SPACE PER EMPLOYEE		= 30 SPACES

TOTAL PARKING REQUIRED = 35 SPACES 55 SPACES

PARKING PROVIDED (OFFICE USE) = 16 SPACES (1 ACCESSIBLE SPACE INCLUDED)
PARKING PROVIDED (MOVING EMPLOYEES) = 27 SPACES
TOTAL PARKING PROVIDED = 43 CAPCES
TOTAL VEHICULAR USE AREA = 112,425 S.F.
TOTAL SECURED VEHICULAR USE AREA = 105,959 S.F.
INTERIOR LANDSCAPE AREA REQUIRED = 323 S.F. (UNSECURED VUA (6,466 SF X 5%))
INTERIOR LANDSCAPE AREA PROVIDED = 851 S.F.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Karst features were not observed on site during a site visit on April 02, 2026, by Theodore Bernstein, RLA.
- The sidewalk fee-in-lieu will be paid for the Aiken Road and Avoca Road sidewalk prior to Metro Public Works granting construction plan approval. Areas should be rough graded to accommodate sidewalks at a later date.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.

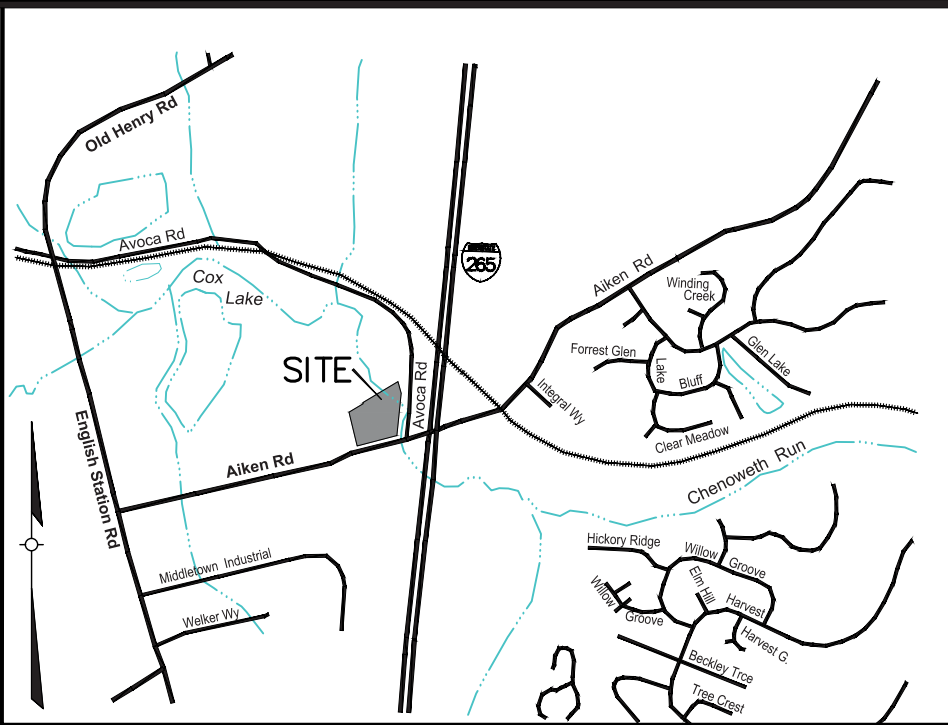
MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C0033 E dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the final site design has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.
- Onsite detention will be provided. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.
- Any required fill in the floodplain shall be compensated on site at a ratio of 1:5.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- MSD drainage bond required prior to construction plan approval.

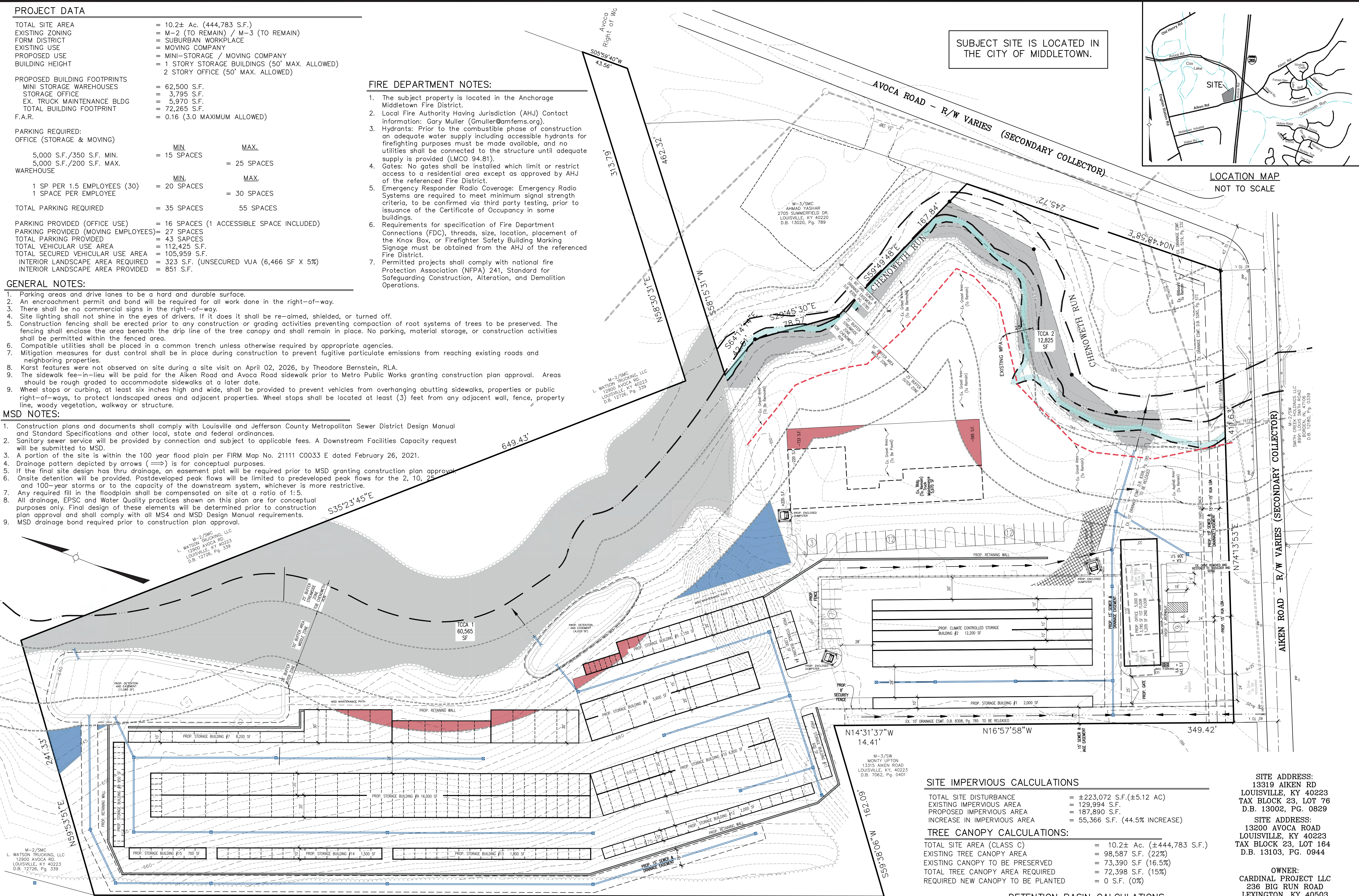
FIRE DEPARTMENT NOTES:

