



Louisville Metro Government

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

Agenda - Final-revised Development Review Committee

Wednesday, June 3, 2026

1:00 PM

OldJail

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

1. [05262026 DRC Minutes](#)

Attachments: [5.20.2026 DRC Minutes.pdf](#)

New Business

2. [26-EXTENSION-0007](#)

Request:	Extension of Expiration
Project Name:	Cooper Chapel Road
Location:	8300 Cooper Chapel Road
Applicant:	GVPT Cooper LLC
Representative:	Dinsmore
Jurisdiction:	Louisville Metro Government
Council District:	District 23 - Jeff Hudson
Case Manager:	Catherine Gomez, Planner I

Attachments: [26-EXTENSION-0007 DRCStaffReport_060326.pdf](#)

[26-EXTENSION-0007_Plan.pdf](#)

[26-EXTENSION-0007 LetterofExplanation.pdf](#)

3. [26-MPLAT-0043](#)

Request: Minor Subdivision Plat to create one (1) substandard lot pursuant to Land Development Code (LDC) Section 7.1.85.

Project Name: Richmond Dr Minor Plat

Location: 1971 Richmond Dr

Applicant: The Sanctuary on Bardstown Rd LLLP

Representative: Land Design & Development, Inc.

Jurisdiction: Louisville Metro

Council District: District 8 - Ben Reno-Weber

Case Manager: Abby Bills, Planner I

Attachments: [26-MPLAT-0043_DRCStaffReport.pdf](#)
[26-MPLAT-0043_Plan.pdf](#)

4. [25-DDP-0097](#)

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

Project Name: Chick-Fil-A

Location: 10003 Ballardsville Rd

Applicant: The Deerfield Co

Representative: GBC Design

Jurisdiction: Louisville Metro

Council District: District 17 - Markus Winkler

Case Manager: Catherine Gomez, Planner I

Attachments: [25-DDP-0097_StaffReport_060326.pdf](#)
[25-DDP-0097_Plan.pdf](#)
[25-DDP-0097_Elevations.pdf](#)
[25-DDP-0097_Justification.pdf](#)
[25-WAIVER-0056_Justification.pdf](#)
[26-PARKWAIVER-0005_Justification.pdf](#)

5. [26-DDP-0004](#)

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

Project Name: Biggby Coffee

Location: 3737 Diann Marie Rd

Applicant: Bhumesh LLC

Representative: Viox & Viox, Inc.

Jurisdiction: Louisville Metro

Council District: District 17 - Markus Winkler

Case Manager: Abby Bills, Planner I

Attachments: [26-DDP-0004_DRCStaffReport.pdf](#)
[26-DDP-0004_Plan.pdf](#)

6. [26-DDP-0019](#)

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

Project Name: Lowe's - NE Louisville

Location: 4930 Norton Healthcare Boulevard

Applicant: DABS Investments, LLC

Representative: Todd Bartok - Lowe's

Jurisdiction: Louisville Metro

Council District: 17 - Markus Winkler

Case Manager: Zach Schwager, Planner I

Attachments: [26-DDP-0019_DRCStaffReport_060326.pdf](#)
[9-55-01_ApprovedPlan.pdf](#)
[26-DDP-0019_Plan.pdf](#)
[26-DDP-0019_ApplicantJustification.pdf](#)
[26-DDP-0019_LetterofExplanation.pdf](#)

Adjournment

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



Louisville Metro Government

Text File

File Number: 05262026 DRC Minutes

Agenda Date: 6/3/2026

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
May 20, 2026**

A meeting of the Louisville Metro Development Review Committee was held on May 20, 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
Rachel Casey, Planning Supervisor
Laura Ferguson, Assistant County Attorney
Sydney Fawcett, Planner I
Catherine Gomez, Planner I
Tyler Pobiedzinski, Planner I
Haritha Gurivindapalli, Management Assistant

The following matters were considered:

DEVELOPMENT REVIEW COMMITTEE MINUTES
May 20, 2026

APPROVAL OF MINUTES

MAY 6, 2026, DEVELOPMENT REVIEW COMMITTEE MINUTES

00:02:50 On a motion by Commissioner Steff, seconded by Commissioner Mims, the following resolution was adopted:

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the minutes of its meeting conducted on May 6, 2026.

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES
May 20, 2026

NEW BUSINESS

CASE NO. 26-EXTENSION-0005

Request:	Extension of Expiration
Project Name:	Nicklies – Logistics Air Park II
Location:	5400 Minor Lane
Applicant:	Logistics Air Park II LLC
Representative:	Heritage Engineering LLC
Jurisdiction:	Louisville Metro Government
Council District:	District 13 – Dan Seum, Jr.
Case Manager:	Sydney Fawcett, 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:

00:03:20 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:

John Campbell, 647 S 5th Street, Louisville, KY 40202

Summary of testimony of those in favor:

00:06:00 John Campbell provided an overview of the request and presented a PowerPoint presentation. Campbell stated that developer is actively working on building design, landscaping, and acquiring a tenant suitable for this kind of building. Campbell responded to questions from Committee Members. (See recording for details)

The following spoke in opposition to the request:

None

Deliberation:

DEVELOPMENT REVIEW COMMITTEE MINUTES
May 20, 2026

NEW BUSINESS

CASE NO. 26-EXTENSION-0005

00:12:55 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.

Extension of Expiration:

00:13:10 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:

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested extension of expiration for two years until June 23, 2028.

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES
May 20, 2026

NEW BUSINESS

CASE NO. 26-EXTENSION-0006

Request:	Extension of Expiration
Project Name:	Fairview Avenue Townhomes
Location:	10503 & 10505 Fairview Avenue
Applicant:	Fairview Townhomes, LLC.
Representative:	Kristy Thompson
Jurisdiction:	Jeffersontown
Council District:	District 20 – Stuart Benson
Case Manager:	Tyler Pobiedzinski, 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:

00:14:00 Tyler Pobiedzinski provided an overview of the request and presented a PowerPoint presentation. Pobiedzinski responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Kristy Thompson, 10009 Belltower Ct, Louisville, KY 40299

Emilio Higuera, 10009 Belltower Ct, Louisville, KY 40299

Summary of testimony of those in favor:

00:16:40 Kristy Thompson explained that she and her partner are deeply committed to the project, but progress was delayed for four years due to her surgeries and medical issues, which impacted their income and finances. During the delay, costs for materials, labor, and interest continued to rise. Now that their circumstances have stabilized, the project has returned to the forefront. Thompson noted that no changes are being made to the development plan, and they hope to begin construction this fall. Thompson responded to questions from Committee Members. (See recording for details)

DEVELOPMENT REVIEW COMMITTEE MINUTES
May 20, 2026

NEW BUSINESS

CASE NO. 26-EXTENSION-0006

00:17:50 Emilio Higuera expressed support for the project and noted that they are prepared to move forward. Higuera stated they will take responsibility for overseeing the work as the foreman, including coordinating materials, labor, and financial aspects to keep the project progressing. Higuera responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

Rebecca Park, 10512 Fairview Avenue, Louisville, KY 40299

Summary of testimony of those in opposition:

00:19:00 Rebecca Park opposed the project due to safety concerns from increased traffic on a street without sidewalks, past problems with rental properties, and worries that adding affordable housing could lower property values. Park emphasized wanting to preserve the quiet character of the neighborhood and avoid higher density and turnover. Park responded to questions from Committee Members. (See recording for details)

Rebuttal:

00:21:40 Kristy Thompson clarified that the project is not an affordable or subsidized housing development. Thompson explained that the project includes four townhome units, with two planned for sale and two retained as rentals. Thompson also acknowledged the lack of sidewalks on the street but noted that the project will be required to install sidewalks along its frontage and connect them to the existing sidewalk. Thompson responded to questions from Committee Members. (See recording for details)

Deliberation:

00:24:20 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.

DEVELOPMENT REVIEW COMMITTEE MINUTES
May 20, 2026

NEW BUSINESS

CASE NO. 26-EXTENSION-0006

Extension of Expiration:

00:27:20 On a motion by Commissioner Steff, seconded by Commissioner Lannert, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

RESOLVED, that the Louisville Metro Development Review Committee does hereby **RECOMMEND** that the City of Jeffersontown **APPROVE** the requested extension of expiration for two years until April 22, 2028.

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES
May 20, 2026

NEW BUSINESS

CASE NO. 26-DDP-0007

Request:	Revised Detailed District Development Plan
Project Name:	T+C Maintenance Garage
Location:	6301 Pendleton Rd
Applicant:	Peek A Boo LLC
Representative:	OHM Advisors
Jurisdiction:	Louisville Metro Government
Council District:	District 14 – Crystal Bast
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:

00:28:10 Catherine Gomez provided an overview of the request and presented a PowerPoint presentation. Gomez responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Jon Baker, 400 West Market St, Suite 2000, Louisville, KY 40202

Summary of testimony of those in favor of the request:

00:30:30 Jon Baker provided an overview of the request and presented a PowerPoint presentation. Baker explained the proposed garage will be used to store items that are currently stored outside. Baker responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

None

Deliberation:

DEVELOPMENT REVIEW COMMITTEE MINUTES
May 20, 2026

NEW BUSINESS

CASE NO. 26-DDP-0007

00:40:20 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.

Revised Detailed District Development Plan subject to binding elements

00:39:35 On a motion by Commissioner Steff, 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 historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site. The site is adjacent to Weaver Run, a protected waterway, and because of this, the site is required to have a 100ft Protected Waterway buffer from the top of the bank. Since the existing maintenance building is encroaching into the stream buffer, the applicant has requested a Variance to permit both the existing structure and the additional maintenance garage to encroach into the Protected Waterway buffer and is scheduled to be heard at the Board of Zoning Adjustment meeting on May 18th, 2026, 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 there are no open space requirements pertinent to the current proposal, 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 REVIEW COMMITTEE MINUTES
May 20, 2026

NEW BUSINESS

CASE NO. 26-DDP-0007

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 states that the proposal 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 9 ensures 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 yards, vegetative berms, compatible building design and materials, height restrictions and setback requirements. The development will maintain the landscape buffer areas required between industrial and residential development. Community Goal 1 Policy 11 ensures setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet Form District guidelines.

In addition to the Comprehensive Plan, the development plan conforms to applicable guidelines and policies of the South Dixie Highway Master Plan (2018). Overall Goal 2 intends to support good land use decisions that provide positive impacts and investment. Goal 5 creates a plan that coordinates with existing plans and future projects. The proposed addition to the existing industrial site provides further investment within the South Dixie Highway neighborhood which provides a positive impact on the community, 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.

DEVELOPMENT REVIEW COMMITTEE MINUTES
May 20, 2026

NEW BUSINESS

CASE NO. 26-DDP-0007

2. Except for security lighting affixed to buildings on site, there shall be no outdoor lighting permitted on site.
3. Construction fencing shall be erected when off-site 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 shall be permitted within the fenced area.
4. Before a building or alteration permit and/or a certificate of occupancy is requested:
 - a. The development plan must be re-approved by the 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 of the Land Development Code. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
5. 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 requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES
May 20, 2026

ADJOURNMENT

The meeting adjourned at approximately 1:40 p.m.

Chair

Planning Director



Louisville Metro Government

Text File

File Number: 26-EXTENSION-0007

Agenda Date: 6/3/2026

Version: 1

Status: New Business

In Control: Development Review Committee

File Type: Planning Case

Agenda Number: 2.

Development Review Committee

Staff Report

June 3, 2026



Case No:	26-EXTENSION-0007
Project Name:	Cooper Chapel Road
Location:	8300 Cooper Chapel Road
Applicant:	GVPT Cooper LLC
Representative:	Dinsmore
Jurisdiction:	Louisville Metro
Council District:	23 – Jeff Hudson
Case Manager:	Catherine Gomez, Planner I

REQUEST

- **Extension of Expiration**

CASE SUMMARY

The applicant is requesting a second extension of the expiration date for Case No. 21-MSUB-0024, a previously approved Major Subdivision plan for 148 single family residential lots on Tract 1 and 128 multifamily units on Tract 2. The subject property, approximately 74 acres in size, is zoned R-4 Single Family residential and in the Neighborhood Form District. The original approval was granted on May 12, 2022, with an initial expiration date of May 12, 2024.

The first extension request was approved administratively by staff under Case No. 24-EXTENSION-0007 on April 30, 2024, extending the expiration date to May 12, 2026. The applicant submitted the current second extension request on May 11, 2026. If approved, the expiration date would be extended an additional two years to May 12, 2028.

For the current request, the applicant states that the ongoing extension and reconstruction of a two-lane roadway with a continuous center turn lane from Beulah Church Road to Bardstown Road directly impacts the portion of Cooper Chapel Road adjacent to the subject site. Because of the roadway construction, utility relocations, and expected changes to road alignment and access, the applicant is requesting an extension of expiration so the approved development can align with the final roadway configuration.

STAFF FINDING

Staff finds that the applicant has demonstrated good cause for why the required actions could not reasonably be completed within the allotted timeframe.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **EXTENSION OF EXPIRATION**.

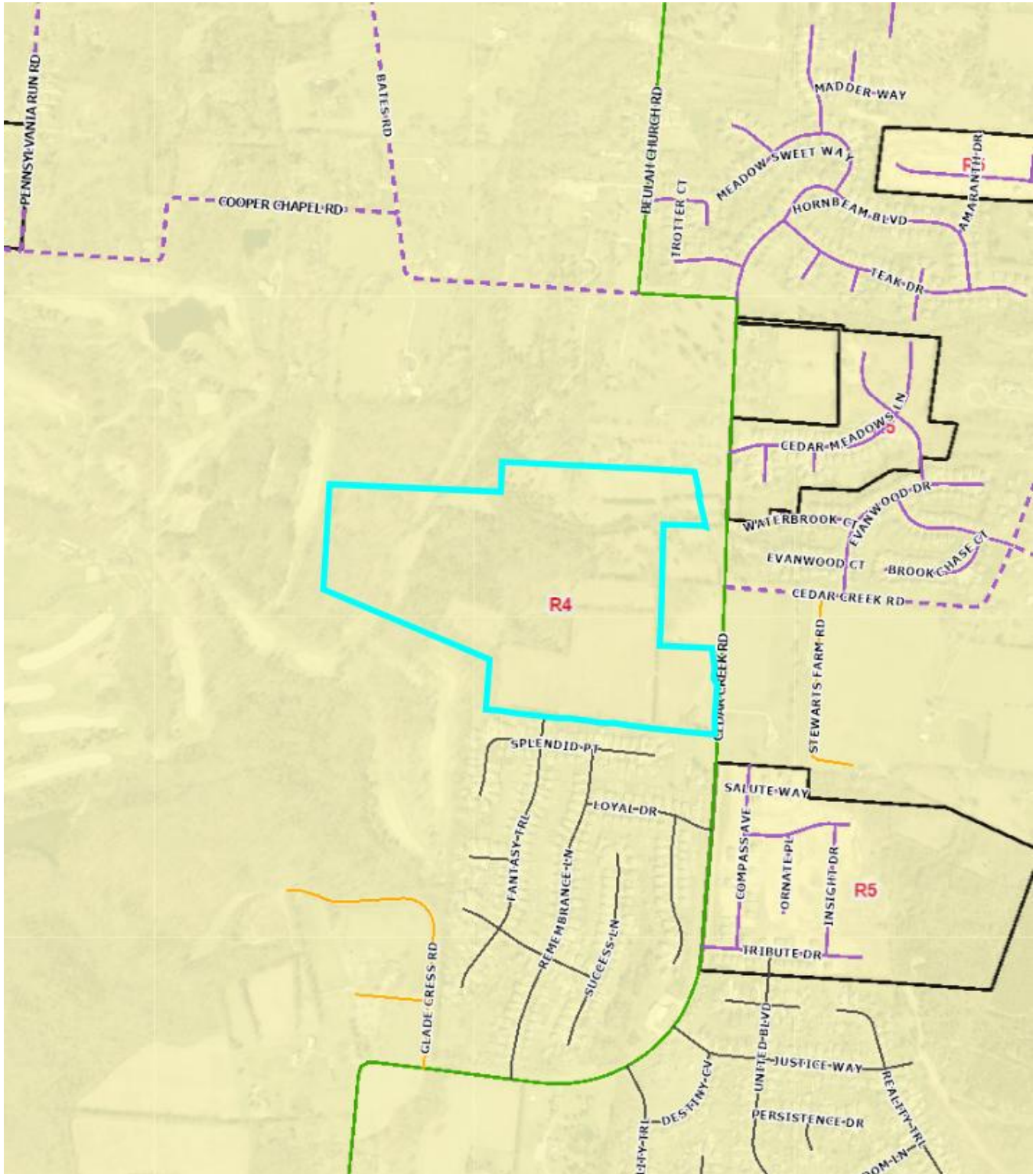
NOTIFICATION

Date	Purpose of Notice	Recipients
05/18/26	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 23

