

Development Review Committee

Staff Report

May 6, 2026



Case No:	26-WAIVER-0041
Project Name:	Jefferson Pavilion
Location:	8003 Shepherdsville Road
Applicant:	SHG 8003 LLC
Representative:	Bluestone Engineers
Jurisdiction:	Louisville Metro
Council District:	23 – Jeff Hudson
Case Manager:	Sydney Fawcett, Planner I

REQUEST

- **Waiver** from Land Development Code (LDC) Section 10.2.4 to eliminate the required 35' Property Perimeter Landscape Buffer Area along the C-1 Commercial and R-4 Single Family Residential zoning district boundary.

CASE SUMMARY

The subject site is approximately 0.68 acres zoned C-1 Commercial in the Neighborhood form district. The property is located at the intersection of Shepherdsville Road and Robbs Lane south of Outer Loop. The applicant is proposing to construct a 533 square foot cooler addition to an existing gas station. The proposed addition will encroach into the required 35' landscape buffer area along the eastern property line but will maintain all required setbacks.

STAFF FINDING

Staff finds that the request is adequately justified for approval based on the analysis contained in the standard of review.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- a. The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as the applicant owns the adjacent R-4 Single-Family Residential property and will provide landscaping along the eastern property line.

- b. The waiver will not violate specific guidelines of Plan 2040; and

STAFF: The waiver does not violate specific guidelines of 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 the development within the Form District. Community Form Goal 1 Policy 9 encourages an appropriate transition between uses that are substantially different in scale and intensity or density of development.

The transition may be achieved through methods such as landscaped buffer yard. The applicant will be preserving roughly 3,900 square feet of existing canopy as well as providing new plantings along the eastern property line to maintain screening along the zoning district boundary.

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

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant. The applicant is able to preserve existing trees as well as new plantings along the zoning district boundary. However, providing the required 35' landscape buffer significantly limits how the property can be developed.

- 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: The strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land as the applicant will be providing plantings along the zoning district boundary. Due to the layout of the existing structure and parking, the applicant is limited to where an addition can be constructed.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver** from Land Development Code (LDC) Section 10.2.4 to eliminate the required 35' Property Perimeter Landscape Buffer Area along the C-1 Commercial and R-4 Single Family Residential zoning district boundary.

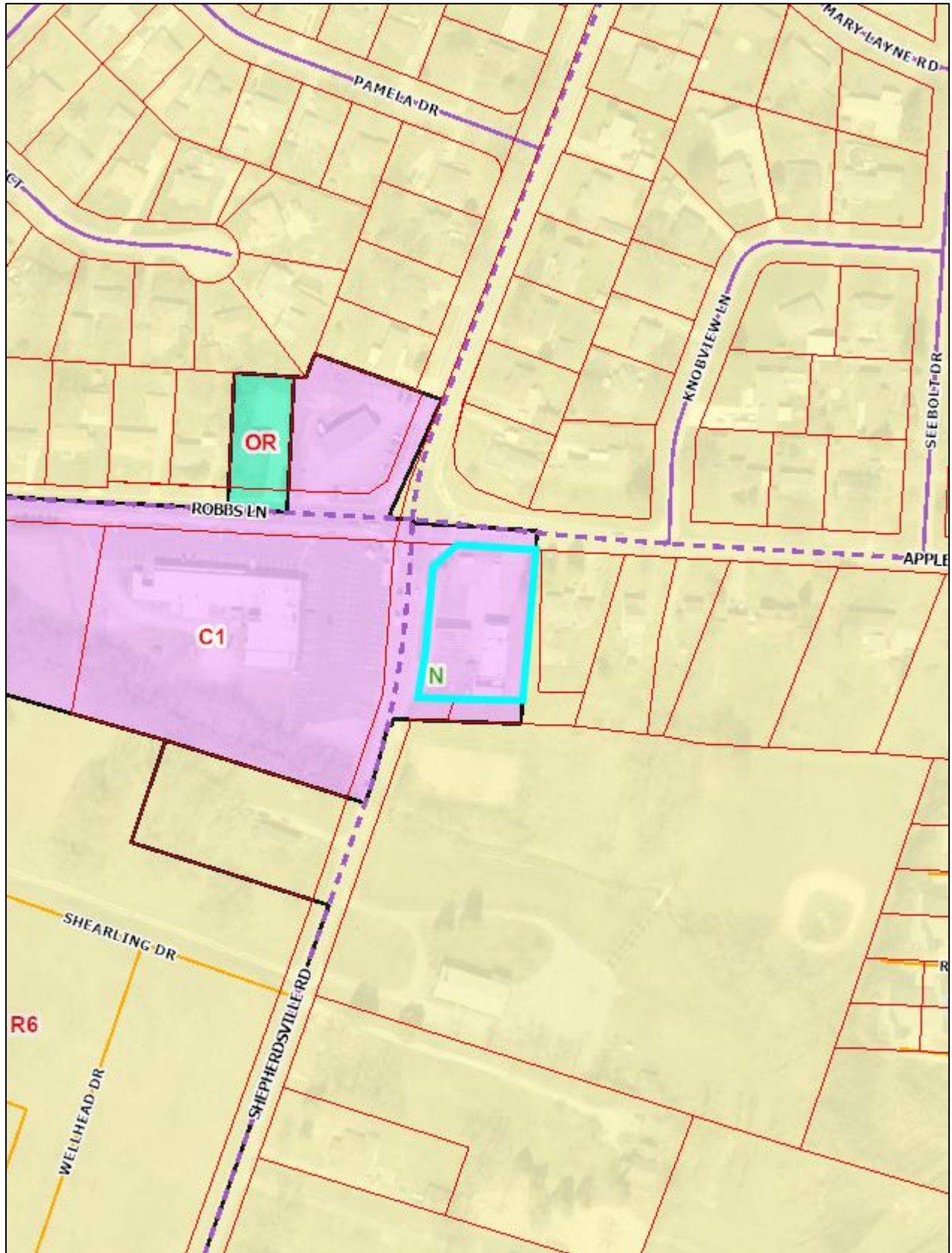
NOTIFICATION

Date	Purpose of Notice	Recipients
4/20/2026	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 23

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

