

# 25-DDP-0094

## Bluebird Ln Apartments

## 10619 Watterson Trl

Planning Commission  
Thursday, May 21, 2026

Case Manager: Abby Bills

# REQUEST



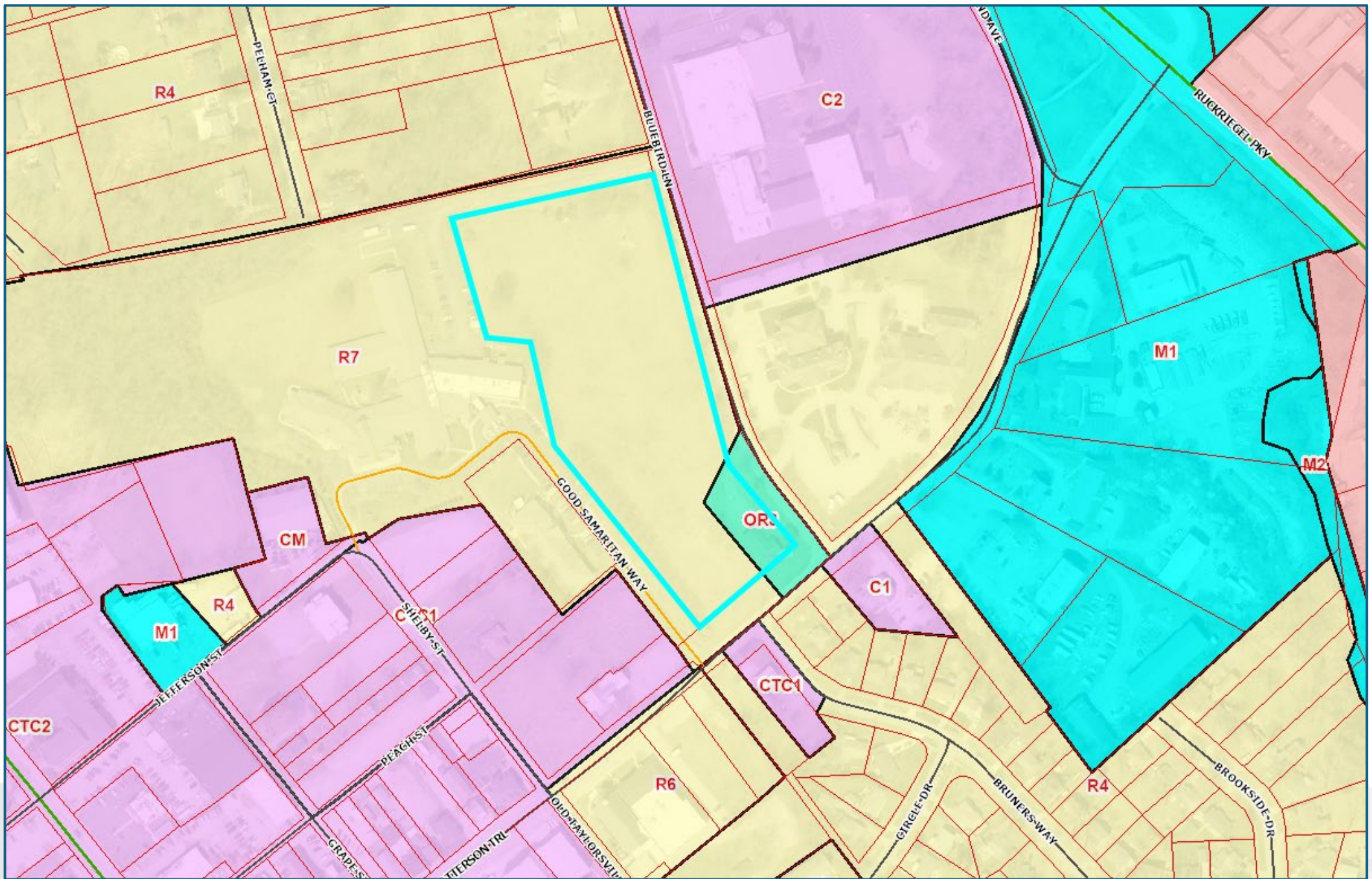
- **Waiver** from Jeffersontown Land Development Code 10.2.4.A to waive the property perimeter LBA between the R-7 and OR-3 zoning boundary on the parcel (26-WAIVER-0043)
- **Revised Detailed District Development Plan** with revised Binding Elements



# CASE SUMMARY DETAILED PLAN



- R-7 and OR-3 Zoning; Town Center Form District
- Approximately 5.5 acres
- Applicant is proposing to construct a 161-unit apartment complex
  - 3 Buildings
  - 51,982 square feet
  - 252 parking spaces
- Existing office building on site is proposed to be demolished
- Access will come from Bluebird Ln and from a private road to the north