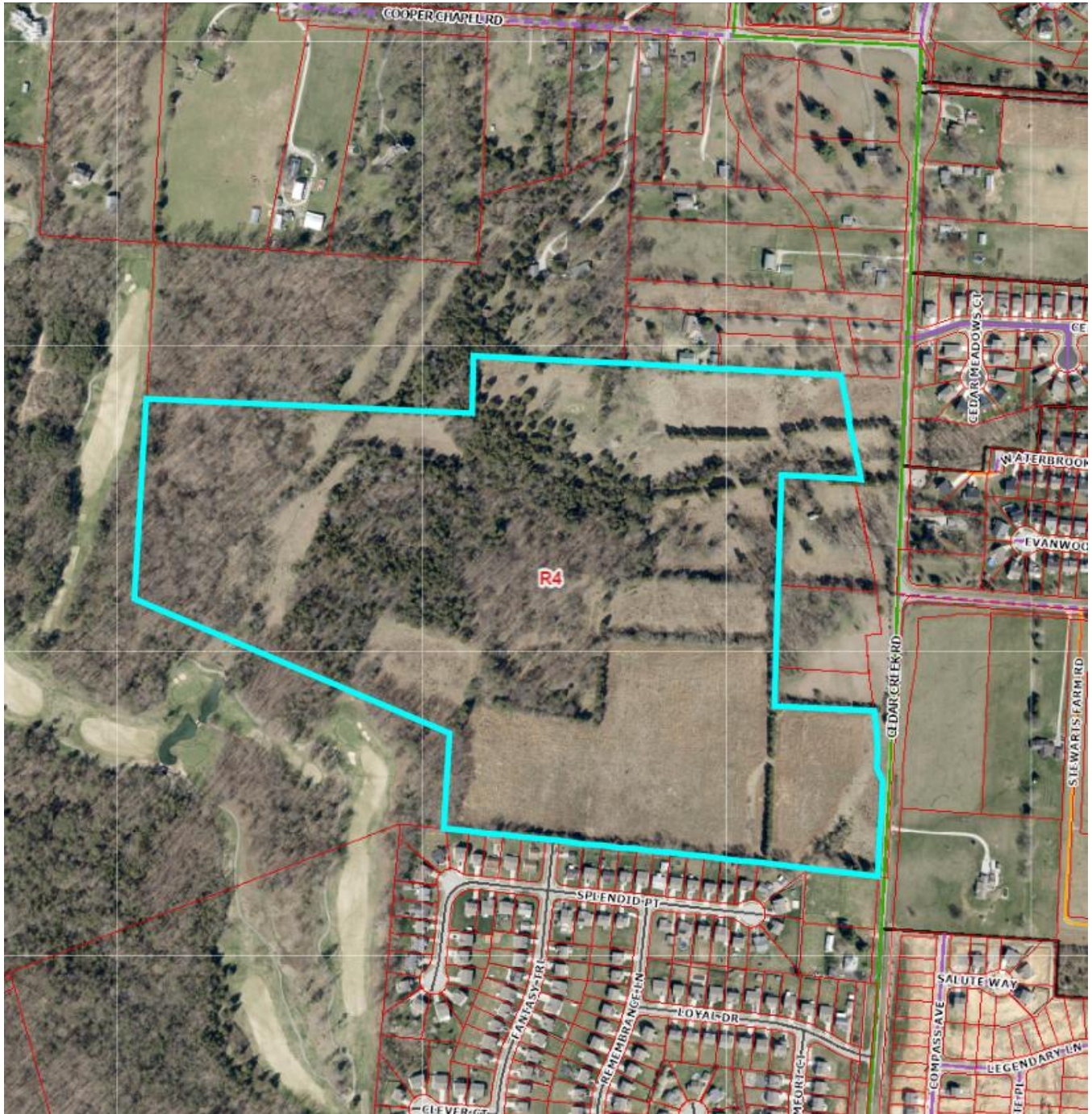
ATTACHMENTS

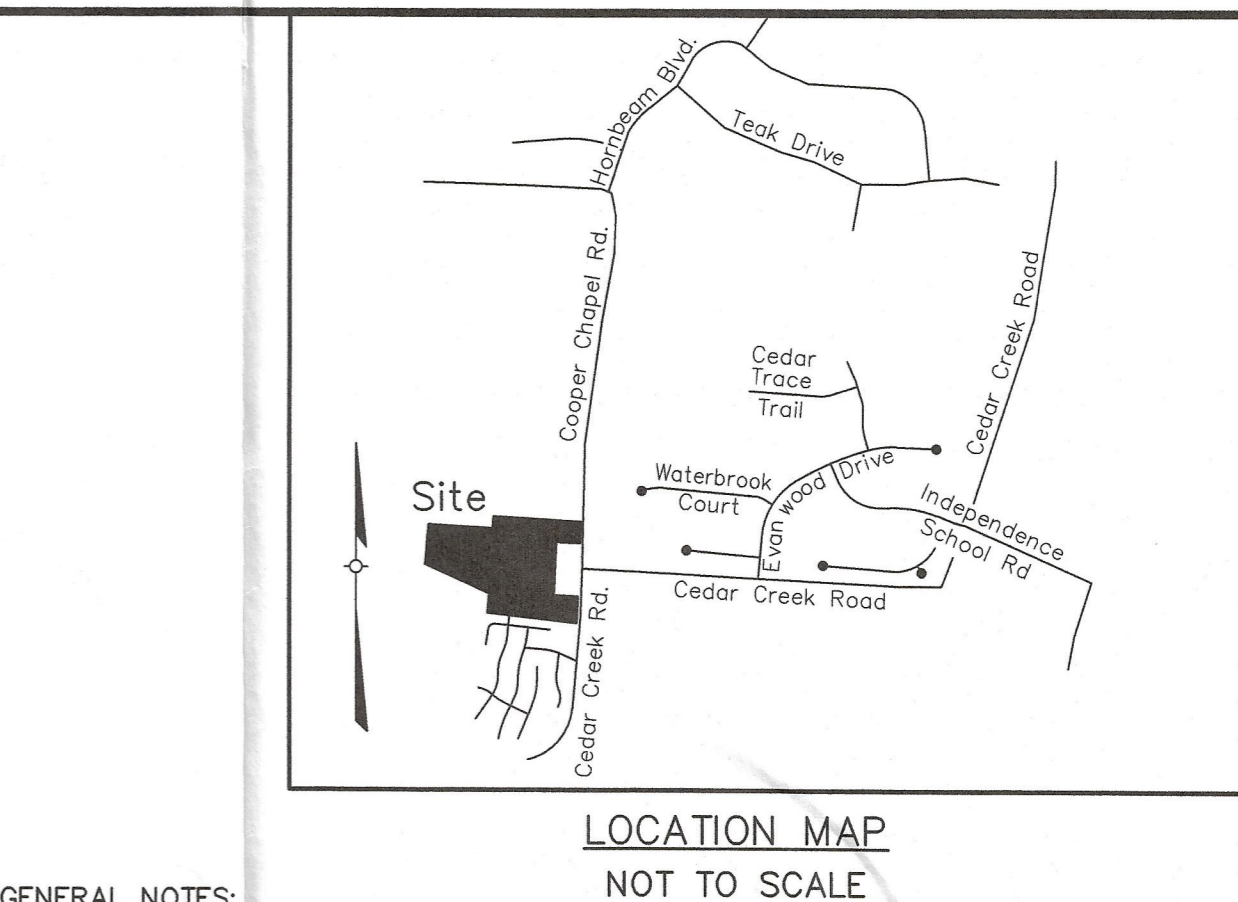
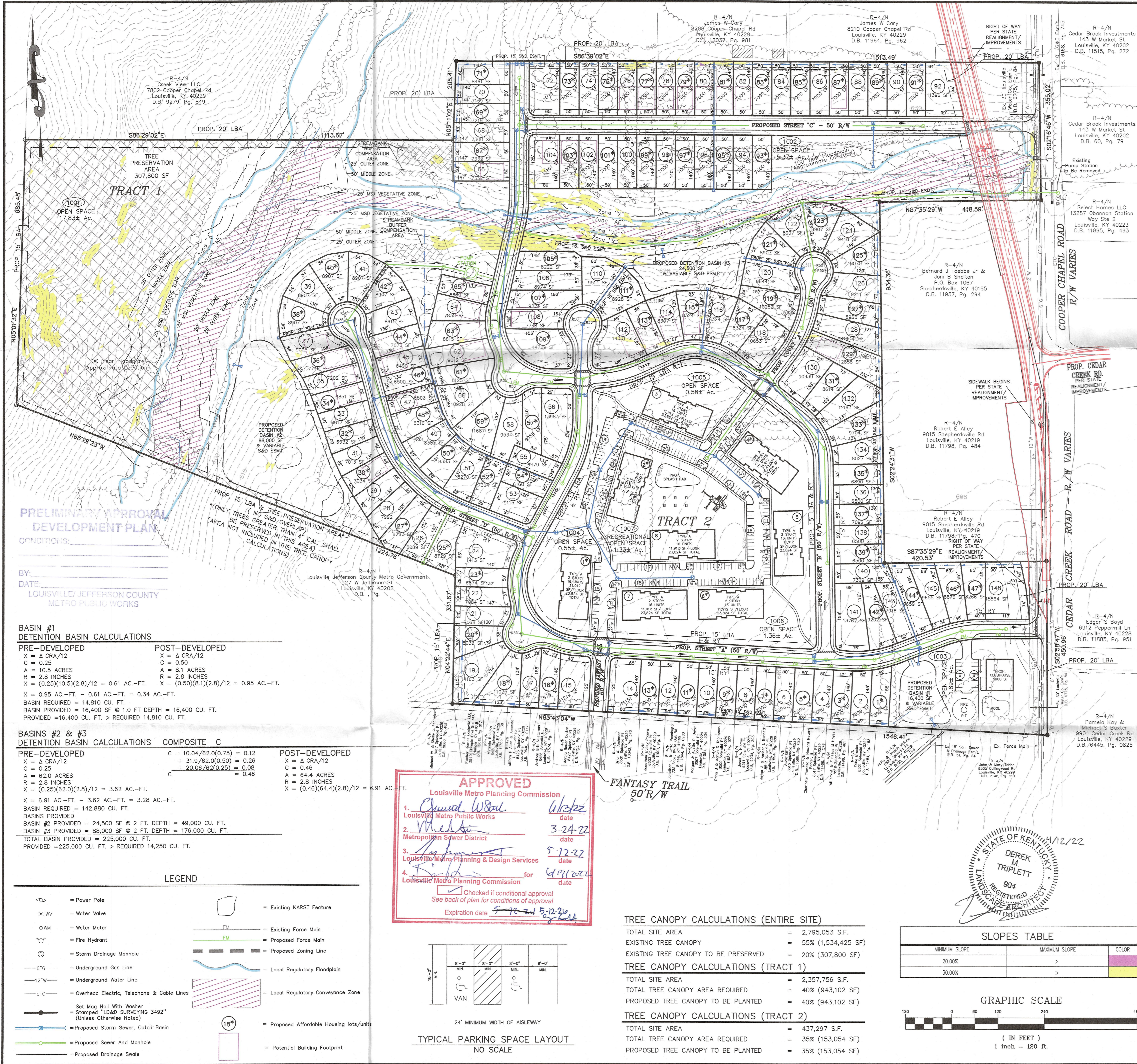
1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph





GENERAL NOTES:
 1. A Waiver is requested from Section 7.3.30.E of The Louisville Metro Land Development Code to allow drainage assessments to overlap the rear yard by more than 15%.

PROJECT DATA

TOTAL SITE AREA	= 74.21± Ac. (3,233,032 SF)
ROW DEDICATION AREA (COOPER CHAPEL RD)	= 1.67± Ac. (73,059 SF)
NET SITE AREA	= 72.54± Ac. (3,159,973 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
PROPOSED USE	= APARTMENTS (TRACT 1)
	= SINGLE FAMILY RESIDENTIAL (TRACT 2)
TOTAL NO. OF UNITS	= 276
NET DENSITY	= 3.78 UNITS/AC. (4.84 MAX. ALLOWED)
GROSS DENSITY	= 3.80 DU/AC. (4.84 MAX. ALLOWED)
TOTAL OPEN SPACE PROVIDED	= 30.51± Ac.

MIXED RESIDENTIAL DEVELOPMENT INCENTIVES (MRDI)

% OF MULTI-FAMILY UNITS	= 27%	(2 POINTS)
- # OF MULTI-FAMILY UNITS	= 128 (46%)	
% OF AFFORDABLE UNITS	= 13% (49%)	(1 POINT)*
* = AFFORDABLE UNITS		
% OF OPEN SPACE	= 30.51± Ac. OPEN SPACE/72.54± Ac. = 42%	(3 POINTS)
AVERAGE LOT SIZE	= 10,091 SF (9,000 SF MIN.)	

TRACT 1 DATA

TRACT 1 SITE AREA	= 62.50± Ac. (2,722,745 SF)
AREA OF RIGHT-OF-WAY	= 8.38± Ac. (364,989 SF)
NET SITE AREA	= 54.12± Ac. (2,357,756 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL (TRACT 2)
BUILDING HEIGHT	= 26' - 2 STORY
BUILDING FOOTPRINT	= 11,421 SF BUILDING
BUILDING AREA	= 190,522 SF
NO. OF APARTMENTS	= 128 UNITS
F.A.S.	= 0.44 (0.75 MAX. ALLOWED)

TRACT 2 DATA

TRACT 2 SITE AREA	= 10.04± Ac. (437,297 SF)
EXISTING ZONING	= R-4 TO REMAIN
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL (TRACT 2)
BUILDING HEIGHT	= 26' - 2 STORY
BUILDING FOOTPRINT	= 11,421 SF BUILDING
BUILDING AREA	= 190,522 SF
NO. OF APARTMENTS	= 128 UNITS
F.A.S.	= 0.44 (0.75 MAX. ALLOWED)

PARKING REQUIRED

1 SP/UNIT MIN.	= MIN. SP. MAX.
2 SP/UNIT MAX.	= 256 SP
TOTAL PARKING PROVIDED	= 255 SPACES (16 HC SP INCLUDED)

OPEN SPACE REQUIRED (15%)

OPEN SPACE PROVIDED (MIN. 15% REQUIRED)	= 1.51± Ac.
RECREATIONAL OPEN SPACE PROVIDED	= 0.72± Ac. (50% OF OPEN SPACE REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 1.33± Ac.

TOTAL VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED	= 88,464 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 6,635 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 9,963 SF

DIMENSIONAL STANDARDS

FRONT/STREET SIDE YARD	= 15'
SIDE YARD	= 5'
REAR YARD	= 25'
MAXIMUM BUILDING HEIGHT	= 35'
MINIMUM LOT WIDTH	= 40'

- 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.
 - State Highway encroachment permit will be required for any work in the state right-of-way.
 - No increase in drainage run off to state roadways.
 - 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 soil systems of trees to be preserved. The fencing shall enclose the area beneath the dip 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 existing roads and neighboring properties.
 - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
 - 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.
 - Geotech report to be provided.
 - All existing structures on site to be removed.
 - Korst features and recommended mitigation are identified in the Greenbaum Associates, Inc. Korst Survey dated 9/29/20.
 - No Jurisdictional Wetlands found per Redwing report dated 12/30/19.
 - If construction occurs over an identified Korst feature, the Planning Director or their designee will need to approve the construction technique (LDC4.5.5.A).
 - No direct driveway access shall be permitted onto Cooper Chapel Road.
 - Lots 90.91 & 92 will not be recorded prior to construction of Cooper Chapel roadway improvements and shall only be built after review from Planning Commission or subcommittee thereof.
 - Centralized postal delivery (NDCBUS) shall be provided within the development per United States Postal Service Standards. Location to be determined at construction plan stage.

- 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.
 - A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0113 dated December 5, 2006.
 - Drainage pattern depicted by arrows (====) is for conceptual purposes.
 - If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
 - On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
 - Any required flow in the floodplain shall be compensated on site at a ratio of 1:1.
 - 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.
 - Any proposed lots encroaching into the required 25' buffer area shall be shown and noted on the record plan.
 - ACE approval required prior to MSD construction plan approval.
 - ACE approval required for any work in the FEMA floodplain prior to MSD construction plan approval.
 - The applicant shall provide an evaluation of the sewerized upstream of this property. Sewer alignment and assessment locations may be modified from locations depicted on this conceptual plan and shall be placed and sized to adequately serve the watershed. MSD and the applicant shall execute an agreement consistent with MSD's excess cost policy prior to construction approval.
 - No rise storm water certificate shall be provided for the Lowm Creek watershed at the southwest property line.
 - All rooflines on lots 15-23 to drain towards the proposed street.

OWNER: GVP COOPER LLC
 13000 EQUITY PL STE 102
 LOUISVILLE, KY 40293

SITE ADDRESS: 8300 COOPER CHAPEL ROAD
 TAX BLOCK 0664, LOT 0008
 D.B. 12096, PG. 0487

COUNCIL DISTRICT - 23
 FIRE PROTECTION DISTRICT - HIGHVIEW
 MUNICIPALITY - LOUISVILLE

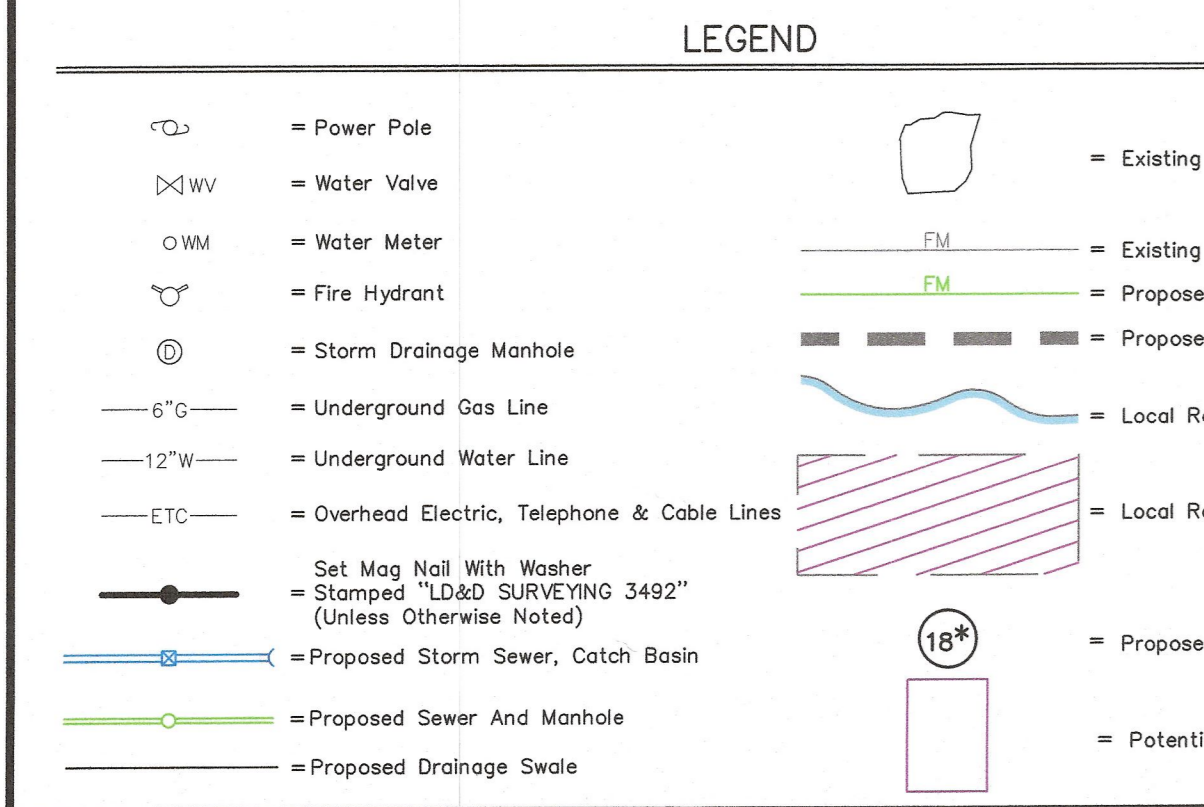
CASE #21-MSUB-0024
 WM #12140

BASIN #1 DETENTION BASIN CALCULATIONS

PRE-DEVELOPED	X = Δ CRA/12	POST-DEVELOPED	X = Δ CRA/12
	C = 0.25		C = 0.50
	A = 10.5 ACRES		A = 8.1 ACRES
	R = 2.8 INCHES		R = 2.8 INCHES
	X = (0.25)(10.5)(2.8)/12 = 0.61 AC.-FT.		X = (0.50)(8.1)(2.8)/12 = 0.95 AC.-FT.
	X = 0.95 AC.-FT. - 0.61 AC.-FT. = 0.34 AC.-FT.		
	BASIN REQUIRED = 14,810 CU. FT.		
	BASIN PROVIDED = 16,400 SF @ 1.0 FT DEPTH = 16,400 CU. FT.		
	PROVIDED = 16,400 CU. FT. > REQUIRED 14,810 CU. FT.		

BASINS #2 & #3 DETENTION BASIN CALCULATIONS COMPOSITE C

PRE-DEVELOPED	C = 10.04/62.0(0.75) = 0.12	POST-DEVELOPED	X = Δ CRA/12
	+ 31.9/62.0(0.50) = 0.26		C = 0.46
	+ 20.06/62.0(0.25) = 0.08		A = 64.4 ACRES
	C = 0.46		R = 2.8 INCHES
	A = 62.0 ACRES		X = (0.46)(64.4)(2.8)/12 = 6.91 AC.-FT.
	R = 2.8 INCHES		
	X = (0.25)(62.0)(2.8)/12 = 3.62 AC.-FT.		
	X = 6.91 AC.-FT. - 3.62 AC.-FT. = 3.28 AC.-FT.		
	BASIN REQUIRED = 142,880 CU. FT.		
	BASIN PROVIDED = 24,500 SF @ 2 FT. DEPTH = 49,000 CU. FT.		
	BASIN #3 PROVIDED = 88,000 SF @ 2 FT. DEPTH = 176,000 CU. FT.		
	TOTAL BASIN PROVIDED = 225,000 CU. FT.		
	PROVIDED = 225,000 CU. FT. > REQUIRED 142,880 CU. FT.		