- The subject property is located in the Anchorage Middletown Fire District.
- Local Fire Authority Having Jurisdiction (AHJ) Contact information: Gary Muller (gmuller@amfems.org).
- Hydrants: Prior to the combustible phase of construction an adequate water supply including accessible hydrants for firefighting purposes must be made available, and no utilities shall be connected to the structure until adequate supply is provided (LMCO 94.81).
- Gates: No gates shall be installed which limit or restrict access to a residential area except as approved by AHJ of the referenced Fire District.
- Emergency Responder Radio Coverage: Emergency Radio Systems are required to meet minimum signal strength criteria, to be confirmed via third party testing, prior to Issuance of the Certificate of Occupancy in some buildings.
- Requirements for specification of Fire Department Connections (FDC), threads, size, location, placement of the Knox Box, or Firefighter Safety Building Marking Signage must be obtained from the AHJ of the referenced Fire District.
- Permitted projects shall comply with national fire Protection Association (NFPA) 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.

SUBJECT SITE IS LOCATED IN THE CITY OF MIDDLETOWN.



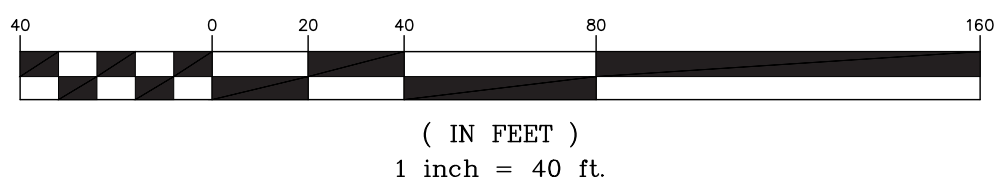
LOCATION MAP
NOT TO SCALE



LEGEND

	EXISTING UTILITY POLE		PROPOSED SEWER AND MANHOLE		EXISTING GRAVEL (IMPERVIOUS AREA) TO BE REMOVED
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL		PROPOSED DRAINAGE SWALE		100-YEAR FLOODPLAIN (APPROXIMATE LOCATION)
	EXISTING SEWER AND MANHOLE		PROPOSED FENCE		EX. TREELINE
	EX. STREAM		PROPOSED STORM SEWER, CATCH BASIN		WOODLAND PROTECTION AREA (RESTORED)
	EX. CONTOUR		PROPOSED TCPA		

GRAPHIC SCALE



TYPICAL PARKING SPACE LAYOUT
NO SCALE

SITE IMPERVIOUS CALCULATIONS

TOTAL SITE DISTURBANCE = ±223,072 S.F. (±5.12 AC)
EXISTING IMPERVIOUS AREA = 129,994 S.F.
PROPOSED IMPERVIOUS AREA = 187,890 S.F.
INCREASE IN IMPERVIOUS AREA = 55,366 S.F. (44.5% INCREASE)

TREE CANOPY CALCULATIONS:

TOTAL SITE AREA (CLASS C) = 10.2± Ac. (±444,783 S.F.)
EXISTING TREE CANOPY AREA = 98,587 S.F. (22%)
EXISTING CANOPY TO BE PRESERVED = 73,390 S.F. (16.5%)
TOTAL TREE CANOPY AREA REQUIRED = 72,398 S.F. (15%)
REQUIRED NEW CANOPY TO BE PLANTED = 0 S.F. (0%)

DETENTION BASIN CALCULATIONS

$X = \Delta C R A / 12$
 $\Delta C = 0.70 - 0.23 = 0.47$
 $A = \text{ACRES}$
 $R = \text{INCHES}$
 $X = (.47)(10.2)(2.8) / 12 = 1.12 \text{ AC.-FT.}$
REQUIRED $X = 52,272 \text{ CU.FT.}$
PROVIDED BASINS = 15,605 SQ.FT.
TOTAL = 15,605 SQ.FT. @ APPROX. 3.5 FT. DEPTH
= 54,616 CU.FT. > 52,272 CU.FT.

