Louisville Metro Government

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

Agenda - Final

Development Review Committee

Wednesday, June 17, 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

Minutes

1. 6.3.2026 DRC Minutes

Attachments: 6.3.2026 DRC Minutes.pdf

New Business

2. 25-STRCLOSURE-0012

Request:	Closure of Public Right-of-Way
Project Name:	Trinity High School Street Closure
Location:	North Sherrin Ave
Owner:	Trinity High School Foundation
Applicant:	Trinity High School Foundation
Representative:	Land Design & Development Inc.
Jurisdiction:	St Matthews
Council District:	District 9 - Andrew Owen
Case Manager:	Tyler Pobiedzinski, Planner I

Attachments: 25-STRCLOSURE-0012_DRCStaffReport.pdf
25-STRCLOSURE-0012_Plat_.pdf
25-STRCLOSURE-0012_Justifcation.pdf

3. 26-STRCLOSURE-0008

Request:	Closure of Public Right-of-Way
Project Name:	I-65 Central Corridor Project
Location:	E. Jacob Street between S. Brook Street & S. 1st Street
Applicant:	Louisville Metro
Representative:	Louisville Metro Public Works
Jurisdiction:	Louisville Metro
Council District:	4 - Ken Herndon
Case Manager:	Zach Schwager, Planner I

Attachments: 26-STRCLOSURE-0008_DRCStaffReport_061726.pdf
26-STRCLOSURE-0008_Plat.pdf
26-STRCLOSURE-0008_ApplicantInfo.pdf

4. 26-WAIVER-0049

Request:	Waiver of the Land Development Code Section 4.4.8.C.1.a to permit outdoor sales and display area to exceed 800sf
Project Name:	Concrete Kingdon
Location:	6319 Bardstown Rd
Applicant:	Nicole Woods
Representative:	Nicole Woods
Jurisdiction:	Louisville Metro
Council District:	District 22 - Kevin Kramer
Case Manager:	Catherine Gomez, Planner I

Attachments: 26-WAIVER-0049_DRCStaffReport.pdf
26-WAIVER-0049_Plan.pdf
26-WAIVER-0049_Justification_061126.pdf

5. 26-WAIVER-0063

Request:	Landscape Waivers from the Shively Land Development Code
Project Name:	Landscape Taco Bell Dixie and Gagel
Location:	4643 Dixie Highway
Applicant:	Kupco LLC
Representative:	ABTB Louisville LLC
Jurisdiction:	Shively
Council District:	District 3 - Shameka Parrish-Wright
Case Manager:	Sydney Fawcett, Planner I

Attachments: 26-WAIVER-0063_DRCStaffReport.pdf
26-LANDSCAPE-0067_Plan_060826.pdf
26-WAIVER-0063_Justification_052626.pdf

6. 26-WAIVER-0065

Request:	Parkway Waivers to construct a single family residence
Project Name:	4519 River Rd Single Family Residential
Location:	4519 River Road
Applicant:	River Vision Retire LLC
Representative:	Work Architecture
Jurisdiction:	Louisville Metro
Council District:	District 16 - Scott Reed
Case Manager:	Sydney Fawcett, Planner I

Attachments: 26-WAIVER-0065_DRCStaffReport.pdf
26-WAIVER-0065_Plan_051226.pdf
26-WAIVER-0065_Justification.pdf

7. 26-CAT3-0003

Request:	Category 3 Development Plan
Project Name:	JW Marriott
Location:	401 S 4th St
Owner:	Louisville, Tower Properties LLC
Applicant:	Louisville, Tower Properties LLC
Representative:	Sabak, Wilson & Lingo, Inc
Jurisdiction:	Louisville Metro
Council District:	District 4 - Ken Herndon
Case Manager:	Tyler Pobiedzinski, Planner I

Attachments: 26-CAT3-0003_DRCStaffReport_061726.pdf
26-CAT3-0003_Plan.pdf
26-CAT3-0003_Elevations .pdf
Letter of explanation -JW Marriott Category 3 -- 4-27-26.pdf

8. 26-DDP-0012

Request:	Revised Detailed District Development Plan (RDDDP) with revised binding elements.
Project Name:	907 Ormsby Lane Condominiums
Location:	907 Ormsby Ln
Applicant:	Meridian Construction LLC
Representative:	Milestone Design
Jurisdiction:	Lyndon
Council District:	District 7 - Paula McCraney
Case Manager:	Mollie Share, Planner I

Attachments:
- 26-DDP-0012_DRCStaffReport.pdf
- 26-DDP-0012_Plan.pdf
- 26-DDP-0012_Elevations.pdf
- 26-DDP-0012_InterestedPartyComments.pdf
- 26-DDP-0012_Justification.pdf
- 26-DDP-0012_LetterofExplaination.pdf