APPROVED
 Louisville Metro Planning Commission

- Chunil W. Stal
 Louisville Metro Public Works
 date 6/13/22
- Michelle
 Metropolitan Sewer District
 date 3-24-22
- Michelle
 Louisville Metro Planning & Design Services
 date 5-12-22
- Michelle
 Louisville Metro Planning Commission
 date 6/19/2022

Checked if conditional approval
 See back of plan for conditions of approval
 Expiration date 5-12-26

TREE CANOPY CALCULATIONS (ENTIRE SITE)

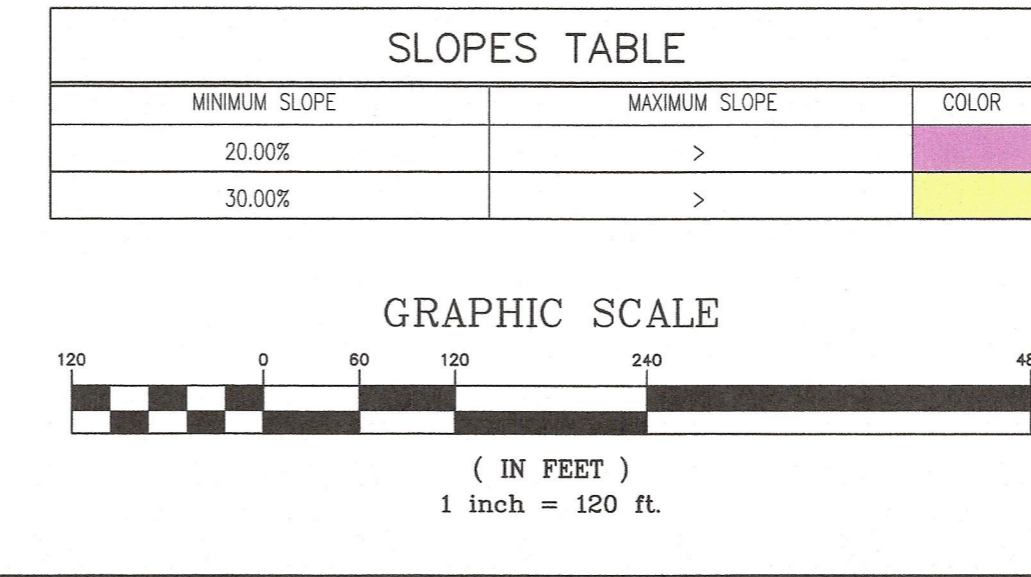
TOTAL SITE AREA	= 2,795,053 S.F.
EXISTING TREE CANOPY	= 55% (1,534,425 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% (307,800 SF)

TREE CANOPY CALCULATIONS (TRACT 1)

TOTAL SITE AREA	= 2,357,756 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 40% (943,102 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 40% (943,102 SF)

TREE CANOPY CALCULATIONS (TRACT 2)

TOTAL SITE AREA	= 437,297 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (153,054 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (153,054 SF)



REVISIONS

NO.	DATE	DESCRIPTION
1	11/22/21	PER AGENCY COMMENTS
2	12/13/21	PER AGENCY COMMENTS
3	2/1/22	ADDED 20' COOPER CHAPEL LBA

PROJECT DATA

FILE NAME: 1923P-DDPS.DWG
 DATE: 6/29/21
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: DT

DESIGNER'S SEAL
 DEREK M. TRIPLETT
 LANDSCAPE ARCHITECT
 904
 STATE OF KENTUCKY
 LICENSED PROFESSIONAL ARCHITECT

DEVELOPER'S SEAL
 LDG DEVELOPMENT, LLC
 1469 S. 4TH STREET
 LOUISVILLE, KY 40208

ENGINEER'S SEAL
 L&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING & LAND SURVEYING - LANDSCAPE ARCHITECTURE
 505 WASHINGTON AVE. SUITE 101 LOUISVILLE, KENTUCKY 40202
 TEL: 502.251.1111 FAX: 502.251.1111 WWW.LD-INC.COM

8300 COOPER CHAPEL ROAD
 DEVELOPER
 LDG DEVELOPMENT, LLC
 1469 S. 4TH STREET
 LOUISVILLE, KY 40208

PLANNING & DESIGN SERVICES
 L&D
 LAND DESIGN & DEVELOPMENT, INC.
 1469 S. 4TH STREET
 LOUISVILLE, KY 40208

JOB NO. 1923P
SHEET 1 OF 1

21-MSUB-0024



May 11, 2026

Customer Service
Division of Planning and Design Services
444 S. 5th Street
Louisville, KY 40202

Re: 8300 Cooper Chapel Road – Extension of Expiration Application

Dear Planning Customer Service,

This letter accompanies the application for an Extension of Expiration for the property located at 8300 Cooper Chapel Road (the "Subject Property"). The Subject Property received approval on May 12, 2022, for a Major Preliminary Subdivision (Mixed Residential Development Incentive) with a Waiver under Docket No. 21-MSUB-0024. The Applicant subsequently received approval from the Planning Director for a two-year extension pursuant to Section 1.1.9 of the Land Development Code, extending the expiration date to May 12, 2026.

The Applicant is requesting approval of an additional extension of 21-MSUB-0024 due to planned improvements to Cooper Chapel Road under State Project ID 5-404.01 (KIPDA ID: 223) (the "Project"). This Project involves the extension and reconstruction of a two-lane roadway with a continuous center turn lane from KY 864 (Beulah Church Road) to US 31E (Bardstown Road) and directly impacts the portion of Cooper Chapel Road adjacent to the Subject Property. The Project is anticipated to be completed and open to the public in 2028. Given the scope of roadway construction, utility relocations, and expected changes to road alignment and access, moving forward with development under 21-MSUB-0024 before the Project is complete could limit site access and require frontage improvements along Cooper Chapel Road to be redone. Approving the requested extension will allow the development to align with the final roadway configuration, providing safer access and better alignment with the long-term transportation plans for the corridor.

Please have the application reviewed at your earliest convenience and contact my office to schedule a hearing before the Planning Commission.

Sincerely,

A handwritten signature in blue ink, appearing to read "Clifford H. Ashburner".

Clifford H. Ashburner



Louisville Metro Government

Text File

File Number: 26-MPLAT-0043

Agenda Date: 6/3/2026

Version: 1

Status: New Business

In Control: Development Review Committee

File Type: Planning Case

Agenda Number: 3.

Development Review Committee

Staff Report

June 3, 2026



Case No:	26-MPLAT-0043
Project Name:	Richmond Dr Minor Plat
Location:	1971 Richmond Dr
Applicant:	The Sanctuary on Bardstown LLLP
Representative:	Land Design & Development, Inc.
Jurisdiction:	Louisville Metro
Council District:	8 – Ben Reno-Weber
Case Manager:	Abby Bills, Planner I

REQUEST

- **Minor Subdivision Plat** to create one (1) substandard lot pursuant to Land Development Code (LDC) Section 7.1.85.

CASE SUMMARY

The applicant is requesting approval to subdivide one lot into two lots, resulting in a substandard lot in the R-5 Single-Family Residential zoning district and Traditional Neighborhood Form District. The subject property is located near the intersection of Bardstown Rd and Richmond Dr. The existing lot is developed as an off-street parking lot serving commercial development across the alley and is subject to an existing Conditional Use Permit for off-street parking. There is a related Modification to the existing Conditional Use Permit under case 26-MCUP-0004 that will be heard at the June 1st Board of Zoning Adjustment. This request is being done in conjunction with the minor subdivision to reduce the size of the off-street parking CUP to only proposed Lot 1.

The subject property is approximately 11,300 square feet. The proposed subdivision would create Lot 1, of approximately 4,900 square feet, and Lot 2, of approximately 6,400 square feet. Proposed Lot 1 does not meet the 6,000 square foot minimum lot area required by LDC Table 5.2.2.

Planning Commission staff is not authorized to approve plats that do not meet the minimum regulations. However, specific authorization is given to the Planning Commission in Section 7.1.85 of the LDC to approve subdivisions resulting in substandard lots in the Traditional Neighborhood form district in accordance with the following:

Where the Planning Commission finds that subdivision or resubdivision of a legally created lot in the Traditional Neighborhood Form District, Traditional Workplace Form District, or Traditional Marketplace Corridor Form District will not conflict with the established pattern in the neighborhood and will promote the public health, safety, or welfare by facilitating development or rehabilitation of such property compatible with the surrounding neighborhood, then the Planning Commission may approve the requested subdivision notwithstanding the fact that one or more of the resulting lots do not conform to the applicable requirements relating to area or width or size of yards.

STAFF FINDING

Staff finds that the requested subdivision will not conflict with the established pattern in the neighborhood and will promote the public health, safety, or welfare by facilitating development or rehabilitation of such property compatible with the surrounding neighborhood.

Technical Review

Transportation Planning and MSD have preliminarily approved the subdivision.

STAFF ANALYSIS

The proposed substandard lot will promote public health, safety, or welfare by facilitating development that is compatible with the surrounding neighborhood. The proposed subdivision and related modification to the existing Conditional Use Permit would result in a size reduction to the existing parking lot, and would make Lot 2 developable as a single-family residence. The entirety of Richmond Drive is developed with single family homes; therefore, this proposal would rehabilitate a large portion of the subject site in a way that is compatible with the surrounding neighborhood.

REQUIRED ACTION:

- **APPROVE** or **DENY** the **Minor Subdivision Plat** to create one (1) substandard lot pursuant to Land Development Code (LDC) Section 7.1.85.

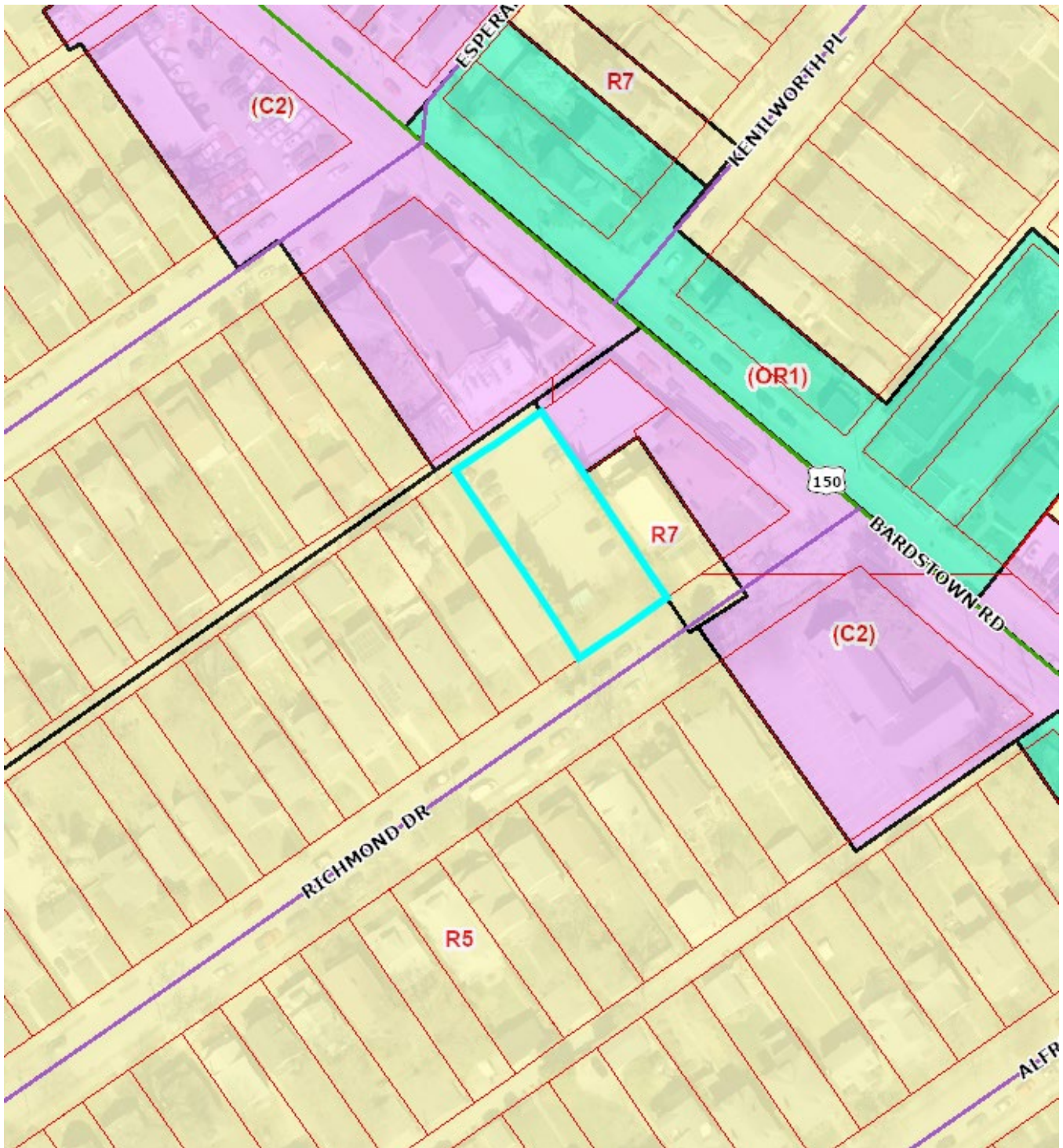
NOTIFICATION

Date	Purpose of Notice	Recipients
TBD 5/19/2026	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 8

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

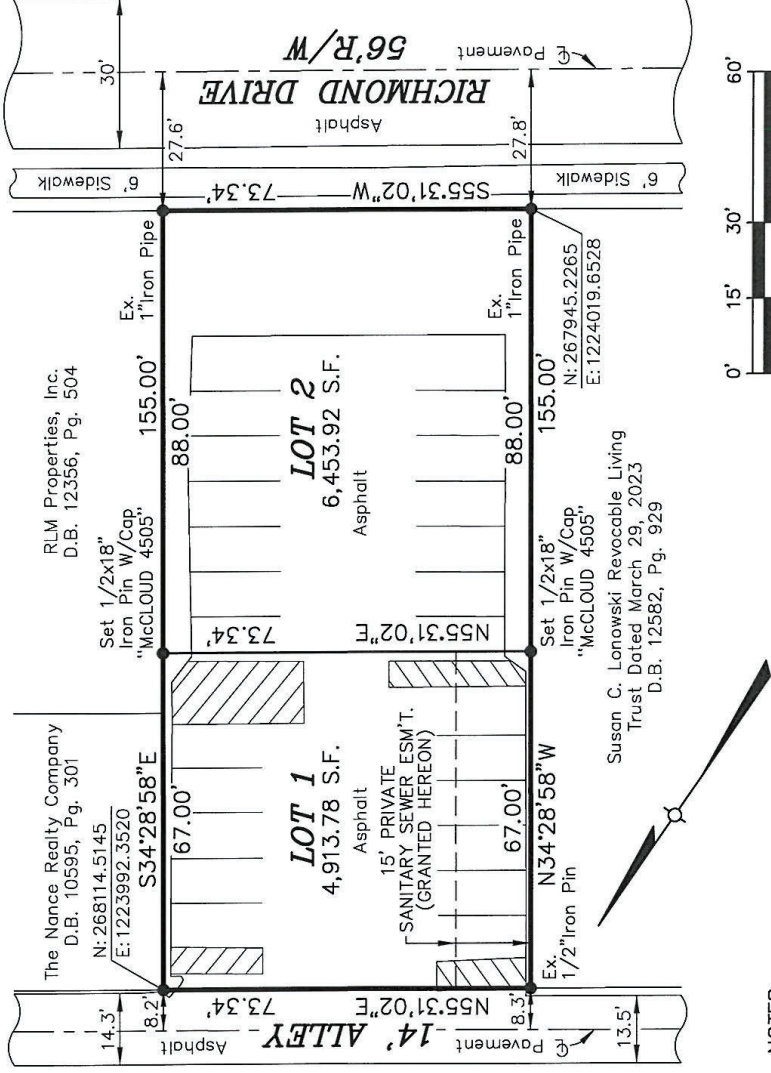


LEGEND

- Ex. Existing
- Centerline
- R/W Right-of-Way
- Set mag nail with washer stamped "MCCLOUD PLS 4505" (Unless otherwise noted)
- 15' private sanitary sewer easement
- area granted hereon = 1,005.00 square feet

CERTIFICATE OF APPROVAL

Approved this ___ day of _____ 2026
 Invalid if not recorded before this date: _____
 BY: _____
 LOUISVILLE METRO PLANNING COMMISSION
 Approval subject to attached certificates
 Special requirement(s): _____
 Case Number: 26-MPLAT-0043



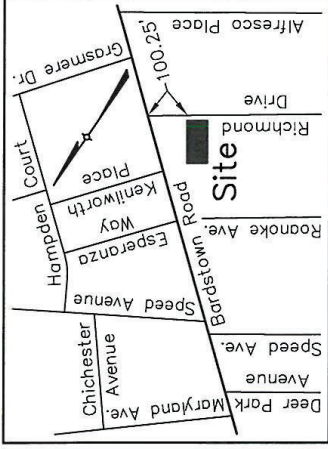
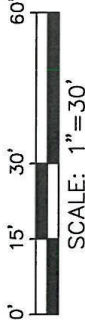
NOTES:

1. Lot 1 shall not be further subdivided or developed for any other use and shall remain an off-street parking area or vacant land, unless there is a time the proposed Lot 1 is no longer substandard or an allowable use is otherwise allowed by the zoning regulations.
2. Lot 2 has no direct vehicular access to or from Richmond Drive.
3. Lot 1 of this site is subject to the conditions of approval in Case Number 26-MCUP-0004 on file in the offices of the Louisville Metro Planning Commission.
4. This plat amends plat book 1, page 117, which is the Henry Addition subdivision.
5. This site lies within the karst terrain area. Any subsequent development on site is subject the requirements of Chapter 4, Section 9 of the Land Development Code.
6. No portion of this property lies in a flood hazard area from a review of FEMA Map No. 21111C00043F, dated February 26, 2021.
7. The reference meridian used on this plat to determine the directions of the survey lines were based on the Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983.
8. The unadjusted precision ratio of the survey loop is 1:266,973. The unadjusted error of angular closure was 1 second per traverse angle turned. The traverse has not been adjusted for closure. Survey was conducted by Random Traverse Method. This is an "Urban" Survey.



Surveyor's Signature: *Shane D. McCloud* #4505 5/21/26
 Date: _____

LAND SURVEYOR'S CERTIFICATE
 I hereby certify that this plat and survey were made under my supervision and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey meets or exceeds the minimum standards for an "Urban" survey as established by the state of Kentucky, per 201 KAR 18.150 and in effect on the date of this survey.



LOCATION MAP
 Not To Scale

**MINOR SUBDIVISION PLAT
 TO CREATE 2 LOTS FROM 1 LOT**

Owner:
 THE SANCTUARY ON BARDSTOWN LLLP
 9401 WILLIAMSBURG PLAZA, SUITE 203
 LOUISVILLE, KENTUCKY 40222-5083

Site Info:
 1971 & 1973 RICHMOND DRIVE
 TAX BLOCK 76J, LOT 42
 DEED BOOK 10909, PAGE 958
 FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
 ZONING: R-5

LAND DESIGN & DEVELOPMENT, INC.
 Engineering Land Surveying Landscape Architecture
 505 Washburn Avenue, Suite 101, Louisville, Ky 40222
 Phone (502) 426-9374

PLAT DATE: MAY 21, 2026



Louisville Metro Government

Text File

File Number: 25-DDP-0097

Agenda Date: 6/3/2026

Version: 1

Status: New Business

In Control: Development Review Committee

File Type: Planning Case

Agenda Number: 4.

Development Review Committee

Staff Report

June 3, 2026



Case No:	25-DDP-0097
Project Name:	Chick-Fil-A
Location:	10003 Ballardsville Rd
Applicant	The Deerfield Co
Representative:	GBC Design
Jurisdiction:	Louisville Metro
Council District:	17 – Markus Winkler
Case Manager:	Catherine Gomez, Planner I

REQUESTS

- **Waiver** of Land Development Code (LDC) Section 5.6.1.C.1 to allow the façade along the street frontage facing Ballardsville Rd to contain less than 50% clear windows (26-WAIVER-0056).
- **Parking Waiver** of Land Development Code (LDC) 9.1.16 to exceed the 52 maximum required parking spaces by 8, for a total of 60 parking spaces (26-PARKWAIVER-0005).
- **Revised Detailed District Development Plan** with revised binding elements.