SITE ADDRESS:
13319 AIKEN RD
LOUISVILLE, KY 40223
TAX BLOCK 23, LOT 76
D.B. 13002, PG. 0829

SITE ADDRESS:
13200 AVOCA ROAD
LOUISVILLE, KY 40223
TAX BLOCK 23, LOT 164
D.B. 13103, PG. 0944

OWNER:
CARDINAL PROJECT LLC
236 BIG RUN ROAD
LEXINGTON, KY 40503

OWNER:
CARDINAL PROJECT LLC
13319 AIKEN ROAD
LOUISVILLE, KY 40223

RELATED CASES:
B-15770-11, 09-005-90
& B-269-02

22 1026
WATER# 12409

REVISIONS	
DESCRIPTION	BY

PROJECT DATA	ENGINEER'S SEAL
FILE NAME: 25125 RODDP 3-4-26	
DATE: 03/26	
CHECKED BY: TWB	
SCALE: AS SHOWN	
DRAWN BY: TWB	

PROJECT DATA	ENGINEER'S SEAL
FILE NAME: 25125 RODDP 3-4-26	
DATE: 03/26	
CHECKED BY: TWB	
SCALE: AS SHOWN	
DRAWN BY: TWB	

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, PLANNING
505 WASHINGTON AVE. SUITE 100 LOUISVILLE, KY 40202
TEL: 502.464.9786 FAX: 502.464.9784 WEB SITE: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

**CARDINAL STORAGE
MINI-WAREHOUSE**
OWNER/DEVELOPER
CARDINAL PROJECT, LLC
1811 CARGO CT.
LOUISVILLE, KY 40299

25125
SHEET
1
OF 1



Figure 5 Left Elevation





Figure 3 Front Elevation



JUSTIFICATION

To justify approval of any district development plan, the Planning Commission considers the following criteria.

Please answer **ALL** of the following items. Use additional sheets if needed. Responses of **Yes**, **No**, or **N/A** will **NOT** be accepted.

1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?

The site is adjacent to Chenoweth Run (a protected waterway). The required 100' buffer has been provided and adhered to for all new construction. Additionally, the applicant has agreed to remove gravel that was placed by previous owner within a Woodland Protection Area.

2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?

Safe and efficient vehicular and pedestrian transportation is provided per all Land Development Code requirements.

3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?

Open space is not required for the proposed application.

4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?

Drainage facilities are provided to direct stormwater to the existing waterway on site.

5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?

The area is generally considered industrial in nature and the proposed uses are compatible with surrounding uses and zones.

6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

The proposal is in conformance with the comprehensive plan as the proposed uses are allowed in the existing zoning. The area consists of both commercial and industrial uses.

RECEIVED

MAR 09 2026

**OFFICE OF
PLANNING**

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374 FAX (502)426-9375

Letter of Explanation
Revised Detailed District Development Plan
13319 Aiken Road / 13200 Avoca Road

The subject properties located at 13319 Aiken Rd & 13200 Avoca Road containing 10.2 +/- acres, zoned M-2/M-3, located in the Suburban Workplace Form District. The sites have the following related cases: 09-005-90, B-15770-11, and B-269-02. The property currently contains two small office buildings (1,994 sf) and contains multiple outbuildings. The developer is proposing to construct both climate controlled and non-climate controlled mini-storage buildings totaling 65,700 sf. The existing office buildings are to be demolished and replaced with a new office building totaling 5,000 sf. Employee parking for the existing Cardinal Moving operation is also included in the application. No waivers or variances are expected to be filed in association with this application.

RECEIVED

MAR 09 2026

**OFFICE OF
PLANNING**

26-DDP-0014



Louisville Metro Government

Text File

File Number: 26-DDP-0032

Agenda Date: 7/29/2026

Version: 1

Status: New Business

In Control: Development Review Committee

File Type: Planning Case

Agenda Number: 4.



26-DDP-0032

Development Review Committee
Staff Report
July 29, 2026

Preston Spring Drive and Crossing Spring Way Townhouses

Location: 4900 Crossing Spring Way
Applicant: Village at Preston Crossing Condominium Association
Representative: Clarisa de Luna
Jurisdiction: Louisville Metro
Council District: 24 – Ginny Mulvey-Woolridge
Case Manager: Zach Schwager, Planner I

REQUEST & RECOMMENDED ACTION

1. **Revised Detailed District Development Plan** with Revision to Binding Elements
 - Staff finds the justification for the request is adequate and recommends the Development Review Committee **APPROVE** the Revised Detailed District Development Plan

CASE SUMMARY

The subject site is currently zoned R-5A Multi-Family Residential within the Neighborhood Form District on 9.9 acres. The applicant did not file an extension of expiration for the previously approved revised development plan by the deadline; therefore, new approval is required. The original change in zoning was for a 32-unit development, which was partially completed, and the revised development plan reduced the total number of units to 26 across six 2-story townhome style buildings. The proposed development plan would bring the previously approved plan into compliance with no proposed changes.

CASE HISTORY

- **9-44-04:** Change in zoning from R-5 Single-Family, R-7 Multi-Family, and C-2 Commercial to R-5A Multi-Family
- **23-DDP-0035:** Revised Detailed District Development Plan with Revision to Binding Elements

TECHNICAL REVIEW

Comprehensive Plan 2040

Land Development Code (Louisville Metro 2025)

The Metropolitan Sewer District (MSD) and Transportation Planning have provided preliminary approval.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR REVISED DETAILED DISTRICT DEVELOPMENT PLAN WITH REVISION TO BINDING ELEMENTS

- (a.) *The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;*

STAFF FINDING: There are no natural resources on the subject property other than the existing tree canopy at the rear and tree canopy requirements of the Land Development Code (LDC) will be provided. There is no increase in impervious surface area.

- (b.) *The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;*

STAFF FINDING: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided. Metro Public Works has approved the preliminary development plan.

- (c.) *The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;*

STAFF FINDING: There are no open space requirements for the proposed development.

- (d.) *The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;*

STAFF FINDING: MSD has preliminarily approved the development plan and will ensure the provision of adequate drainage facilities on the subject site to prevent drainage problems from occurring on the subject site or within the community.

- (e.) *The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;*

STAFF FINDING: The overall site design and land uses are compatible with the existing and future development of the area.

- (f.) *Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.*

STAFF FINDING: The development plan conforms to all applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. Policy 3.1.3 of Plan 2040

states, the Neighborhood form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas. The proposed plan meets this policy.