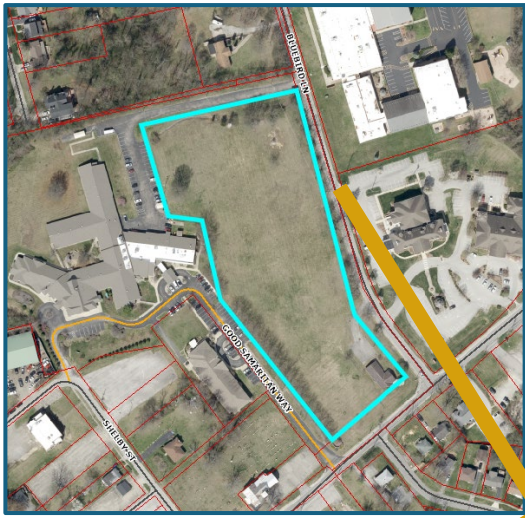




# SUBJECT PROPERTY

VIEW FROM WATTERSON TRAIL





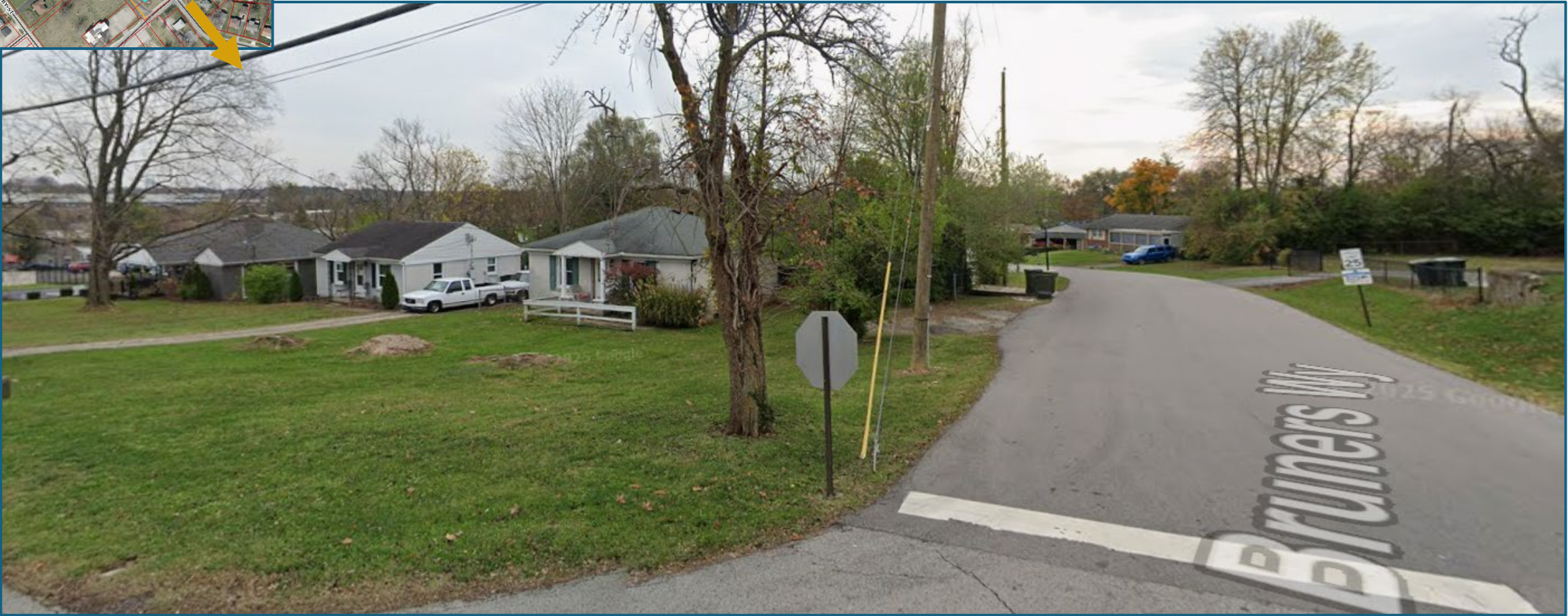
# SUBJECT PROPERTY

VIEW FROM BLUEBIRD LANE



# ADJACENT PROPERTIES

## ACROSS WATTERSON TRAIL



# ADJACENT PROPERTIES

## ACROSS WATTERSON TRAIL





# ADJACENT PROPERTIES

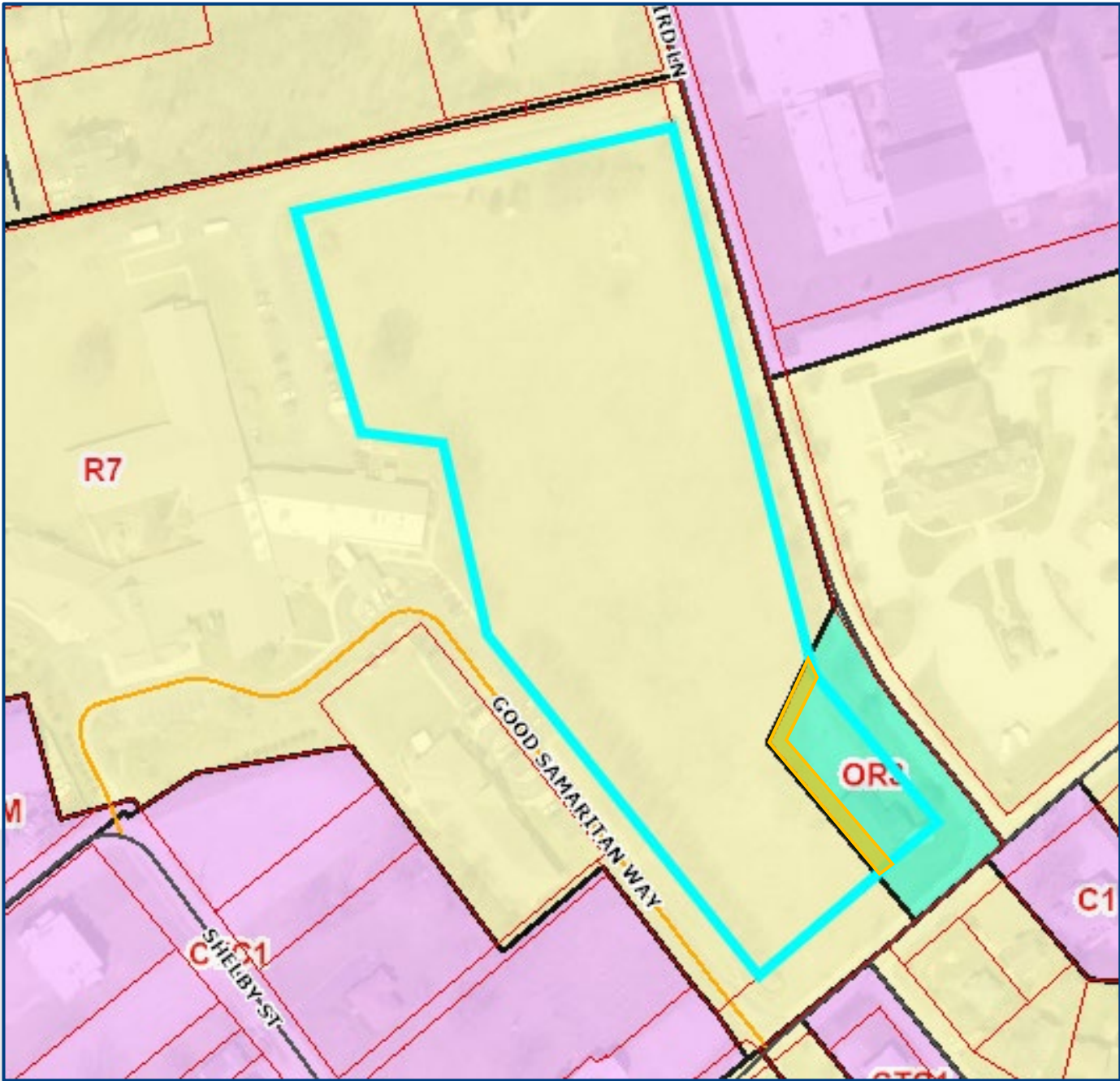
## NURSING HOME ABUTTING SITE







# WAIVER



# STAFF FINDINGS



Transportation Planning and MSD have given preliminary approval.



Consistent with the guidelines of Plan 2040



The proposal is compatible with the mix of residential and commercial uses in the vicinity



The requested Waiver is adequately justified for approval based on staff's analysis contained in the standard of review

# REQUIRED ACTIONS



- **APPROVE or DENY** the **Waiver** from Jeffersontown Land Development Code 10.2.4.A to waive the property perimeter LBA between the R-7 and OR-3 zoning boundary on the parcel (26-WAIVER-0043)
- **APPROVE or DENY** the **Revised Detailed District Development Plan** with revised Binding Elements