CASE SUMMARY

The subject site is approximately 1.6 acres and is zoned C-1 Commercial in the Neighborhood form district, at the intersection of Ballardsville Road and Brownsboro Road. This site is currently undeveloped. The applicant is proposing a 5,183 square foot drive-thru restaurant with 2 queue lanes and 60 parking spaces, including 3 ADA parking spaces. The maximum parking for this site is 52 parking spaces, so a Parking Waiver has been requested to exceed the required number of spaces by 8.

Case History

- **9-57-93:** Change in zoning from R-4 Residential Single Family to R-6 Residential Single Family, OR-3 Office Residential and C-1 Commercial.
- **15817:** Change in zoning from OR-3 Office Residential to C-1 Commercial.
- **21-DDP-0121:** Revised District Development for a proposed grocery store.

STAFF FINDING

The proposal meets the guidelines of the Comprehensive Plan and the requirements of the Land Development Code, except for the requested waivers, which are adequately justified for approval based on staff's analysis contained in the standard of review.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal.

INTERESTED PARTY COMMENTS

All interested party comments have been incorporated into the record and are attached as an agenda item for review by the Commissioners.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER #1 (26-WAIVER-0056)

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

STAFF: The waiver will not adversely affect the adjacent property owners because the proposed restaurant will follow a traditional drive thru façade similar to ones on the same commercial corridor along Ballardsville Rd.

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

STAFF: 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. Community Form Goal 2 Policy 6 encourages a more compact development pattern in activity centers that result in efficient land use and cost-effective infrastructure investment. The façade facing the street frontage will be screened and buffered by landscaping requirements.

- (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 could have had the drive thru queue window face the adjacent commercial property instead of the street frontage, but that would require a redesign of the entire drive thru. Whether the window faces the street frontage or the adjacent commercial property, a façade will remain less than 50% clear windows.

- (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 create an unnecessary hardship on the applicant as the subject site has sufficient landscape buffering in front of the façade to screen the drive thru from the street frontage. The rest of the facades meets all other requirements of the Land Development Code.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR PARKING WAIVER (26-PARKWAIVER-0005)

- (a) The Parking Waiver is in compliance with the Comprehensive Plan; and

STAFF: Plan 2040 characterizes the Neighborhood form district to contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture on uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale appropriate for nearby neighborhoods. The neighborhoods should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycle, and transit.

Community Form Goal 1, Policy 7 calls to locate higher density and intensity uses near major transportation facilities and transit corridors, employment centers, in or near activity centers and

other areas where demand and adequate infrastructure exists or is planned. Community Form Goal 2, Policy 15 states that parking in activity centers should reflect the area's associated Form District standards to balance safety, traffic, transit, pedestrian, environmental, and aesthetic considerations. Mobility Goal 2, Policy 1 advocates for the provision of transportation facilities and systems that accommodate all users and allow for context-sensitive solutions that recognize the distinguishing characteristics of each of the Form Districts. Mobility Goal 3, Policy 14 states that parking requirements should consider the density and relative proximity of residences to businesses in the market area, the availability and use (both current and potential) of multi-modal transportation options, the character and pattern of the Form District, and advances in technology. Parking standards should include the minimum and maximum number of spaces required based on the land use and pattern of development in the area. Sidewalks, pedestrian connections, and bicycle parking will be provided on site. The proposed development will be serviced from a major arterial road near a plethora of activity centers along Ballardsville Road. The Comprehensive Plan acknowledges that parking demand can vary; however, the parking study sufficiently demonstrates the need for 60 parking spaces, not including the ADA parking and queue spaces, to accommodate the peak demand of this restaurant.

- (b) The applicant made a good faith effort to provide as many parking spaces as possible on the site, on other property under the same ownership, or through joint use provisions; and

STAFF: The applicant made a good faith effort to provide as many parking spaces as possible on the site, on other property under the same ownership, or through joint use provisions. The proposal has sufficient site area for the maximum required parking in accordance with the LDC, and the applicant is requesting to increase the maximum permitted parking on-site to 60 spaces and 3 ADA parking spaces.

- (c) The requirements found in Table 9.1.3 do not allow the provision of the number of parking spaces needed to accommodate the parking needs of the proposed use; and

STAFF: The requirements found in LDC Table 9.1.3B do not allow the provision of the number of parking spaces needed to accommodate the parking needs of the proposed use. The LDC bases the parking calculation for restaurants on the size of the associated dining space, resulting in a 52-space maximum for the proposed use. In some cases, this method of calculation may potentially create a conflict due to the overlap in the demand between drive thru and dine in visits; thus, the veracity and reliability of the data within the parking study is paramount to justifying the discrepancy if it does exist, and it is clear the applicant's parking study sufficiently demonstrates the need for 60 parking spaces.

- (d) The requested increase is the minimum needed to do so.

STAFF: The applicant has provided a parking study and analysis comparing the demand of parking spaces for varying locations at every hour of the day.

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: 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.

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

STAFF: 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.

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

STAFF: There are no open space requirements pertinent to the current proposal.

- 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: 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.

- 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: 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.

- 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: 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 calls to ensure new development is 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 projects. Community Form Goal 1 Policy 6 discourages non-residential expansion into existing residential areas unless applicant can demonstrate that any adverse impact on residential uses will be mitigated. Evaluation of impacts may include, but not be limited to, displacement of residents, loss of affordable housing units, traffic, parking, signs, lighting, noise, odor, and stormwater. Appropriate transitions from non-residential to residential uses should depend on the pattern of development of the Form District and may include natural vegetative buffers, landscaping or the use of higher density residential between lower density residential and/or non-residential. Screening will be provided between the development and the adjacent street frontages. Community Form Goal 1 Policy 7 desires to locate higher density and intensity uses near major transportation facilities and transit corridors, employment centers, in or near

activity centers and other areas where demand and adequate infrastructure exists or is planned. The proposed development is on the corner of Brownsboro Road and Ballardsville Rd, which is a major transportation facility and transit corridor near activity centers. Community Form Goal 1 Policy 9 ensures 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 yards, vegetative berms, compatible building design and materials, height restrictions and setback requirements. 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 Goal 1 Policy 17 asks to mitigate adverse impacts of traffic from proposed development on nearby existing communities. Community Form Goal 2 Policy 4 allows non-residential development within the Neighborhood, Traditional Neighborhood and Village Form Districts to occur only at locations with appropriate access and connectivity. Mobility Goal 2 Policy 2 coordinates the use of rights-of-way with community design policies. Ensure accessible rights-of-way to accommodate mobility needs of all transportation network users. Mobility Goal 2 Policy 6 ensures that the internal circulation pattern for streets within a development be designed with an appropriate functional hierarchy of streets and appropriate linkages with existing and future development. Mobility Goal 3 Policy 12 ensures that transportation facilities of new developments are compatible with and support access to surrounding land uses and contribute to the appropriate development of adjacent lands. Where appropriate, provide at least one continuous roadway through the development to tie all local access roads or parking areas to the arterial street system. Economic Development Goal 1 Policy 3 locates commercial uses generating high volumes of traffic on a major arterial street, at the intersection of two minor arterials, or at a location with adequate access to a major arterial and at locations where nuisances and activities of the proposed use will not adversely affect adjacent areas.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver** of Land Development Code (LDC) Section 5.6.1.C.1 to allow the façade along the street frontage facing Ballardsville Road to contain less than 50% clear windows (26-WAIVER-0056).
- **APPROVE** or **DENY** the **Parking Waiver** of Land Development Code (LDC) 9.1.16 to exceed the 52 maximum required parking spaces by 8, for a total of 60 parking spaces (26-PARKWAIVER-0005).
- **APPROVE** or **DENY** the **Revised Detailed District Development Plan** with revised binding elements.

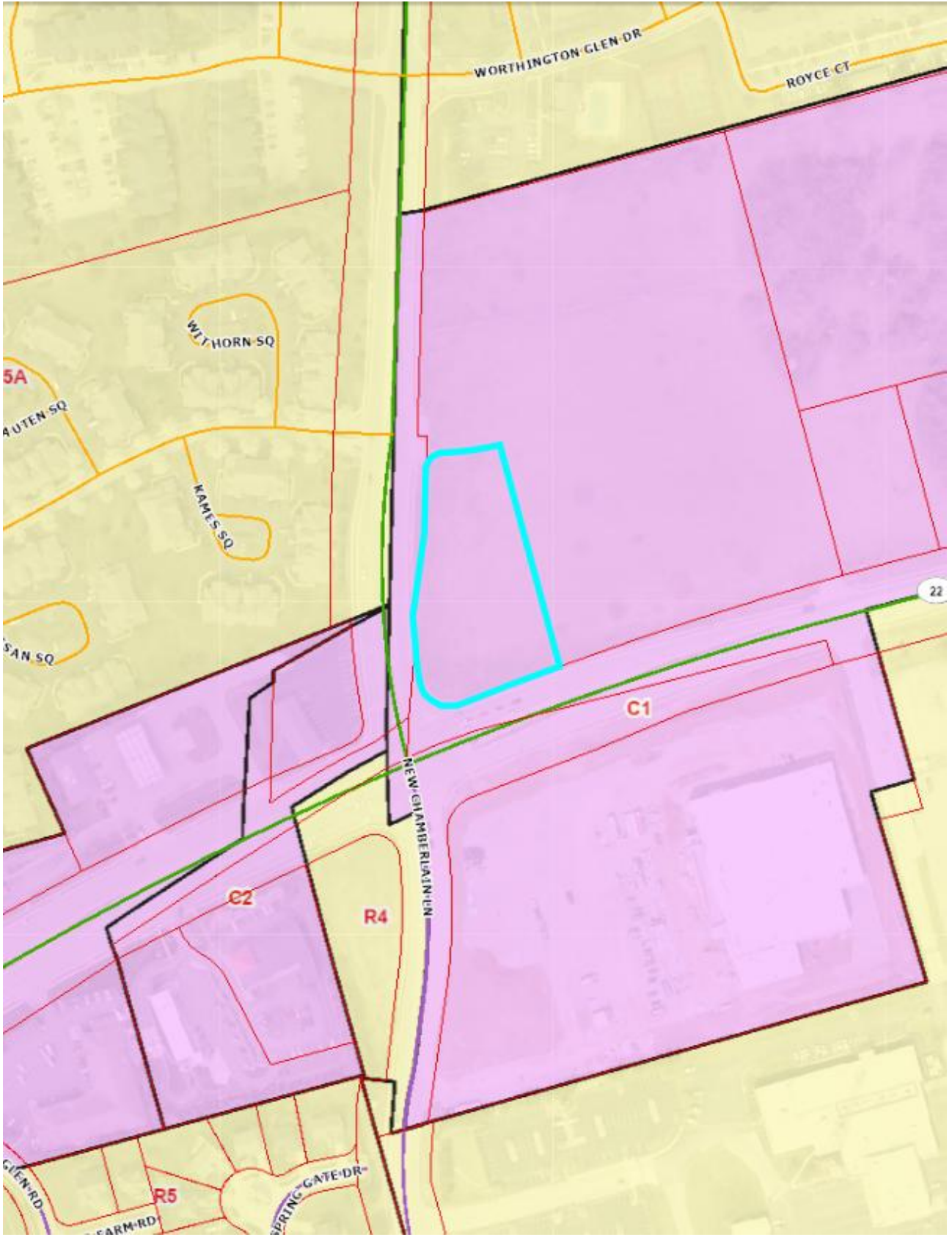
NOTIFICATION

Date	Purpose of Notice	Recipients
5/21/2026	Hearing before Development Review Committee	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 17

ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



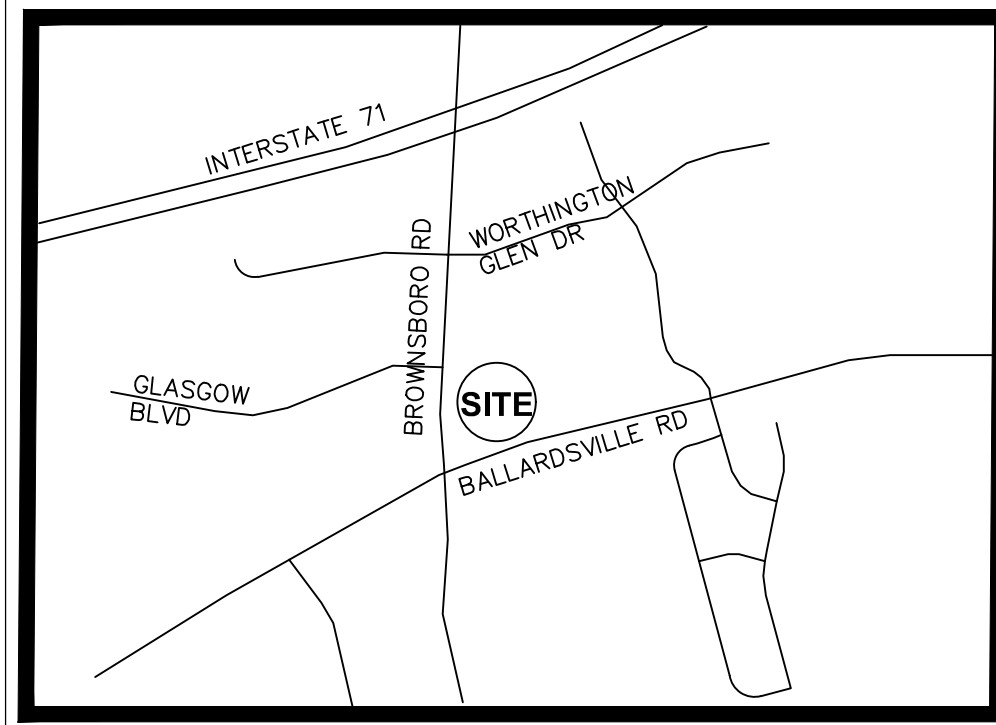
3. Existing Binding Elements with Proposed Revisions

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 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. The development shall not exceed 159,925 square feet of gross floor area. Total outdoor dining areas on Lots 1 through 5 may not exceed 925 square feet unless adequate parking is provided to meet minimum Land Development Code requirements. Parking shall be reviewed at the time of submittal of detailed district development plans.~~
- ~~3. Signs shall be in accordance with Chapter 8 or as present at the public hearing.~~
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. Before any permit (including but not limited to building, parking lot, change of use, site disturbance)
 - 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 shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approval to the office responsible for permit issuance will occur only after receipt of said instrument.~~
 - d. 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 prior to obtaining a building permit.
- ~~6. The materials and design of existing/proposed structures shall be substantially the same as depicted in the photos/renderings as presented at the January 5, 2012 Planning Commission public hearing.~~
- ~~7. If transit is added along Brownsboro Road or Ballardsville Road in the future, the Owner/Developer shall dedicate a 5ft x 25ft public facilities easement parallel to the roadway right-of-way in the locations shown on the development plan.~~
- ~~8. A Certificate of Occupancy for any building shall not be requested or issued until the earlier to occur of completion (excluding grass, landscaping, and sidewalks) of the KTC/Metro Works KY 22 road improvements for project along the subject property's frontages, or October 31, 2012.~~

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.

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 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. 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.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance)
 - 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 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 prior to obtaining a building permit.
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.



VICINITY MAP
NOT TO SCALE

LATITUDE N 38°18'58.5" (38.3163)
LONGITUDE W 85°33'39.5" (-85.5610)

APPROXIMATE LOCATION OF POTENTIAL KARST AREAS PER TERRACON GEOPHYSICAL EXPLORATION REPORT, MAY 23, 2025

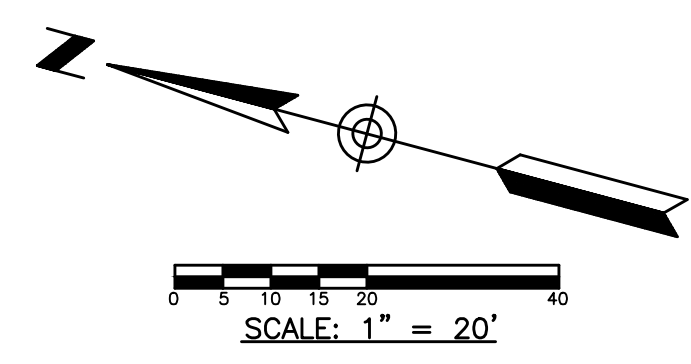
THIS SITE'S STORMWATER QUANTITY AND QUALITY HAS BEEN INCLUDED IN THE STORMWATER QUANTITY AND QUALITY DESIGN FOR THE PUBLIX AT MARSHALL COMMONS PROJECT.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (KENTUCKY ONE CALL 1-800-752-6007 OR 811.)

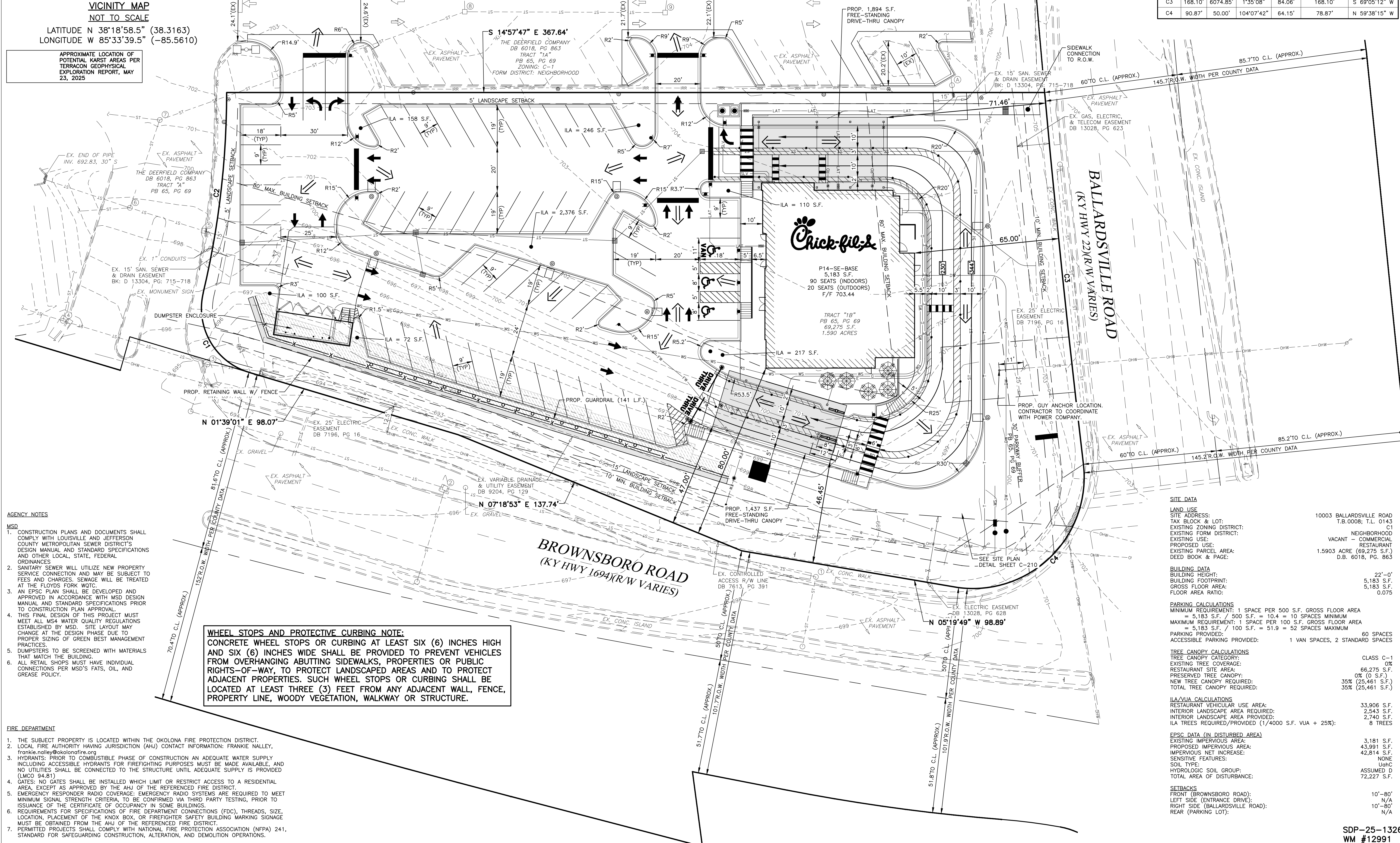
FLOOD ZONE DESIGNATION: THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE LOUISVILLE-JEFFERSON COUNTY, KENTUCKY, PANEL NUMBER 211110009E, WITH A MAP REVISED DATE OF DECEMBER 5, 2006.