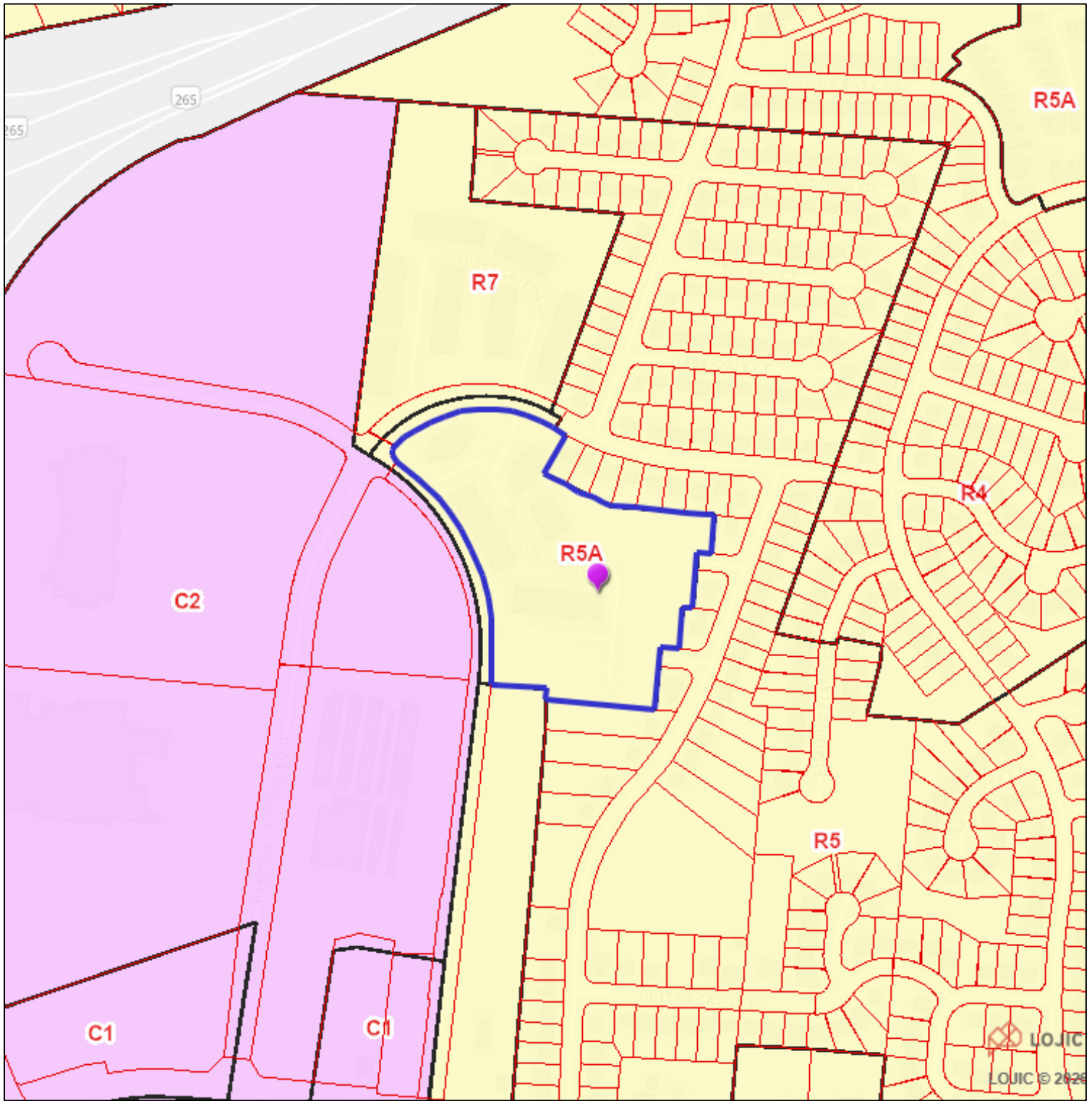
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/20/2026	Development Review Committee Public Hearing	1st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 24

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements with Proposed Revisions
4. Proposed Binding Elements

1. ZONING MAP



2. AERIAL PHOTOGRAPH



3. EXISTING BINDING ELEMENTS WITH PROPOSED REVISIONS

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding elements shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. ~~Use of the subject site shall be limited to Multi-Family Residential /condominiums. There shall be no other use of the property unless prior approval is obtained from the Planning Commission or the LD& T Committee. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission/LD&T Committee may require a public hearing on the request to amend this binding element.~~
3. ~~The density of the overall development shall not exceed 10.33 dwelling units per acre (200 units on 19.36 acres).~~
4. ~~Signs shall be in accordance with the Chapter 8 or as presented at the public hearing.~~
5. ~~No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.~~
6. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
7. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, or demolition is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

8. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. ~~All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.~~
9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
10. ~~The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the September 22, 2005 Land Development and Transportation Committee meeting or the April 24, 2024 Development Review Committee.~~
11. ~~The applicant shall provide documentation showing that the development complies with all the regulations from Chapter 4, Part 1, Section 3, Lighting, prior to the issuance of a construction permit. These regulations include the following items: Mounting Height Limit, Luminaire Shielding, Canopy Lighting Level, and Light Trespass.~~
12. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

4. PROPOSED BINDING ELEMENTS

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding elements shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.

3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, or demolition is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use.
5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
6. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

26-DDP-0032

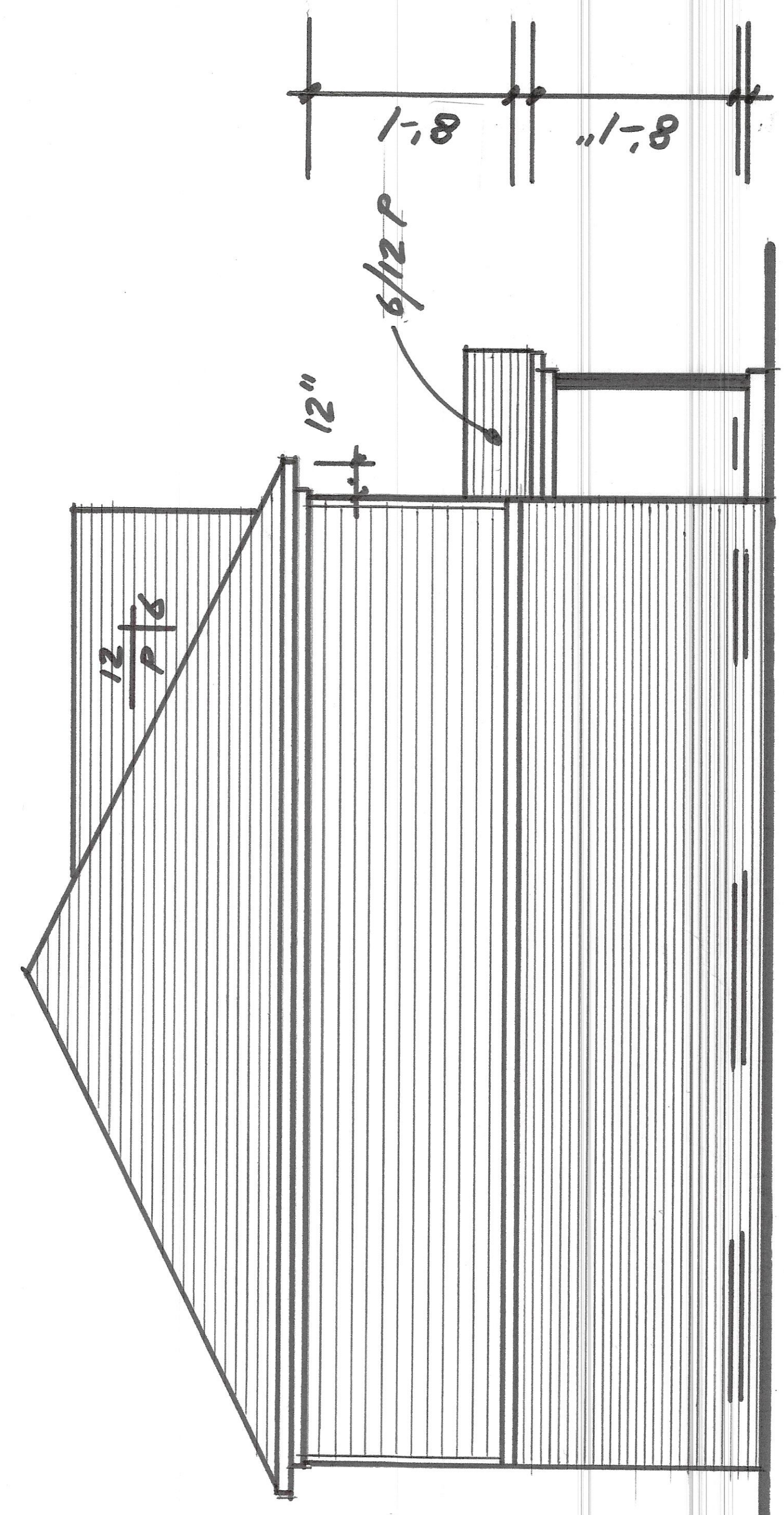
MASTER

CLARKISSA - 4 PLEX - TOWNHOUSE

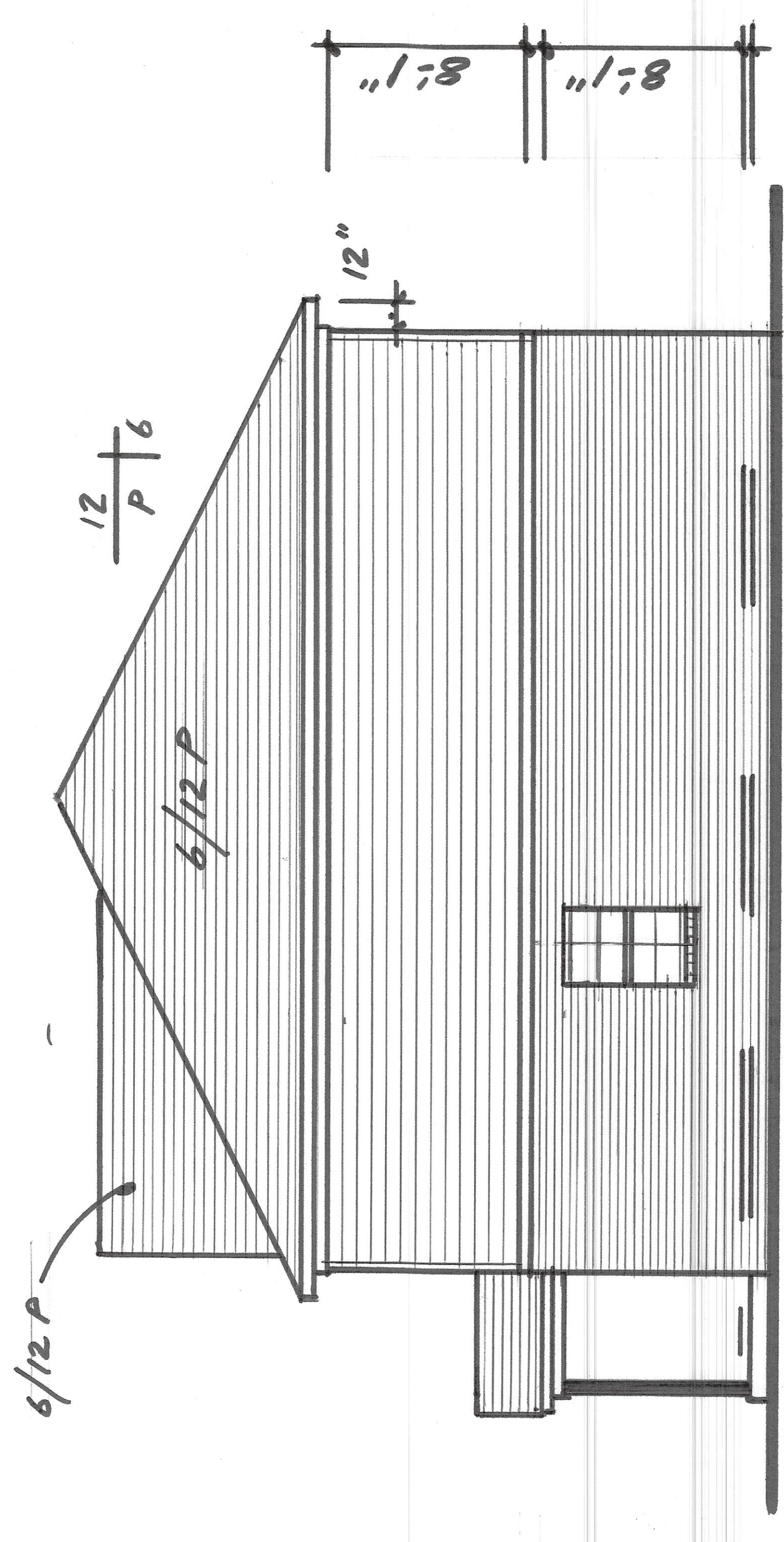
CROSSING SPRING WAY

(R)