LEGEND		LEGEND	
▲	PROP. FIRE HYDRANT	— — — — —	EX. CURB
△	EX. FIRE HYDRANT	— — — — —	PROP. CURB & GUTTER
□	PROP. VALVE	— — — — —	PROP. ELECTRIC LINE
○	EX. VALVE	— — — — —	EX. ELECTRIC LINE
○	PROP. MANHOLE	— — — — —	PROP. GAS LINE
○	EX. MANHOLE	— — — — —	EX. GAS LINE
□	PROP. INLET	— — — — —	PROP. TELEPHONE LINE
□	EX. BOX INLET	— — — — —	EX. TELEPHONE LINE
□	EX. LIGHT POLE	— — — — —	PROP. DRAINAGE FLOW ARROW
□	PROP. LIGHT POLE	→	

LEGEND	
— — — — —	PROP. SANITARY LATERAL
— — — — —	PROP. SANITARY LATERAL VENT
— — — — —	EX. SANITARY SEWER
— — — — —	PROP. STORM SEWER
— — — — —	PROP. ROOF DRAIN
— — — — —	EX. STORM SEWER
— — — — —	PROP. FIRE WATER LINE
— — — — —	PROP. DOMESTIC WATER LINE
— — — — —	PROP. WATER SERVICE



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	45.43'	30.00'	86°45'36"	28.35'	41.21'	N 45°01'34" E
C2	90.98'	390.00'	13°21'56"	45.70'	90.77'	N 81°43'10" E
C3	168.10'	6074.85'	1°35'08"	84.06'	168.10'	S 69°05'12" W
C4	90.87'	50.00'	104°07'42"	64.15'	78.87'	N 59°38'15" W



WHEEL STOPS AND PROTECTIVE CURBING NOTE:
CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

- AGENCY NOTES**
- MSD: CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
 - SANITARY SEWER WILL UTILIZE NEW PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE FLOODS FORK WOTC.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - THIS 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 MANAGEMENT PRACTICES.
 - DUMPSTERS TO BE SCREENED WITH MATERIALS THAT MATCH THE BUILDING.
 - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.

- FIRE DEPARTMENT**
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE OKOLONA FIRE PROTECTION DISTRICT.
 - LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: FRANKIE NALLEY, frankie.nalley@okolonfire.org
 - HYDRANTS: PRIOR TO 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 THE 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 SPECIFICATIONS 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.

SITE DATA

LAND USE:	RESTAURANT
SITE ADDRESS:	10003 BALLARDSVILLE ROAD
TAX BLOCK & LOT:	T.B.0008; T.L. 0143
EXISTING ZONING DISTRICT:	C1
EXISTING FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	VACANT - COMMERCIAL
PROPOSED USE:	RESTAURANT
EXISTING PARCEL AREA:	1.5903 ACRE (69,275 S.F.)
DEED BOOK & PAGE:	D.B. 6018, PG. 863

BUILDING DATA

BUILDING HEIGHT:	22'-0"
BUILDING FOOTPRINT:	5,183 S.F.
GROSS FLOOR AREA:	5,183 S.F.
FLOOR AREA RATIO:	0.075

PARKING CALCULATIONS

MINIMUM REQUIREMENT:	1 SPACE PER 500 S.F. GROSS FLOOR AREA	= 10 SPACES
EXISTING REQUIREMENT:	1 SPACE PER 100 S.F. GROSS FLOOR AREA	= 52 SPACES
MAXIMUM REQUIREMENT:	1 SPACE PER 100 S.F. GROSS FLOOR AREA	= 52 SPACES
PARKING PROVIDED:	60 SPACES	1 VAN SPACES, 2 STANDARD SPACES

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY:	CLASS C-1
EXISTING TREE COVERAGE:	66,275 S.F.
RESTAURANT SITE AREA:	69,275 S.F.
PRESERVED TREE CANOPY:	0% (0 S.F.)
NEW TREE CANOPY REQUIRED:	35% (25,461 S.F.)
TOTAL TREE CANOPY REQUIRED:	35% (25,461 S.F.)

ILA/VUA CALCULATIONS

RESTAURANT VEHICULAR USE AREA:	33,906 S.F.
INTERIOR LANDSCAPE AREA REQUIRED:	2,543 S.F.
INTERIOR LANDSCAPE AREA PROVIDED:	2,740 S.F.
ILA TREES REQUIRED/PROVIDED (1/4000 S.F. VUA + 25%):	8 TREES

EPSC DATA (IN DISTURBED AREA)

EXISTING IMPERVIOUS AREA:	3,181 S.F.
PROPOSED IMPERVIOUS AREA:	43,991 S.F.
IMPERVIOUS NET INCREASE:	42,814 S.F.
SENSITIVE FEATURES:	NONE
SOIL TYPE:	UoHc
HYDROLOGIC SOIL GROUP:	ASSUMED D
TOTAL AREA OF DISTURBANCE:	72,227 S.F.

SETBACKS

FRONT (BROWNSBORO ROAD):	10'-80'
LEFT SIDE (ENTRANCE DRIVE):	N/A
RIGHT SIDE (BALLARDSVILLE ROAD):	10'-80'
REAR (PARKING LOT):	N/A



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

OWNER: THE DEERFIELD CO. 4053 SHELBYVILLE ROAD PO BOX 7066 LOUISVILLE, KY 40207

DEVELOPER: CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD ATLANTA, GA 30349-2998 404-765-8000

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-856-0225 www.GBCdesign.com

CHICK-FIL-A
BROWNSBORO ROAD FSU
10003 BALLARDSVILLE ROAD
LOUISVILLE, KY 40241

FSU# 06085

REVISION SCHEDULE	NO.	DATE	DESCRIPTION

GBC PROJECT # 58057A
DATED FOR
DATE 4/24/2026
DRAWN BY B.A.W.

Information contained on this drawing and in all digital files provided for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET DEVELOPMENT PLAN SHEET NUMBER 1 OF 1

SDP-25-1326
WM #12991



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

PROJECT DATA			
Prototype Edition:	SE	Playground	LARGE
Exterior Finish Type:	TOWER BRICK	Restroom	BASE
Wall Framing Type:	WOOD STUD	LEED Rating	NOT CERTIFIED
Kitchen Type:	CENTERLINE 3.0	Drive Thru Number of Approach Lanes:	34
Water Filtration Type:	TYPE A	Drive Thru Number of Ordering Lanes:	2
Industrialized Construction:	YES	Drive Thru Number of Fulfillment Lanes:	2
Number of Parking Spaces:	57	Drive Thru Dedicated Bypass Lane:	NO
Number of Accessible Parking Spaces:	3	Drive Thru Door:	YES
Cross Parking:	NO	Canopy Structure:	STEEL
Menu Board - Interior:	YES	Canopy Type - Order Point:	DOUBLE
Menu Board - Interior - Count:	4	Canopy Type - Meal Delivery:	DOUBLE
Menu Board - Interior - Type:	DIGITAL	Seat Count - Interior:	90
Menu Board - Walk-up:	NO	Seat Count - Exterior:	20
Menu Board - Walk-up - Count:	0	Number of Walk-up Windows:	0
Menu Board - Walk-up - Type:	N/A	Number of Registers:	4
Menu Board - Order Point:	YES	Building Area Square Footage:	4841
Menu Board - Order Point - Count:	4	DESIGN APPROVAL	
Menu Board - Order Point - Type:	DIGITAL	<input type="checkbox"/> SUP <input type="checkbox"/> SD <input type="checkbox"/> DD <input type="checkbox"/> CD	
Planned Classification:	MODIFIED-LOW	<input type="checkbox"/> NOT APPROVED - REVISE AND RESUBMIT <input type="checkbox"/> APPROVED AS NOTED - REVISE AND RESUBMIT <input type="checkbox"/> APPROVED FOR DESIGN INTENT	
PROJECT NOTES			



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



E+H ARCHITECTS P.C.
750 OLD HICKORY BLVD. SUITE 150-2
BRENTWOOD, TN 37027
PHONE: 615.377.3111
EMAIL: CFATEAM@EANDHARCH.COM

PROTOTYPICAL SET

NOT FOR
REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

CHICK-FIL-A
BROWNSBORO ROAD FSU
10201 BROWNSBORO ROAD
LOUISVILLE, KY 40241

FSR#06085
BUILDING TYPE / SIZE: P14 SE BASE
RELEASE: 25.10
PRINTED FOR:

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # CFKY06085
DATE 06/06/25
DRAWN BY: Author
Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.
SHEET DESIGN OVERVIEW

SHEET NUMBER
X-900B_SE



EXTERIOR ELEVATION
3/16" = 1'-0"



EXTERIOR ELEVATION
3/16" = 1'-0"

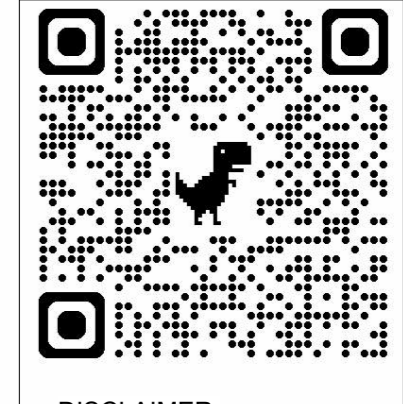


EXTERIOR ELEVATION
3/16" = 1'-0"

REFER TO A-100 SHEETS FOR THE
SITE & PATIO LAYOUTS

EXTERIOR FINISHES	
(BRA) BRICK VENEER COLOR: DARK BROWN SIZE: MODULAR	(EC-1) PREFINISHED METAL COPING COLOR: MIDNIGHT BRONZE
(BR-B) BRICK VENEER COLOR: LIGHT BROWN SIZE: MODULAR	(PT-13) EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
(SC-1) STUCCO SYSTEM COLOR: WHITE FINISH: SAND MEDIUM	(ST-1) STOREFRONT COLOR: DARK BRONZE
(SC-2) STUCCO SYSTEM COLOR: BROWN FINISH: SAND MEDIUM	

ATTACHED CANOPY SCHEDULE SE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	12	6'-4"	1'-0"	0'-0"	No
C3-C	Exterior Canopy	1	15'-4"	2'-0"	0'-0"	Yes
C4-B	Exterior Canopy	2	5'-4"	4'-0"	2'-4"	Yes
C4-L	Exterior Canopy	1	28'-4"	4'-0"	2'-4"	Yes
Grand total		16				



DISCLAIMER:
THIS PANORAMA IS FOR THE PROTOTYPICAL TEMPLATE AND MAY NOT REPRESENT SITE SPECIFIC CHANGES.

EXTERIOR ELEVATION
3/16" = 1'-0"

11/4/2025 4:24:04 PM AutodesK Docs://KY_06085_Brownsboro Road FSU_2025.5_FSR/06085_Brownsboro Road FSU_ARC.rvt XX-SE-06085-X-900B_SE-DESIGN OVERVIEW



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?**

There is existing vegetation on the site in poor condition. The proposed site is an outlot to the Publix Shopping Center. Landscaping and vegetation on the finished Chick-fil-A site will be installed as new and well maintained on the property.

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

The proposed Chick-fil-A site is being submitted is safe and efficient for vehicular traffic within the site and within the overall development. Direct pedestrian access to the site is not provided as it would require pedestrian crossing the drive thru lanes.

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

Yes, approximately 36% of the proposed Chick-fil-A site will remain as open space/landscaping.

- 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, on-site storm structures are being provided on the proposed site to provide adequate drainage within. From there the stormwater runoff will be routed to the storm sewer that was installed as part of the Publix Shopping Center where Water Quantity and Quality was taken into account for the proposed Chick-fil-A 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?**

Yes, the overall project is compatible with the area that was recently developed.

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

Yes, we believe that it is in conformance.

May 4, 2026

Louisville Metro Planning
444 S. 5th Street
Louisville, KY 40202

Subject: Chick-fil-A #6085 Brownsboro Road
Parcel ID: 000801870000
GBC Project No. 58057

Staff Planning,

Chick-fil-A is formally requesting a waiver to section 5.6.1.C.1 of the land development code requiring 50% of the wall surfaces at street-level shall consist of clear windows and doors. The proposed Chick-fil-A building faces both Ballardsville Road and Brownsboro Road. The waiver request to the façade is for the building facing Ballardsville Road where the land development code is not being met.

Due to the shape of the parcel and CFA's drive-thru needs, the building placement currently shown is critical for successful operation. This requires the kitchen area to face Ballardsville Road. To provide windows this would require a complete redesign of the building prototype as Chick-fil-A does not wish to have windows in the kitchen area. Chick-fil-A has incorporated additional window coverage of the building facing Brownsboro Road to compensate for the non-compliance facing Ballardsville Road.

Thank you for your consideration with this parking waiver request.

If you need any additional information, please contact me.

Sincerely,



John (Jack) L. Meaney, P.E.

c: file

GBC DESIGN, INC.

565 White Pond Drive • Akron, OH 44320-1123 • Phone 330-836-0228 • Fax 330-836-5782 • www. GBCdesign.com

May 4, 2026

Louisville Metro Planning
444 S. 5th Street
Louisville, KY 40202

Subject: Chick-fil-A #6085 Brownsboro Road
Parcel ID: 000801870000
GBC Project No. 58057

Staff Planning,

Chick-fil-A is formally requesting a parking waiver for their proposed site at 10003 Ballardsville Road. A parking study was completed that shows a maximum of 41-46 spaces needed for the 95th percentile usage. Chick-fil-A would like to have those spaces available to patrons while also having adequate parking on site for employees to utilize during their shifts and shift changes. This is a larger Chick-fil-A restaurant, and it is anticipated to serve many customers in the area. Based off Chick-fil-A's business operations seen at other locations across the country, we feel that maximizing the parking on the site to 60 spaces is needed. Per code, the maximum number of parking spaces allowed is 52 spaces. This waiver request is to allow 8 additional spaces to the maximum. A similar request of a waiver was made and approved for the Chick-fil-A restaurant that will be constructed at Valley Station on Dixie Highway.

Thank you for your consideration with this parking waiver request.

If you need any additional information, please contact me.

Sincerely,



John (Jack) L. Meaney, P.E.

c: file



Louisville Metro Government

Text File

File Number: 26-DDP-0004

Agenda Date: 6/3/2026

Version: 1

Status: New Business

In Control: Development Review Committee

File Type: Planning Case

Agenda Number: 5.

Development Review Committee

Staff Report

June 3, 2026



Case No:	26-DDP-0004
Project Name:	Biggby Coffee
Location:	3737 Diann Marie Rd
Applicant:	Bhumesh LLC
Representative:	Viox & Viox, Inc
Jurisdiction:	Louisville Metro
Council District:	17 – Markus Winkler
Case Manager:	Abby Bills, Planner I

REQUEST

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

CASE SUMMARY

The subject site is approximately 0.42 acres, zoned C-1 Commercial in the Regional Center Form District. The subject site is currently an off-street parking lot. The applicant is proposing to construct an 861 square foot drive-thru coffee shop.

Case History:

- **9-86-88:** Change in Zoning from R-4 to R-7, OR-3, C-1, and C-2, a General District Development Plan, and a Detailed District Development Plan to construct a restaurant.
- **18DEVPLAN1162:** A Revised Detailed District Development Plan with associated Waivers to construct a Hardee's restaurant.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal.

STAFF FINDING

Staff finds that the request is adequately justified and meets the applicable standards of review. The proposed development is consistent with the guidelines of Plan 2040 and meets the requirements of the Land Development Code.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP

- 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: There are no significant natural or cultural resources present on the subject site. Compliance with the applicable tree canopy requirements will be achieved through submission of a detailed landscape plan, which will be reviewed and approved by the Office of Planning prior to the issuance of construction permits.

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

STAFF: Provisions for safe and efficient vehicular and pedestrian circulation within the development and the surrounding community have been incorporated into the proposal. Metro Public Works has reviewed and approved the preliminary development plan.

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

STAFF: There are no open space requirements pertinent to the current proposal.

- 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: 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.

- 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: The overall site design and proposed land use are compatible with both existing and anticipated future development in the area. The surrounding context consists of a mix of residential and commercial development, making the proposal consistent with the prevailing development pattern, and with the Regional Center form district pattern of development. Landscape buffering and screening will be provided to screen adjacent properties and roadways where appropriate.

- 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: The development plan complies with the applicable guidelines and policies of the Comprehensive Plan and to the requirements of the Land Development Code. Community Form Goal 1 Policy 4 seeks 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 proposed development is compatible with the scale and site design of the surrounding area, as the entirety of the Chamberlain Ln corridor is developed with commercial uses of similar intensity and similar site design. The subject site is smaller than many of the other outlots in the vicinity, however, the drive-thru oriented site design and compliance with the infill regulations makes the proposal compatible with the other similar commercial developments in the area.

The proposal is additionally compatible with the pattern of development within the Regional Center form district, as the Regional Center form district seeks to ensure “a high level of access by a variety of travel modes”, and to encourage “full development of the regional center.” The

proposal presents options for both vehicular and pedestrian access to the parcel and the structure, and the proposal would add a new commercial development to a lot that has previously been used as a parking lot, filling in a largely unused area.

REQUIRED ACTION:

- **APPROVE** or **DENY** the **Revised Detailed District Development Plan** with revised binding elements.