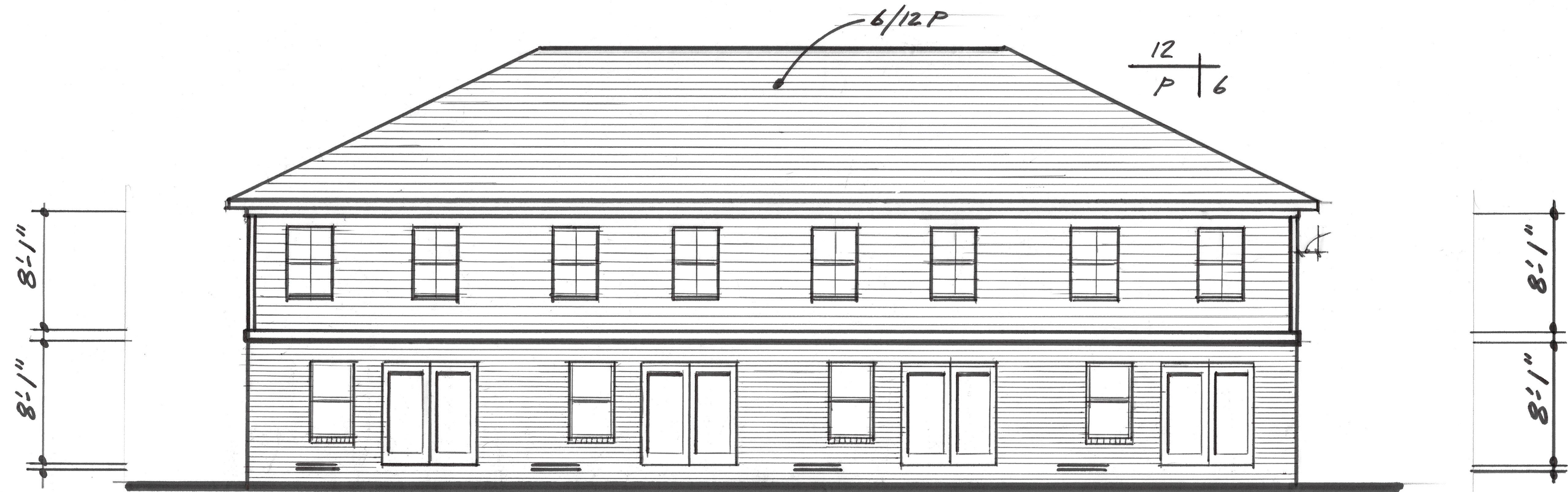
LEFT ELEVATION



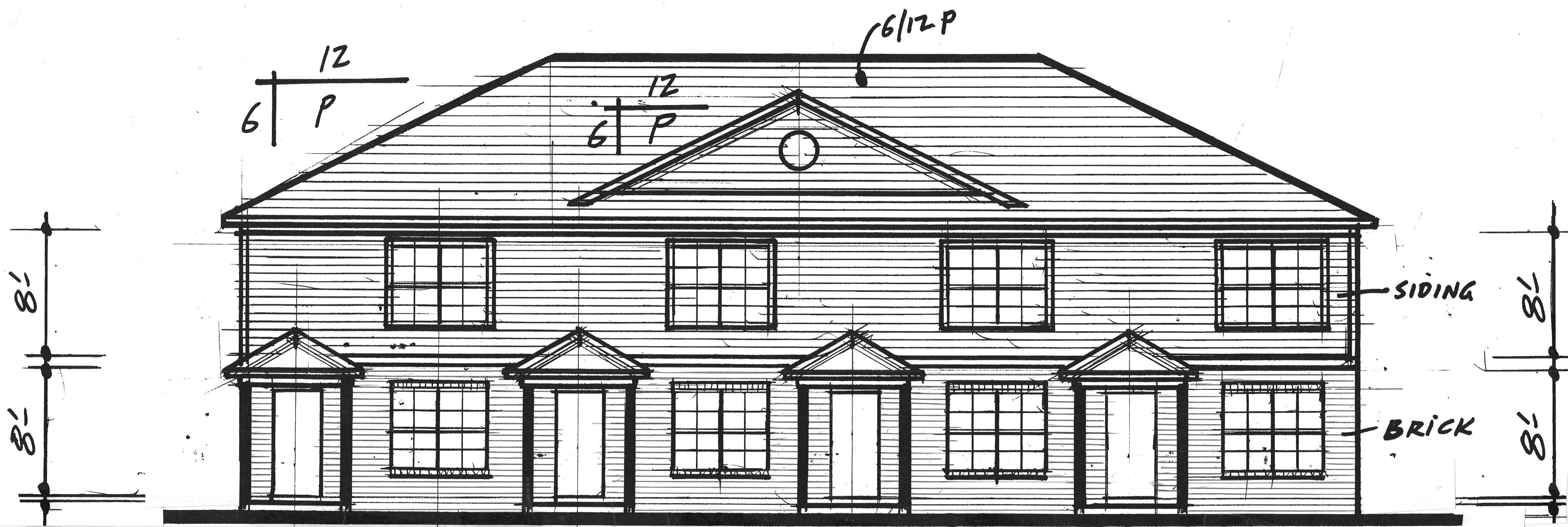
RIGHT ELEVATION



CLARISSA-4 PLEX- TOWNHOUSE
CROSSING SPRING WAY
MASTER
601



REAR ELEVATION



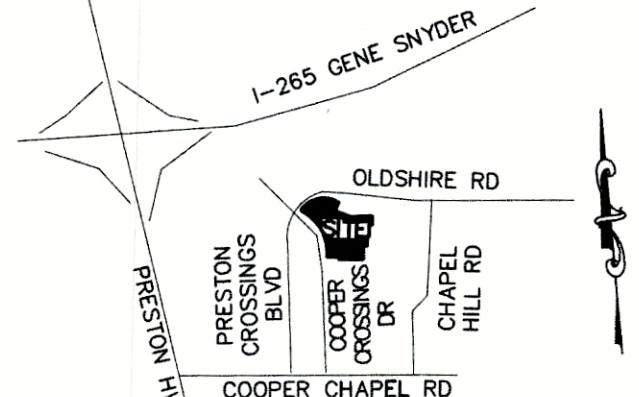
FRONT ELEVATION

EASEMENT LEGEND:

	PR. 15' SAN. SEWER & DRAINAGE ESMT.
	EX. 15' SAN. SEWER & DRAINAGE ESMT.
	EX. 30' LOUISVILLE WATER CO ESMT.

PRESTON CROSSING LLC
400 W MARKET ST 32ND FL
FL 32
LOUISVILLE, KY, 40202-3346
T.B. 3582, LOT 8
D.B. 10411, PG. 779
R7/NFD

RICHARD & CYNTHIA MESSER
9516 WOOD HOLLOW RD
LOUISVILLE, KY, 40229-1235
T.B. 2074, LOT 126
D.B. 6939, PG. 291
R4/NED



PRELIMINARY APPROVAL

Condition of Approval: _____

_____ Date _____

M. L. K. for Th 7-3-24
Development Review

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

LOCATION MAP
NOT TO SCALE

APPROVED

DISTRICT DEVELOPMENT PLAN

CASE NUMBER: 23-DPP-0035

APPROVAL DATE: 4-24-24

EXPIRATION DATE: 4-24-26

BY: 

 Louisville Metro Planning
Commission

NOTICE

PERMITS SHALL BE ISSUED ONLY IN
CONFORMANCE WITH THE BINDING
ELEMENTS OF THIS DISTRICT
DEVELOPMENT PLAN

1. DOMESTIC WATER SUPPLY:
SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY, THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LUMINARE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
CONSTRUCTION ACTIVITIES SHALL BE ERCTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL AFTER CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION MATERIAL SHALL BE PERMITTED WITHIN THE FENCED AREA."
4. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (i.e. CONSERVATION AREA) OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
5. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED TO THE CITY OF LOUISVILLE FOR BUILDING PERMIT IF THE THRESHOLDS ARE MET FOR THE AREA OF THE PLAN THAT IS BEING REVISED.
6. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
7. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
8. THE OWNER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, SIGNAGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
9. SOME TREES ARE REQUIRED PER CHAPTER 10 OF THE LDC.
10. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICLE MOVEMENTS THROUGHOUT ADJACENT SITES AS DETERMINED AND RECOMMENDED BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE DEVELOPMENT.
11. STEEP SLOPES OF 20% OR 30% ARE NOT APPARENT ON SITE WITHIN THE PLANNED REVISED DEVELOPMENT AREAS.
12. AN ADVERSE INSPECTION BY ASHER ENGINEERING, DATED 6.28.23 NO KARST TERRAIN WAS VISUAL OBSERVED AT THE LOCATION OF THE PLANNED REVISED DEVELOPMENT AREAS.
13. EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
14. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
15. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
16. ALL TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
17. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
18. ANY POOL & POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.
19. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
20. PLANS MUST BE SUBMITTED TO THE HEALTH DEPT. PRIOR TO CONSTRUCTION.