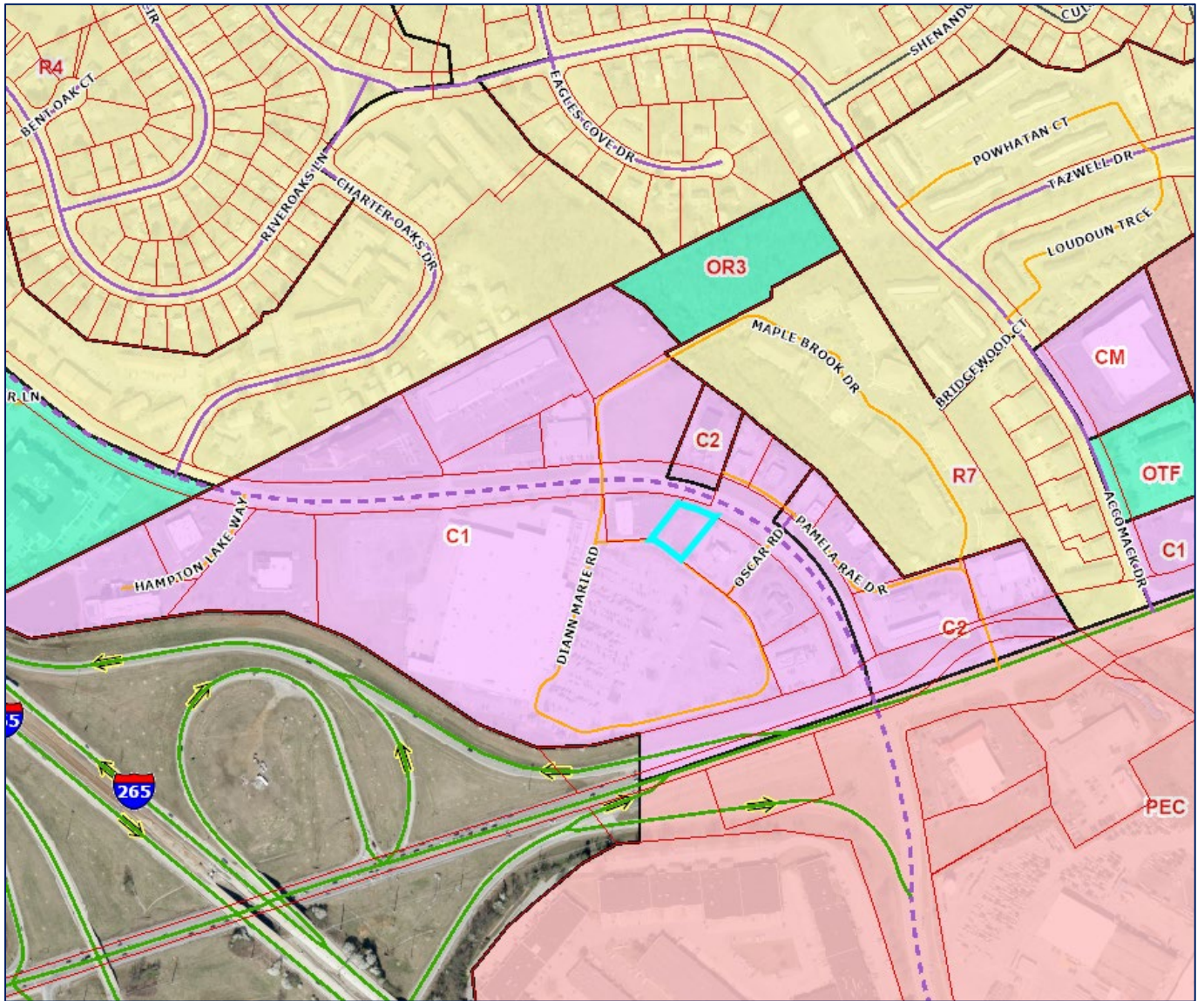
NOTIFICATION

Date	Purpose of Notice	Recipients
5/5/2026	Hearing before DRC	1 st tier adjoining property owners and current residents
5/1/2026		Registered Neighborhood Groups in Council District 17

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

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 for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. ~~No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.~~
3. 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.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. ~~A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.~~
 - c. 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.
 - d. ~~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.~~
5. ~~If a certificate of occupancy (building permit) is not issued within one (two) year(s) 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.~~
6. ~~There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line or permitted on the site.~~
7. 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.

- ~~8. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the December 19, 2018 DRC meeting.~~

4. Proposed 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 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 is requested:
 - 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.

P:\BHMESH\LLC\PRAC\DP\PATHE\650\BIGGBY COFFEE - LOUISVILLE, KY (2024)\Engineering\DWG\Biggby Coffee Louisville DDP.dwg

HATCH TYPES

[Hatch Pattern]	PROVIDE HEAVY DUTY ASPHALT PAVEMENT
[Hatch Pattern]	PROVIDE STANDARD DUTY ASPHALT PAVEMENT
[Hatch Pattern]	PROVIDE CONCRETE SIDEWALK PAVEMENT
[Hatch Pattern]	PROVIDE HEAVY DUTY CONCRETE PAVEMENT
[Hatch Pattern]	REPLACE EXISTING GRAVEL AREA (MATCH EXISTING THICKNESS)

- PLAN KEY NOTES**
- (A) PROVIDE 6" EXTRUDED CURB (STANDARD DUTY ASPHALT PAVEMENT AREAS)
 - (B) PROVIDE 6" INTEGRAL CURB & SIDEWALK
 - (C) PROVIDE 18" CONCRETE HEADER CURB (HEAVY DUTY PAVEMENT AREAS)
 - (D) PARKING LOT STRIPING: 4" SOLID WHITE STRIPE, (2) COATS REFLECTIVE WHITE PAINT.
 - (E) PROPOSED DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR MORE INFO)
 - (F) SIDEWALK RAMP OR LANDING WITH TRUNCATED DOMES, RAMP TO COMPLY WITH ADA STANDARDS
 - (G) HANDICAP SYMBOL SHALL BE (2) COATS REFLECTIVE BLUE PAINT AND PARKING STALL STRIPING SHALL BE (2) COATS REFLECTIVE BLUE PAINT. H.C. AISLE STRIPE 6" WIDE SOLID BLUE LANES, 3' APART w/ SOLID BLUE TRANSVERSE LINES. TYP. HANDICAP PARKING SIGN INSTALLED AT HANDICAP SPACE AND PARKING BLOCK
 - (H) TRANSITION CURB FROM 6" TO FLUSH WITH PAVEMENT
 - (I) PROVIDE STRIPE 6" WIDE SOLID WHITE LINES, 3' APART w/ SOLID WHITE TRANSVERSE LINES. STRIPING SHALL BE (2) COATS REFLECTIVE WHITE PAINT
 - (J) PROPOSED MENU ORDER-BOARD, SPEAKER, AND CONCRETE BOLLARD (MENU ORDER-BOARD AND SPEAKER TO BE DESIGNED BY OTHERS)
 - (K) PROVIDE STRIPING OF 4" WIDE DASHED WHITE LINE. STRIPING SHALL BE (2) COATS REFLECTIVE WHITE PAINT
 - (L) PROVIDE STRIPING OF 24" WIDE WHITE STOP BAR. STRIPING SHALL BE (2) COATS REFLECTIVE WHITE PAINT
 - (M) PROVIDE BUTT JOINT (AS NECESSARY)
 - (N) PROVIDE 3-BIKE CAPACITY BIKE RACK
 - (O) PROVIDE TRUNCATED DOMES TO COMPLY WITH ADA STANDARDS
 - (P) PROVIDE CROSSWALK STRIPING (6" WIDE WHITE STRIPING)

IMPERVIOUS AREA COMPARISON
 EXISTING IMPERVIOUS AREA = 0.385 ACRES
 PROPOSED IMPERVIOUS AREA = 0.344 ACRES
 PERCENT REDUCTION IN IMPERVIOUS AREA = 10.6%

NOTE: CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERTHROWING ADJUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE. (LDC 9.1.12.C)

NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY PERMIT(S) AS NECESSARY FOR ANY WORK DONE IN RIGHT-OF-WAY

PROJECT DATA	SITE INFORMATION
ZONING: C1	PROJECT NAME: BIGGBY COFFEE LOUISVILLE
FORM DISTRICT: REGIONAL CENTER	PROJECT ADDRESS: 3737 DIANN MARIE RD
ACREAGE OF SITE: 0.415 ACRES	LOUISVILLE, KY 40241
EXISTING USE OF SITE: VACANT	BLOCK: 3012
PROPOSED USE OF SITE: RESTAURANT	LOT #: 7

LEGEND

[Symbol]	Sanitary manhole
[Symbol]	Sanitary cleanout
[Symbol]	Storm catchbasin
[Symbol]	Transformer
[Symbol]	Electric box
[Symbol]	Cable Pedestal
[Symbol]	Tele. Pedestal
[Symbol]	Fire hydrant
[Symbol]	Water meter
[Symbol]	Water valve
[Symbol]	Gas valve
[Symbol]	Bollard
[Symbol]	Light post
[Symbol]	Bush
[Symbol]	Tree
[Symbol]	Proposed catch basin
[Symbol]	Drainage arrow
[Symbol]	Existing contour
[Symbol]	Proposed contour
[Symbol]	Limits of disturbance
[Symbol]	Proposed sanitary lateral
[Symbol]	Existing sanitary sewer
[Symbol]	Proposed storm sewer
[Symbol]	Existing storm sewer
[Symbol]	Truncated domes

PARKING SUMMARY:

PROPOSED CAR PARKING	7
NON-ADA SPACES	1 (VAN ACCESSIBLE)
ADA SPACES	1
TOTAL PARKING SPACES	8

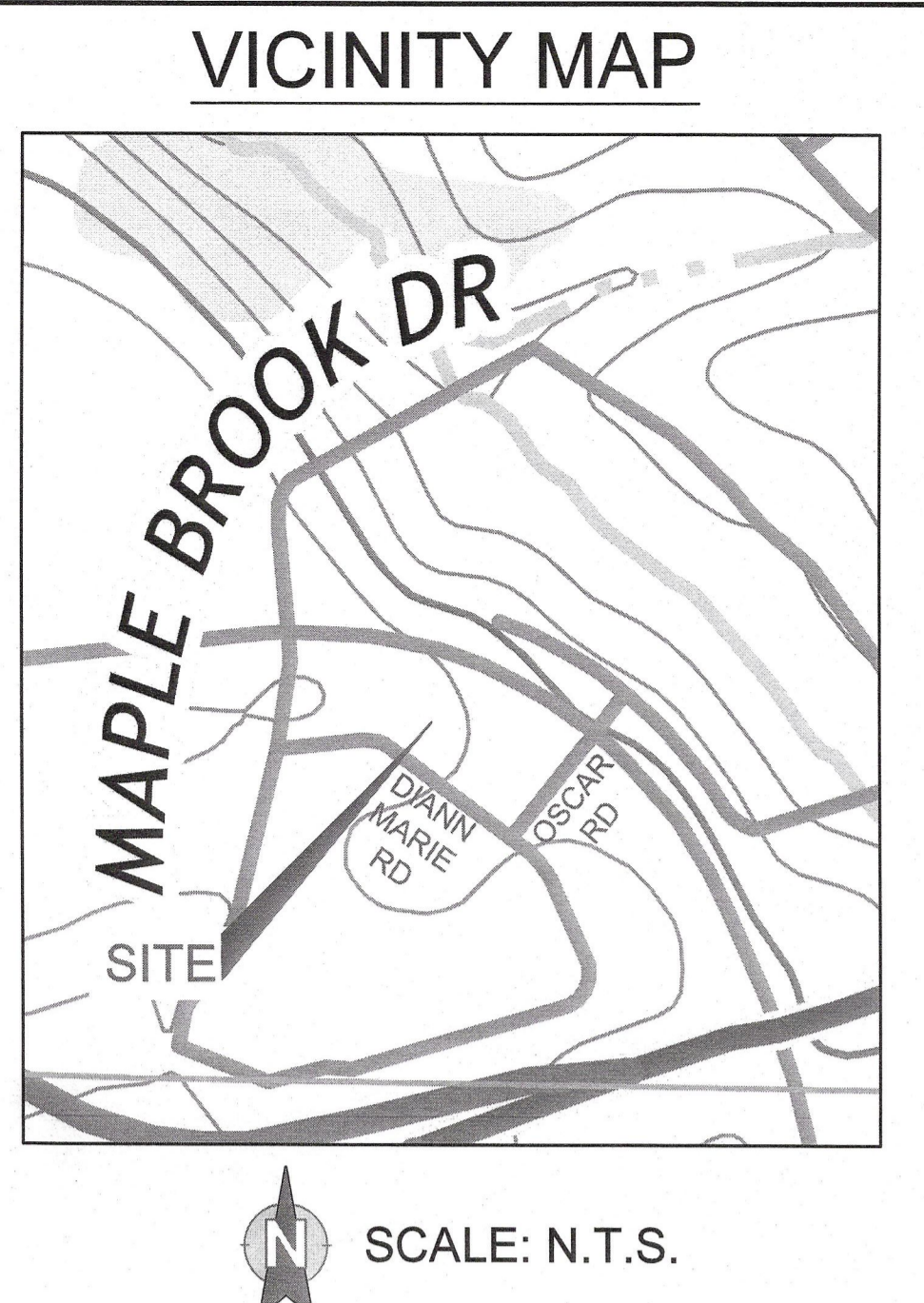
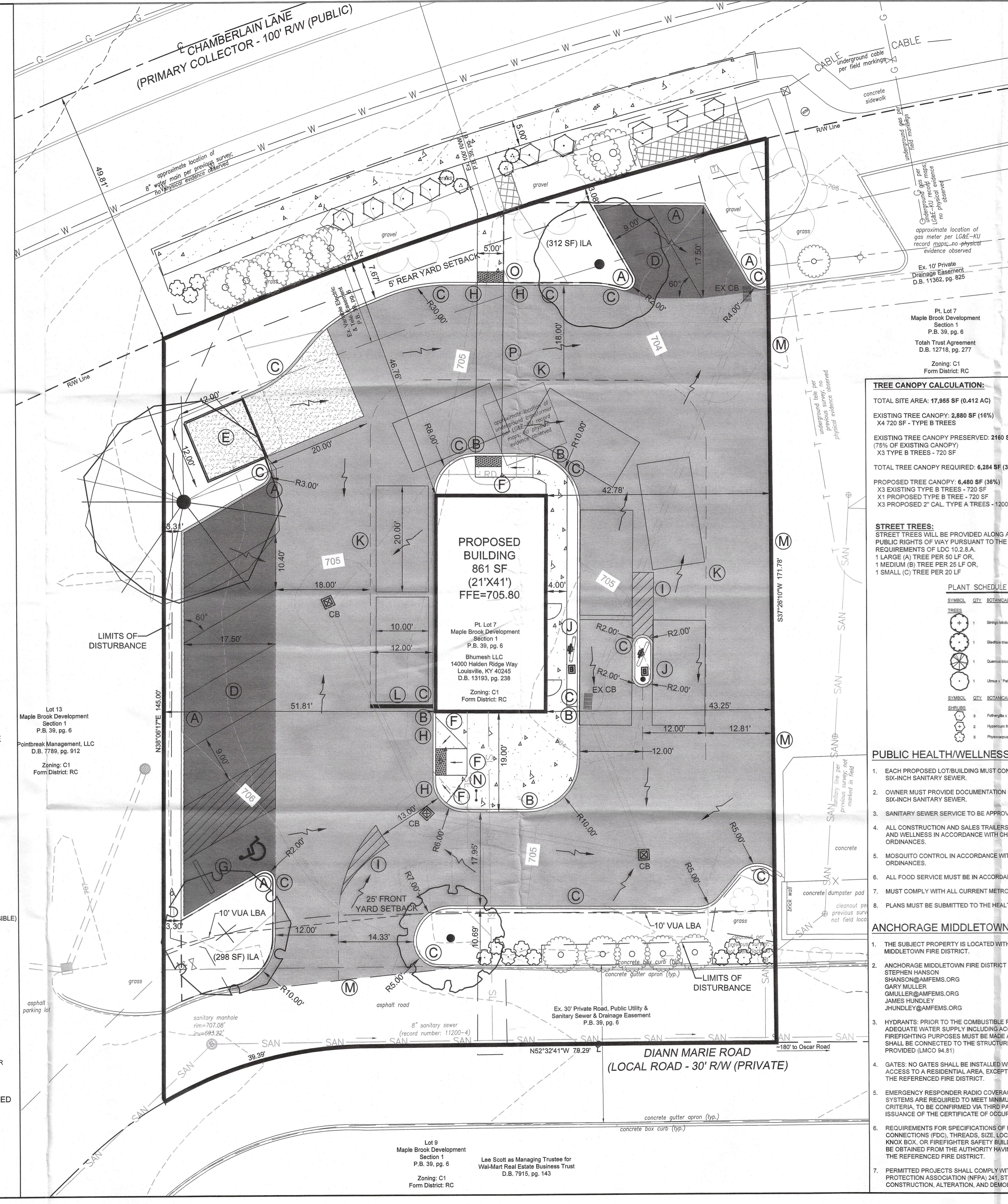
PARKING SPACES REQUIRED PER CODE (RESTAURANT) MINIMUM:
 1 SPACE PER 500 SQ FT OF GROSS FLOOR AREA
 861 SQ FT BUILDING
 TOTAL PARKING SPACES REQUIRED 2

MAXIMUM:
 1 SPACE PER 100 SQ FT OF GROSS FLOOR AREA
 861 SQ FT BUILDING
 TOTAL PARKING SPACES REQUIRED 8

ADA SPACES
 TOTAL REQUIRED PER CODE 1 (1-25 SPACES)

REQUIRED BIKE PARKING:
 3 SPACES OR 10% OF PARKING, WHICHEVER IS GREATER
 10% X 8 SPACES = 1 SPACE NEEDED, SO 3 SPACES ARE REQUIRED

NOTE: COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES



TREE CANOPY CALCULATION:

TOTAL SITE AREA: 17,955 SF (0.412 AC)
 EXISTING TREE CANOPY: 2,880 SF (16%)
 X4 720 SF - TYPE B TREES

EXISTING TREE CANOPY PRESERVED: 2160 SF (75% OF EXISTING CANOPY)
 X3 TYPE B TREES - 720 SF

TOTAL TREE CANOPY REQUIRED: 6,284 SF (35%)

PROPOSED TREE CANOPY: 6,480 SF (36%)
 X3 EXISTING TYPE B TREES - 720 SF
 X1 PROPOSED TYPE B TREE - 720 SF
 X3 PROPOSED 2" CAL. TYPE A TREES - 1200 SF

STREET TREES:
 STREET TREES WILL BE PROVIDED ALONG ALL PUBLIC RIGHTS OF WAY PURSUANT TO THE REQUIREMENTS OF LDC 10.2.5.A
 1 LARGE (A) TREE PER 50 LF OR,
 1 MEDIUM (B) TREE PER 25 LF OR,
 1 SMALL (C) TREE PER 20 LF

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	COAT.	REMARKS
[Symbol]	1	Grewia 'Autumn Gold'	Autumn Gold Shrub	2" Cal.	n/a	858	Full even growth Type 4
[Symbol]	1	Grewia 'Autumn Gold'	Autumn Gold Shrub	2" Cal.	n/a	858	Full even growth Type 4
[Symbol]	1	Quercus bicolor	Swamp White Oak	2" Cal.	n/a	858	Full even growth Type 4
[Symbol]	1	Ulmus 'Patriot'	Patriot Elm	2" Cal.	n/a	858	Full even growth Type 4

- PUBLIC HEALTH/ WELLNESS NOTES:**
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
 - OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
 - SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
 - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - ALL FOOD SERVICE MUST BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.
 - MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
 - PLANS MUST BE SUBMITTED TO THE HEALTH DEPT. PRIOR TO CONSTRUCTION AND/OR FACILITY OPENING.

- ANCHORAGE MIDDLETOWN FIRE NOTES:**
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE ANCHORAGE MIDDLETOWN FIRE DISTRICT.
 - ANCHORAGE MIDDLETOWN FIRE DISTRICT CONTACT INFORMATION:
 STEPHEN HANSON SHANSON@AMFEMS.ORG
 GARY MULLER GMULLER@AMFEMS.ORG
 JAMES HUNDLEY JHUNDLEY@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 THE 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 SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AUTHORITY HAVING JURISDICTION (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.

VIA:
 EXISTING VIA AREA: 15,324 SF
 PROPOSED VIA AREA: 11,704 SF

VIA BUFFER LANDSCAPE:
 10FT WIDE VIA BUFFER

VIA PERIMETER LANDSCAPE:
 WHERE VIA IS ADJACENT TO A ROADWAY:
 1 LARGE (A) TREE PER 50 LF
 1 MEDIUM (B) TREE PER 25 LF
 1 SMALL (C) TREE PER 20 LF

VIA INTERIOR LANDSCAPE:
 5% OF VIA (861 SF) INTERIOR LANDSCAPE AREA REQUIRED:
 (5.2%) 610 SF PROVIDED
 W/ 1 LARGE (A) OR (MEDIUM (B) TREES PER 4000 SF OF VIA AREA: 2000 SF = 2.9 - 3 LARGE (A) OR MEDIUM (B) TREES
 LANDSCAPED WITH SHRUBS, GROUND COVER, OR TURF

SITE BUFFER LANDSCAPE:
 NO LANDSCAPE BUFFER AREA REQUIRED FOR ADJOINING COMMERCIAL USES

RECEIVED
 APR 10 2026
 PLANNING & DESIGN SERVICES

W

(859) 727-3293 (615) 576-1000
 455 Erlanger Rd. 632 Lila Avenue
 Erlanger, KY 41018 Millford, OH 45150

NOT FOR CONSTRUCTION

Date	2/16/26	3/26/26	4/9/26
Revision			
CITY REVISIONS			
CITY REVISIONS			

BIGGBY COFFEE LOUISVILLE SITE PLAN

CITY OF LOUISVILLE, JEFFERSON COUNTY, KENTUCKY

Project No: 165025001
 Date: 1/8/26
 Drawn: APR
 Checked: MDC

LAYOUT PLAN

C-200

Wm#11867

© 2025 VIOX & VIOX, INC.