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER BY MSD: TIONAL
3. SANITARY SEWER SERVICE PROVIDED BY A LE AND NEW PSCS FOR THE ADDITIONAL BUILDINGS SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
4. DRAINAGE / STORM WATER: F ON SITE
5. SITE PREVIOUSLY PAID THE RFFX1.5 FOR THE INCREASED RUN OFF IN LIEU OF STORM WATER DETENTION.
6. EROSION & SILT CONTROL
7. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
8. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
9. THIS PROJECT IS SUBJECT TO NEW WATER QUALITY REGULATIONS ONCE THE IMPROVEMENTAL DISTURBANCE DISTURBANCE EQUALS OR GREATER THAN THE DISTURBANCE.
10. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 37,685 S.F.

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND LOUISVILLE METRO WORKS R/W WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE R/W MUST BE WAY SIDE SPECIES.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY LOUISVILLE METRO PUBLIC WORKS.
3. VERGE AREAS (SIDEWALK, RIGHT-OF-WAY) TO BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS STANDARDS.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY. PLANTING STANDARDS FOR PUBLIC TREE PLANTING LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS, IF REQUIRED.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ANY TYPE OF REPAIR OR CONSTRUCTION OF THE ROADWAY AND THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES, IF REQUIRED.
6. ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE PROJECT. ALL SIGNS SHALL BE REMOVED FROM THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS SPECIFIED PER KTC STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE.
8. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE.
9. CONSTRUCTION: 1.00 EDITION.
10. ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UPHOLD OR TO BE OR BEUILT TO CURRENT ADA STANDARDS AND THE CURB LINE TO BE RESTORED.
11. CONSTRUCTION: 1.00 EDITION. AN ENCROACHMENT PERMIT MAY BE REQUIRED BY KTC PRIOR TO CONSTRUCTION APPROVAL TO ALLOW FOR ALL WORK DONE IN THE STATE R/W.
12. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT KTY STANDARD AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
13. CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF MPW ENCROACHMENT PERMIT.
14. RIGHT-OF-WAY DEDICATION BY DEED OR RECORD PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
15. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
16. THERE SHALL BE NO PARKING NOR ANY PORTION OF ANY PARKING LOT ON STATE RIGHT

EPT NINETEEN INC
9 WALNUT ST STE 200
KANSAS CITY, MO,
64106-2003
T.B. 3271, LOT 2
D.B. 9509, PG. 469
C2/SWFD

SITE DISTURBANCE AREA = 37,685 S.F. / 0.87 AC.
TOTAL SITE AREA = 432,640.43 S.F. / 9.93 AC.
TOTAL EXISTING IMPERVIOUS AREA = 144,454 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 26,540 S.F.
TOTAL PROPOSED PERVIOUS AREA = 0 S.F.
EXISTING RUN-OFF COEFFICIENT = 0.48 (C)
DEVELOPED RUN-OFF COEFFICIENT = 0.53 (C)

RUNOFF VOLUME CALCS:

X = C/RA/T2 FOR 1 HOUR 100 YR. STORM
= (0.53-0.48) (2.8) (9.93 ACRES) / 12
= 0.1159 AC.-FT.

SITE PREVIOUSLY PAID THE RFFX1.5 FOR THE INCREASED RUN OFF IN LIEU OF ONSITE STORM WATER DETENTION.

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF
FIRM MAP #21111C0111E, EFFECTIVE 12/5/06. BASED ON THE ABOVE
INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE
100-YR FLOOD PLAIN.

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURAL SURVEY, THE SITE CONSISTS OF URBAN LAND-ALFIC UDARENTS COMPLEX FRAGIPAN SUBSTRATUM-OVER HARD BEDROCK (Uhc) AND URBAN LAND-ALFIC UDARENTS COMPLEX, CLAYEY SUBSTRATUM-OVER HARD BEDROCK.

STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTION ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

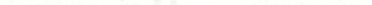
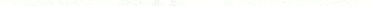
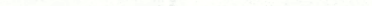
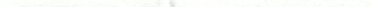
SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW CREEP CROSSING STRUCTURE
PER MSD STANDARD DRAWING ER-02. EF-09-02

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

LEGEND:

	EXISTING BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EXISTING CONTOURS
	EXISTING FENCE
	EXISTING SANITARY SEWERS

EXISTING STORM SEWERS

ILA= 302 S.F.

PROPOSED INTERIOR LANDSCAPE AREA

PROPOSED CONCRETE PAVEMENT OR SIDEWALK

DRAINAGE FLOW ARROWS

WHEEL STOP		EXPLORATIONS	
NO	FOUND	3401 RUCKERIDGE	LOUISVILLE, KY, 40
NO	EXISTING	T.B. 3582, LC	
NO	EDGE OF PAVEMENT	D.B. 11363, PO	C2/SWFD
NO	RIGHT OF WAY		
NO	CENTERLINE		
NO	PROPOSED		
NO	EX. TYPE A TREE 24" CALIPER (PROTECTED)		
NO	EX. TYPE A TREE 12"-24" CALIPER (PROTECTED)		
NO	EX. TYPE A TREE 6"-12" CALIPER (PROTECTED)		
NO	EX. TYPE A TREE 1 1/2"-6" CALIPER (PROTECTED)		

C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road, Suite 111
Louisville, KY. 40222
(502)423-8747

DEVELOPER
BRENTWOOD PROPERTY
DESIGN AND INVESTMENT,
11200 CHERRY LANE,
LOUISVILLE, KY 40223

OWNER
VILLAGE AT PRESTON CROSSING
CONDOMINIUM ASSOCIATION
5151 JEFFERSON BLVD., SUITE 103
LOUISVILLE, KY 40219

LOT 9 BUILDINGS 4 & 5
4900 & 4902 CROSSING SPRING WAY
VILLAGE AT PRESTON CROSSING
373707 & 9709 PRESTON SPRING DR
LOUISVILLE, KY 40229
T.B. 3582, LOT 9
E. 0734, DO. 707

REVISED DETAILLED DISTRICT
DEVELOPMENT PLAN
PAGE A1 PRESTON CROSSING
LOT 9 BUILDINGS 4 & 5
NOT FOR CONSTRUCTION

4	4.24.24	REV PLAN PR. TRASH CORRAL	CRP
3	1.9.24	REV PLAN #EX UNITS & P.S.	CRP
2	7.7.23	PER COMMENTS	CRP
1	6.27.23	PER COMMENTS	CRP
NO.	DATE	DESCRIPTION	BY

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding elements shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Use of the subject site shall be limited to Multi-Family Residential /condominiums. There shall be no other use of the property unless prior approval is obtained from the Planning Commission or the LD& T Committee. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission/LD&T Committee may require a public hearing on the request to amend this binding element.
3. The density of the overall development shall not exceed 10.33 dwelling units per acre (200 units on 19.36 acres).
4. Signs shall be in accordance with the Chapter 8 or as presented at the public hearing.
5. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
6. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
7. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, or demolition is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
8. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the

proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the September 22, 2005 Land Development and Transportation Committee meeting or the April 24, 2024 Development Review Committee.
11. The applicant shall provide documentation showing that the development complies with all the regulations from Chapter 4, Part 1, Section 3, Lighting, prior to the issuance of a construction permit. These regulations include the following items: Mounting Height Limit, Luminaire Shielding, Canopy Lighting Level, and Light Trespass.
12. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.



**OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE**

444 S 5th St., Suite 300
Louisville, KY 40202
(502) 574-6230

<https://louisvilleky.gov/government/planning-design>

District Development Plan Justification

In accordance with Chapter 11.4.7 of the Land Development Code, the Planning Commission considers, but is not limited to, the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

- 1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

N/A

- 2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

Yes

- 3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Yes

- 4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

Yes

- 5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

Yes

- 6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

Yes

Louisville Metro Office of Planning
444 S Fifth St Unit 300
Louisville KY 40202

June 2, 2026

Dear Sir/Ma'am,

I have failed to request for an extension of the expiration for 23 DDDP 0035 approved development plan from Apr 24, 2024 and in the process I am required to submit a new application. No changes to the plans or purpose of this development that include 26 townhouses. Plans have been agreed upon by Preston Crossing HOA as well.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clarisa', with a long horizontal flourish extending to the right.

Clarisa de Luna