Louisville Metro Government

Text File

File Number: 26-DDP-0019

Agenda Date: 6/3/2026

Version: 1

Status: New Business

In Control: Development Review Committee

File Type: Planning Case

Agenda Number: 6.

Development Review Committee

Staff Report

June 3, 2026



Case No:	26-DDP-0019
Project Name:	Lowe's – NE Louisville
Location:	4930 Norton Healthcare Boulevard
Applicant:	DABS Investments, LLC
Representative:	Lowe's
Jurisdiction:	Louisville Metro
Council District:	17 – Markus Winkler
Case Manager:	Zach Schwager, Planner I

REQUESTS

- **Waiver** from Land Development Code (LDC) Sections 4.4.8.C.1 and 4.4.8.C.2 outdoor sales/display and storage to exceed the maximum area and height and to permit outdoor storage within 25 ft. of the public right-of-way (26-WAIVER-0047)
- **Revised Detailed District Development Plan (RDDDP)** with Revision to Binding Elements

CASE SUMMARY

The subject site is approximately 15 acres on the south side of Norton Healthcare Boulevard in Old Brownsboro Crossing. It is zoned C-2 Commercial in the Regional Center form district. The applicant is proposing 9,975 sq. ft. of permanent outdoor storage and to increase the seasonal sales/display by 22,805 sq. ft. from 16,821. The applicant also requests a Waiver from LDC Section 4.4.8.C.1 and 4.4.8.C.2 of the Land Development Code (LDC) to allow outdoor sales/display and storage to exceed the maximum area and height and to permit outdoor storage within 25 ft. of the public right-of-way.

STAFF FINDING

The proposed plan meets the requirements of the Land Development Code and the guidelines of the Comprehensive Plan, except for the requested Waiver, which is adequately justified for approval based on staff's analysis contained in the standard of review.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER (26-WAIVER-0047)

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

STAFF: The waiver will not adversely affect adjacent property owners as the proposed outdoor storage will be screened with additional landscaping along the northern property line.

- (b) The waiver will not violate the Comprehensive Plan; and

STAFF: The waiver will not violate the Comprehensive Plan, as the proposal remains consistent with the Suburban Workplace Form District, which supports employment uses and associated infrastructure. The proposed outdoor storage will be screened with additional landscaping along the northern property line.

- (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, as the proposed outdoor storage and seasonal sales/display will not increase the impact of the existing use.

- (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 would create an unnecessary hardship on the applicant, as the proposed development would not increase the impact of the existing use.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP 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: There is no net increase in impervious surface area within the development. The applicant is proposing additional landscaping to screen from the adjacent property to the north.

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

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and 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: Open space will be provided to meet Land Development Code requirements.

- 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: 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.

- 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: The overall site design and land uses are compatible with the existing and future development of the area within the industrial park

- 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: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to the requirements of the LDC.

REQUIRED ACTION

- **APPROVE** or **DENY** the **Waiver** from Land Development Code (LDC) Sections 4.4.8.C.1 and 4.4.8.C.2 outdoor sales/display and storage to exceed the maximum area and height and to permit outdoor storage within 25 ft. of the public right-of-way (26-WAIVER-0047)
- **APPROVE** or **DENY** the **Revised Detailed District Development Plan (RDDDP)** with Revision to Binding Elements

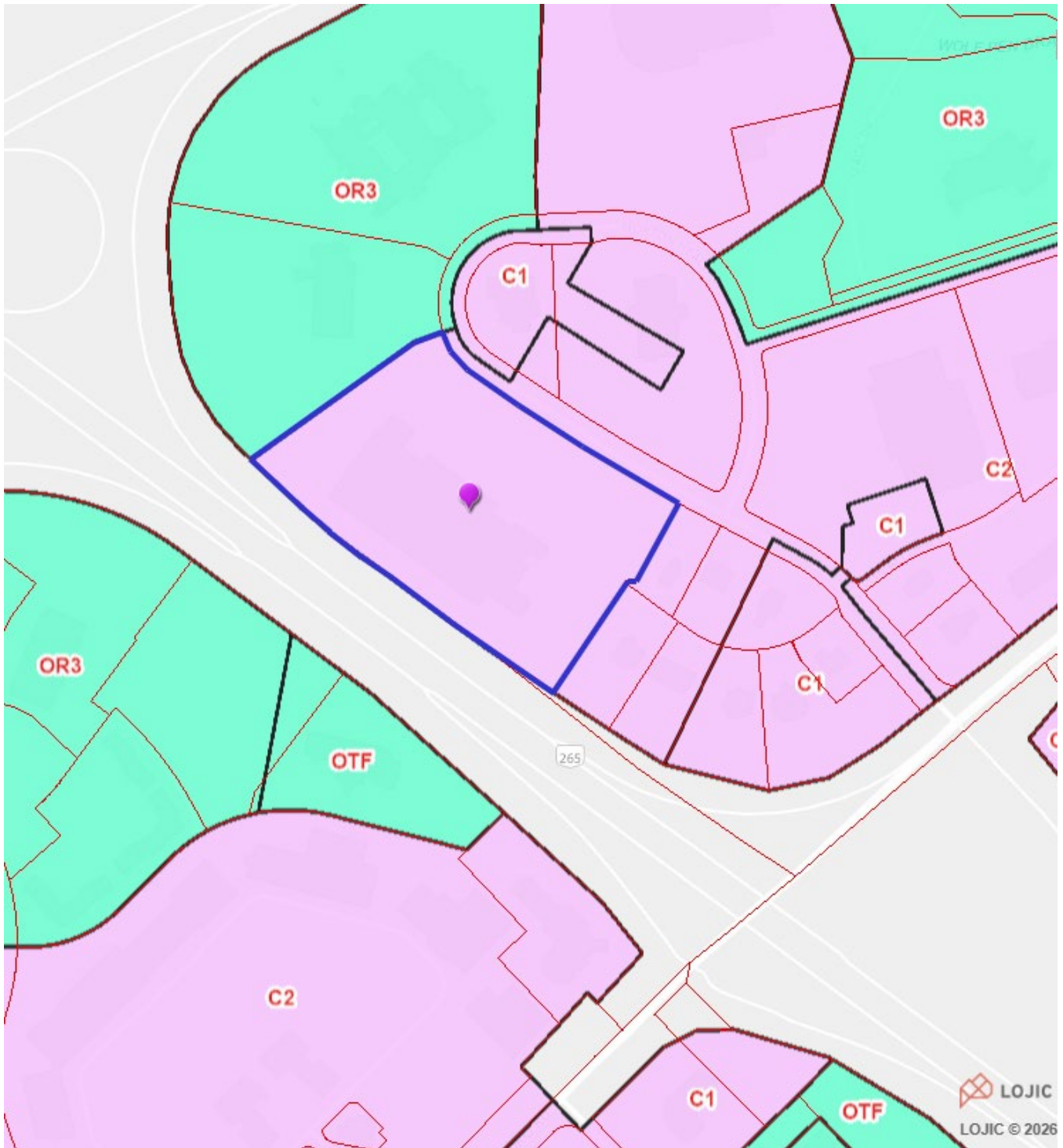
NOTIFICATION

Date	Purpose of Notice	Recipients
5/21/2026	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 17

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

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 for review and approval; any changes/additions/alterations not so referred shall not be valid.
- ~~2. The development shall not exceed 168,708 square feet of gross floor area.~~
3. Except for a Lowe's monument style sign at the main Lowe's entrance as shown on the DDDP, no outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. 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. ~~A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. 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.~~
 - c. ~~The appropriate variance shall be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development plan.~~
 - d. 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.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
- ~~6. 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.~~
- ~~7. 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.~~

8. 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.
- ~~9. The materials and design of proposed structures shall be substantially the same as depicted in the renderings as presented at the June 2, 2005 Planning Commission meeting.~~
- ~~10. The façade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.~~
- ~~11. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained there after. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.~~
- ~~12. All street signs shall be installed by the Developer, and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.~~
13. The outdoor garden center area delineated on the approved Detailed District Development Plan shall be enclosed with black tubular bars with columns as design accents and a low "knee wall" to improve the look and help obscure stacked materials; all as generally depicted on the renderings noted above.
14. Mechanicals and truck docks shall be screened as shown on the renderings presented at the June 2, 2005 public hearing.
15. Trees planted along the rear of the Lowes building and in the landscaped and outdoor amenity areas shall be as shown on the concept plans presented at the June 2, 2005 Planning Commission meeting.

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 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. Except for a Lowe's monument style sign at the main Lowe's entrance as shown on the DDDP, no outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. 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.
 - 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.
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. The outdoor garden center area delineated on the approved Detailed District Development Plan shall be enclosed with black tubular bars with columns as design accents and a low "knee wall" to improve the look and help obscure stacked materials.
7. Mechanicals and truck docks shall be screened as shown on the renderings presented at the June 2, 2005 public hearing.

8. Trees planted along the rear of the Lowes building and in the landscaped and outdoor amenity areas shall be as shown on the concept plans presented at the June 2, 2005 Planning Commission meeting.

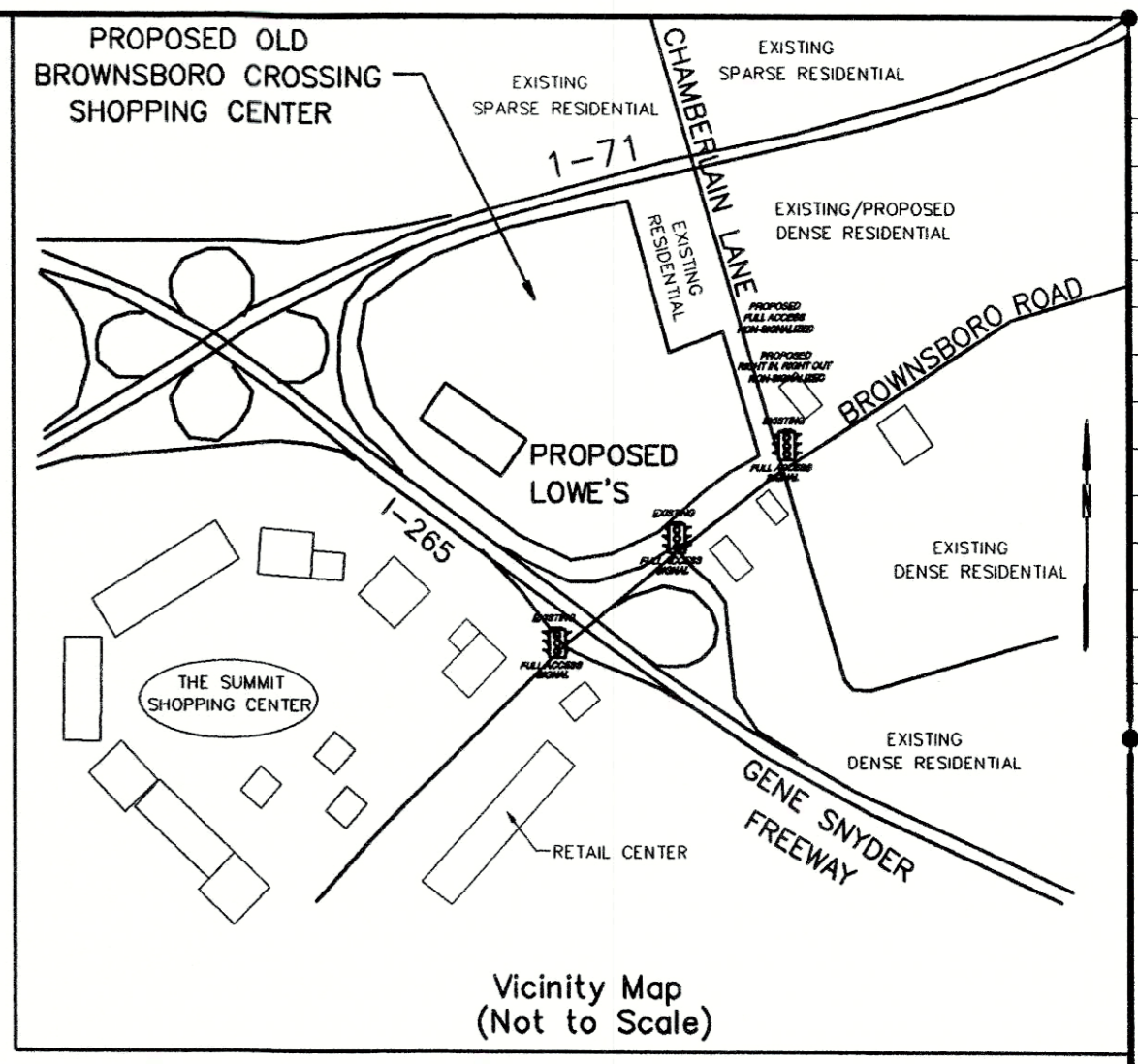
LEGEND

	EXISTING TREES
	PROPOSED TREE PLANTER
	EXISTING STORM SEWER INLET
	PROPOSED LOWE'S DROP BOX INLET
	PROPOSED LOWE'S CURB BOX INLET
	EXISTING STORM SEWER PIPE
	PROPOSED STORM SEWER PIPE
	PROPOSED STOP SIGN
	THROUGH LANE-USE ARROW
	ZONE & FORM DISTRICT BOUNDARIES

RECEIVED
MAY 17 2005
PLANNING & DESIGN SERVICES

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-55-01
APPROVAL DATE: 6/2/05
EXPIRATION DATE: 6/2/06
SIGNATURE OF PLANNING COMMISSION: *J. A. Revere*
PLANNING COMMISSION

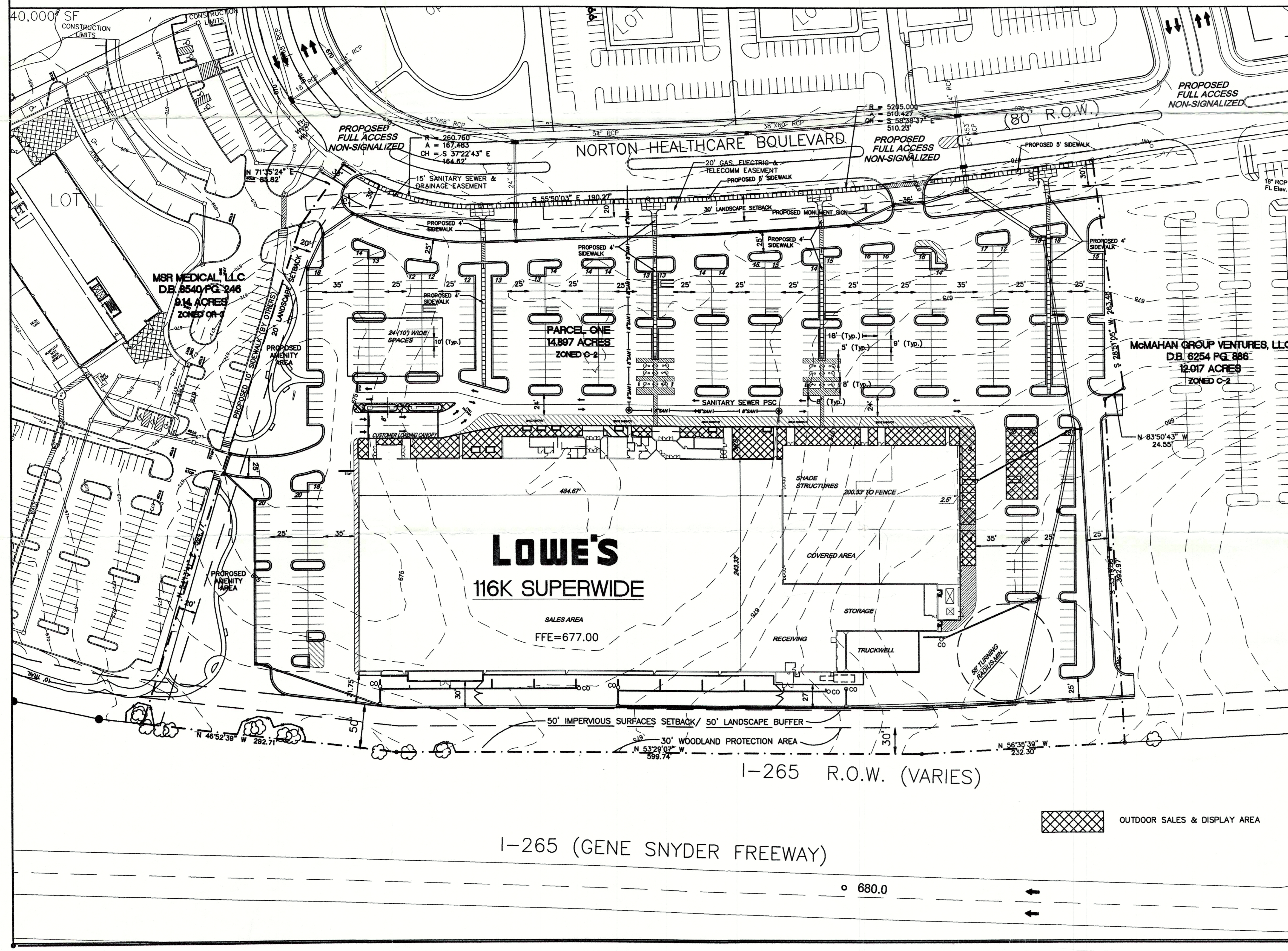
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



REVISIONS

DATE	DESCRIPTION
05/10/05	LD&T REVISIONS

Professional Engineer Seal: Christopher M. Mischel, License No. 22628, 05-11-05



DEVELOPMENT PLAN NOTES

- CURRENTLY, THIS SITE IS AN UNDEVELOPED LOT ZONED COMMERCIAL (C-2). THE PROPOSED USE FOR THIS PARCEL IS COMMERCIAL RETAIL IN THE FORM OF A LOWE'S.
- THE LOWE'S PARCEL IS LOCATED IN TAX BLOCK 3712, LOT 0003.
- PARKING AREAS AND DRIVE LANES TO BE HARD AND DURABLE SURFACE.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, EROSION AND SEDIMENT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
- CONSTRUCTION FENCING SHALL BE ERRECTED 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 DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THIS SITE IS SUBJECT TO THE BINDING ELEMENTS IN DOCKET NO. 9-55-01PWV & 10-9-02 OF RECORD IN THE OFFICE OF THE METRO LOUISVILLE PLANNING AND DESIGN SERVICES.
- RELATED CASE: 9-55-01PWV & 10-9-02
- ALL PROPOSED SIGNS WILL COMPLY WITH SECTION 8 OF THE LDC AND THE APPROVED BINDING ELEMENTS.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

MSD NOTES

- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM A REVIEW OF F.I.R.M. 2111 C 0020 D DATED 02-02-94.
- ALL PROPOSED INLET TYPES ARE LOWE'S SPECIFIED CURB BOX INLETS AND DROP BOX INLETS.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY LATERAL EXTENSION (LE) AND SUBJECT TO APPLICABLE FEES.
- A REQUEST FOR SANITARY SEWER CAPACITY HAS BEEN SUBMITTED TO MSD.
- THE SOILS ON THE SITE INCLUDE RUB RUSSELLVILLE & CRIDER SILT LOAM.
- STORM WATER DETENTION IS BEING PROVIDED BY OFF-SITE DETENTION BASINS LOCATED NORTHWEST OF THE SITE ON THE NORTON HEALTHCARE PROPERTY TO THE NORTHWEST.
- THE SANITARY SEWER SYSTEM IS TYING INTO THE HITE CREEK WASTE TREATMENT PLANT.

SITE DATA

GENERAL	
Acreage:	14.89
Lowe's Tract:	14.89
Buildings:	
Sales Floor:	117,936 SF
Office:	3,894 SF
Other:	3,240 SF
Garden Center:	31,709 SF
Total:	168,708 SF
Building Height:	
Roof (Parapet):	28.87 FT.
Peak (Arch. Feature):	58.0 FT.
ZONING	
Land Use Classification:	Commercial
Form District:	Regional Center
Zoning Classification:	C-2
PARKING	
Lowe's Parking Requirements:	
Standard:	14
Handicapped:	14
TOTAL:	28
Ratio (1 space/200 sf):	873
Outdoor Sales & Display:	
Actual Area:	16,871 SF
Max. Area (see name above):	16,871 SF
City Maximum Parking Requirements:	
Building Area Ratio (1 space/200 sf):	244
Parking Spaces:	900
Outdoor Sales Ratio (1 space/300 sf):	566
TOTAL:	1,466
Standard:	18
Handicapped:	18
TOTAL:	36
City Minimum Parking Requirements:	
Building Area Ratio (1 space/300 sf):	562
Parking Spaces:	566
Outdoor Sales Ratio (1 space/500 sf):	34
TOTAL:	600
Subtotal:	30
*Parking Reduction:	30
TOTAL:	566
Parking Provided:	
TOTAL:	517
Standard:	509
Handicapped:	12
Parking Needed:	49
Parking Waiver Req.:	6.6%
LANDSCAPE REQUIREMENTS	
Vehicle Usage Area (VUA):	289,275 S.F.
Min. Interior Landscaping:	21,696 S.F.
(2.5% VUA):	
Actual Interior Landscaping:	25,175 S.F.
Min. Amenity Area:	16,871 S.F.
Actual Amenity Area:	16,871 S.F.

PRELIMINARY APPROVAL

Conditions of Approval:

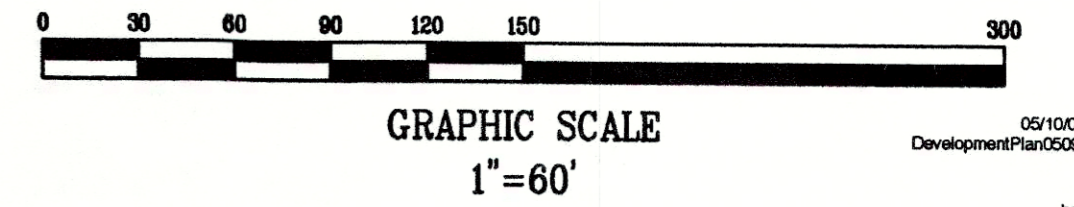
Joyce Daugherty 5-12-05
Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

TRANSPORTATION APPROVAL
PRELIMINARY DEVELOPMENT PLAN
CATEGORY: 2 3 4
CONDITIONS:
BY: *T. C. ...*
DATE: 5/12/05

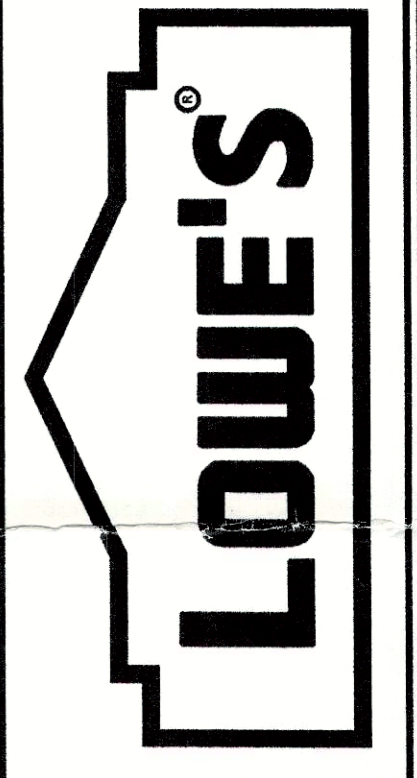
OWNER
DABS INVESTMENT, LLC
3034 HUNSINGER LANE
LOUISVILLE, KY 40250
D.B. 5690 PG. 478

DEVELOPER
LOWE'S HOME CENTERS, INC.
496 OLDE ENGLISH COURT
WELLSVILLE, OH 43082



Palmer ENGINEERING
400 SHOPPERS DRIVE
WINCHESTER, KY 40392 (859) 744-1718

LOWE'S HOME CENTERS, INC.
HWY. 288 EAST, EAST DOCK
N. WILKESBORO, NC 28689
336.658.4000 (V) 336.658.3257 (F)



DETAILED DISTRICT DEVELOPMENT PLAN
LOWE'S OF LOUISVILLE
NORTHEAST LOUISVILLE
4930 NORTON HEALTHCARE BLVD.
LOUISVILLE, KENTUCKY

PROJECT No. 05-398 DRAWN BY: CMMI CHECKED BY: CMMI

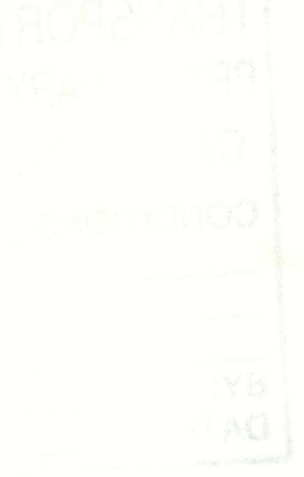
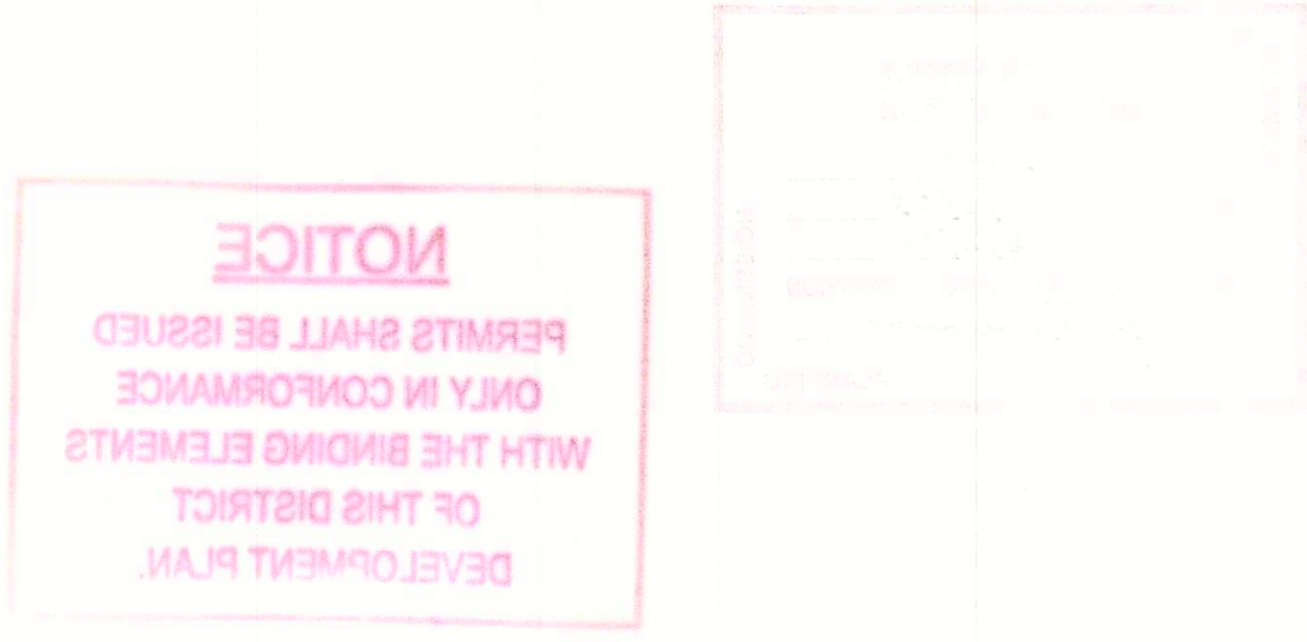
ORIGINAL ISSUE DATE:	03/30/05
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	DDDP-1
	05/10/05 (89) DevelopmentPlan050905.dwg
	1000.dwg
	pro-storm02005.dwg
	ecoon-w-norton02.dwg
	WM # 9002

BINDING ELEMENTS

DOCKET NO. 9-55-01
Planning Commission Meeting: June 2, 2005

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 for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 168,708 square feet of gross floor area.
3. Except for a Lowe's monument style sign at the main Lowe's entrance as shown on the DDDP, no outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. 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. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. 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.
 - c. The appropriate variance shall be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development plan.
 - d. 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.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
6. 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.
7. 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.
8. 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.
9. The materials and design of proposed structures shall be substantially the same as depicted in the renderings as presented at the June 2, 2005 Planning Commission meeting.
10. The façade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.
11. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained thereafter. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code.
12. All street signs shall be installed by the Developer, and shall conform with the *Manual on Uniform Traffic Control Devices* (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
13. The outdoor garden center area delineated on the approved Detailed District Development Plan shall be enclosed with black tubular bars with columns as design accents and a low "knee wall" to improve the look and help obscure stacked materials, all as generally depicted on the renderings noted above.
14. Mechanicals and truck docks shall be screened as shown on the renderings presented at the June 2, 2005 public hearing.
15. Trees planted along the rear of the Lowes building and in the landscaped and outdoor amenity areas shall be as shown on the concept plans presented at the June 2, 2005 Planning Commission meeting.



ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 15 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

MOSQUITO CONTROL REQUIRED IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES

(LEASED)
40,000 SF

FIRE NOTES:

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE ANCHORAGE MIDDLETOWN FIRE & EMS.
2. ANCHORAGE MIDDLETON FIRE & EMS CONTACT: CHIEF PATRICK WALSH - PWALSH@AMFEMS.ORG
3. 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 94.8)
4. GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
5. 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 CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
6. REQUIREMENTS FOR THE 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.
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

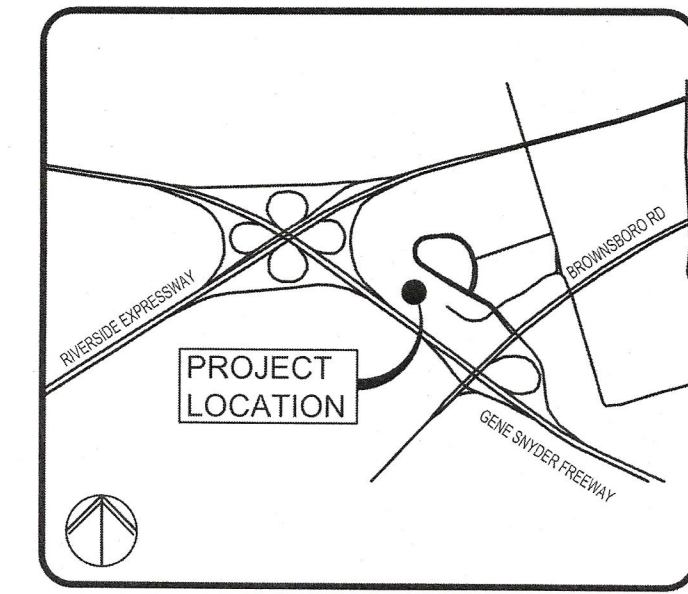
LEGEND

- SEASONAL OUTDOOR STORAGE MARCH 1ST - JULY 4TH (ANNUAL) (19,592 SF)
- PERMANENT STORAGE (±9,975 SF)
- PERMANENT STORAGE (PREVIOUSLY APPROVED)
- SEASONAL OUTDOOR QUICK LOAD MARCH 1ST - JULY 4TH (ANNUAL) (±3,213 SF)

PROPERTY DATA

PD#: 370200300000
ADDRESS: 4930 NORTON HEALTHCARE BLVD LOUISVILLE, KY 40241
ZONED: C2
FORM DISTRICT: REGIONAL CENTER

UNDERLYING DRAWING WAS TAKEN FROM SITE PLAN PROVIDED BY PALMER ENGINEERING DATED 7/20/05



VICINITY MAP - N.T.S.

PLANT LIST

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING
31	LEX 'NELLE STEVENS'	NELLY STEVENS HOLLY	6' MIN HT	8' OC
27	OSMANTHUS X FORTUNEI	FORTUNES TEA OLIVE	48' MIN HT	5' OC

SITE DATA

ACREAGE	
LOWE'S TRACT	14.897 AC
MAIN BUILDING:	
SALES FLOOR	17,936 S.F.
OFFICE	3,894 S.F.
RECEIVING/STORAGE	1,929 S.F.
OTHER	3,240 S.F.
GARDEN CENTER	3,170 S.F.
MAIN BUILDING TOTAL	168,708 S.F.
BUILDING HEIGHT:	
ROOF (PARAPET)	28.67 FT.
PEAK (ARCH. FEATURE)	49.0 FT.
ZONING	
LAND USE CLASSIFICATION:	COMMERCIAL
FORM DISTRICT:	REGIONAL CENTER (SUBURBAN)
ZONING CLASSIFICATION:	C-2
PARKING REQUIREMENTS:	
LOWE'S PARKING REQ'D:	
STANDARD	313
HANDICAPPED	11
TOTAL PARKING REQ'D	324
OUTDOOR SALES & DISPLAY ACTUAL AREA	49,254
CITY MAX. PARKING REQ'D:	
BUILDING AREA RATIO (1/200 SF)	844
OUTDOOR SALES RATIO (1/250 SF)	150
STANDARD HANDICAP	976
HANDICAP	18
TOTAL PARKING REQ'D	994
CITY MIN. PARKING REQ'D:	
BUILDING AREA RATIO (1/500 SF)	337
OUTDOOR SALES RATIO (1/1000 SF)	49
*PARKING REDUCTION	-39
TOTAL PARKING REQ'D	347
OVERALL PARKING PROVIDED:	
STANDARD	522
HANDICAPPED	12
SPACES UTILIZED FOR PERMANENT OSSD:	89
NET PARKING PROVIDED	433

*A TEN PERCENT REDUCTION IN MINIMUM PARKING IS APPLICABLE DUE TO ANY DEVELOPMENT WITHIN 1000 FEET OF DESIGNATED TRANSIT ROUTE.

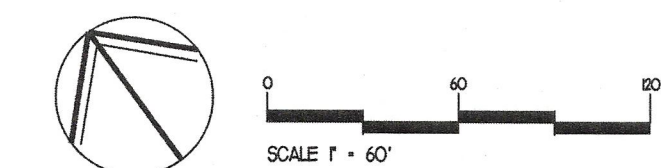
CONSTRUCTION MANAGEMENT PLAN:

1. EGRESS PATHS AND DOORS SHALL BE UNOBSTRUCTED AT ALL TIMES.
2. ADEQUATE WIDTH FOR PEDESTRIANS WILL BE MAINTAINED AT ALL TIMES.
3. FIRE ACCESS AROUND THE BUILDING WILL BE MAINTAINED AT ALL TIMES. MATERIAL WILL NOT BLOCK OR IMPEDE ACCESS TO FIRE HYDRANTS.
4. PERMITTED STORAGE SHALL NOT ENCRUCH INTO FIRE ZONES.
5. ALL UTILITY VALVES, MANHOLES, AND OTHER ABOVE GROUND APPURTENANCES SHALL REMAIN CLEAR AND ACCESSIBLE AT ALL TIMES.

CONTRACTOR TO REPLACE ALL FIRE LANE SIGNS AND REPAINT EXISTING FIRE LANE/NO PARKING STRIPING IN RED.

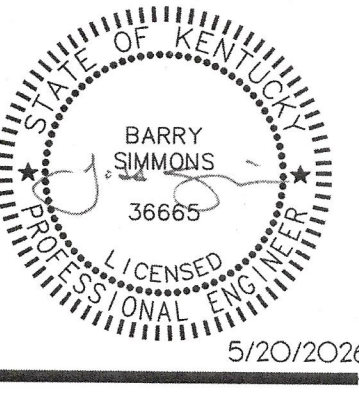
CASE NUMBER: 26-WAIVER-0047
WAIVER FROM SECTION 4.4.8 OF THE LAND DEVELOPMENT CODE TO ALLOW A GREATER AREA OF OUTDOOR SALES/DISPLAY AREA

CASE NUMBER: 26-DDP-0019
RELATED CASE NUMBER: 9-55-01



REVISIONS

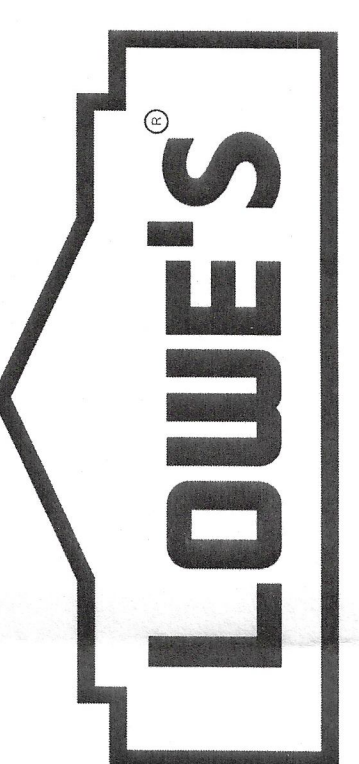
DATE	DESCRIPTION



FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
(864) 233-5497

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BLVD
MOORESVILLE, NC 28117
704.758.4766 (V)

THIS DRAWING IS THE PROPERTY OF LOWE'S HOME CENTERS, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF LOWE'S HOME CENTERS, INC. COPYRIGHT 2007 ALL RIGHTS RESERVED.



OSSD PLAN 1
LOWES #2245
LOUISVILLE (NE), KENTUCKY
JEFFERSON COUNTY, KENTUCKY
DRAWN BY: JGR/SAC | CHECKED BY: BTS

ORIGINAL ISSUE DATE: 5/20/2026
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER:

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?

All existing trees and vegetation on site will remain.

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

There is safe and efficient and pedestrian transportation provided both within the development and the community.

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

There is sufficient open space to meet the needs of the development. The development is existing and open space will not be altered.

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 the existing site provides adequate drainage facilities. No changes to the drainage facilities will be made.

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 site is existing and is compatible with future development in the area.

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

Yes, it is an existing site that complies with the comprehensive plan. However a waiver is being applied for to allow for a greater amount of outdoor storage/sales.

FREELAND and KAUFFMAN, INC.

ENGINEERS - LANDSCAPE ARCHITECTS

March 20, 2026

Louisville Metro Office of Planning

444 S. 5th Street

Louisville, KY 40202

Subject: Letter of explanation for the development plan application of the Lowe's located at 4930 Norton Healthcare Blvd.

The nature of this development plan application is to delineate proposed areas for outdoor sales/display/storage. The site is an existing Lowe's located at 4390 Norton Healthcare Blvd. The approved permit set of plans dated 06/16/05 called for 16,821 sf of outdoor sales & display. An additional 22,805 sf of seasonal outdoor sales/display and 9,975 sf of fenced permanent storage has been delineated on the plans. A waiver of section 4.4.8 is being sought to increase the allowable area for outdoor sales & display to accommodate this.

Project includes fencing around the proposed permanent storage and additional landscaping to screen from the adjacent property.

Please process the enclosed plans for review. Should you have any questions, or should you require additional information, please email at scollins@fk-inc.com or call 843-974-8864.

Thank you.

Stefan Collins