9. 26-DDP-0017

Request:	Revised District Development Plan (RDDP) with revised binding elements.
Project Name:	Preston Hwy Multifamily
Location:	9220 Preston Hwy
Applicant:	Camileo LLC
Representative:	Land Design & Development, Inc.
Jurisdiction:	Louisville Metro
Council District:	District 24 - Ginny Mulvey-Woolridge
Case Manager:	Abby Bills, Planner I

Attachments:
- 26-DDP-0017_DRCStaffReport_061726.pdf
- 26-DDP-0017_Plan.pdf
- 26-DDP-0017_InterestedPartyComment_032326.pdf

10. 26-DDP-0020

Request:	Revised Detailed District Development Plan with revisions to binding elements
Project Name:	2728, 2730, 2732 S 3rd St - Revised Development Plan
Location:	2728, 2730, & 2732 S 3rd Street
Applicant:	Lewis Capital Holdings LLC
Representative:	Jake Guhy
Jurisdiction:	Louisville Metro
Council District:	District 15 - Jennifer Chappell
Case Manager:	Sydney Fawcett, Planner I

Attachments:
- 26-DDP-0020_DRCStaffReport.pdf
- 26-DDP-0020_Plan_051826.pdf
- 26-DDP-0020_Elevations.pdf
- 26-DDP-0020_InterestedPartyComment_060826.pdf
- 26-DDP-0020_LetterOfExplanation.pdf

Adjournment

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

Louisville Metro Government

Text File

File Number: 6.3.2026 DRC Minutes

Agenda Date: 6/17/2026 **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
June 3, 2026

A meeting of the Louisville Metro Development Review Committee was held on June 3, 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:

Joseph Haberman, Planning Manager
Rachel Casey, Planning Supervisor
Laura Ferguson, Assistant County Attorney
Catherine Gomez, Planner I
Abby Bills, Planner I
Zach Schwager, Planner I
Haritha Gurivindapalli, Management Assistant

The following matters were considered:

APPROVAL OF MINUTES

MAY 20, 2026, DEVELOPMENT REVIEW COMMITTEE MINUTES

00:02:55 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 20, 2026.

The vote was as follows:

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

NEW BUSINESS

CASE NO. 26-EXTENSION-0007

Request:	Extension of Expiration
Project Name:	Cooper Chapel Road
Location:	8300 Cooper Chapel Road
Applicant:	GVPT Cooper LLC
Representative:	Dinsmore & Shohl
Jurisdiction:	Louisville Metro
Council District:	District 23- Jeff Hudson
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.)

00:03:20 Commissioner Steff recused himself from the case:

Agency Testimony:

00:03:30 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:

Cliff Ashburner, Dinsmore & Shohl, 101 South 5th Street, Suite 2500, Louisville, KY 40202

Summary of those in favor:

00:06:00 Cliff Ashburner provided an overview of the request and presented a PowerPoint presentation. Ashburner outlined the history of the site, current ongoing road projects, utility relocations around the property. Ashburner mentioned that right-of-way acquisition for the Cooper Chapel Road extension has been completed, and alignment work on Buechel Church Road is expected soon. As a result, the applicant is requesting a two-year extension of the previously approved plan to allow time for the road improvements to be completed. The expectation is that, within this timeframe, the

NEW BUSINESS

CASE NO. 26-EXTENSION-0007

infrastructure will be sufficiently developed to support the project. Ashburner answered questions from Committee Members. (See recording for details)

The following spoke in opposition to the request:
None

Deliberation:

00:11:55 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:

00:13:00 On a motion by Commissioner Stuber, seconded by Commissioner Mims, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested extension of expiration for two years until May 12, 2028.

The vote was as follows:

YES: Commissioners Lannert, Stuber, Mims, and Fischer

RECUSED: Commissioner Steff

NEW BUSINESS

CASE NO. 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

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

The following spoke in favor of the request:

Mike Hill, 503 Washburn Avenue, Louisville, KY 40222

Summary of testimony of those in favor:

00:17:25 Mike Hill provided an overview of the request and presented a PowerPoint presentation. Hill explained that the applicant proposed splitting an existing parking lot into two lots due to reduced parking needs. One lot will remain a smaller parking area serving nearby apartments and a restaurant, while the second will become a residential lot for a future single-family home with no alley access. A fence will separate the lots, and the future buyer will be informed of access and parking limitations. Hill responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

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CASE NO. 26-MPLAT-0043

None

Deliberation:

00:25:20 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.

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

00:25:50 On a motion by Commissioner Mims, seconded by Commissioner Steff, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that 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, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the Minor Subdivision Plat to create one (1) substandard lot pursuant to Land Development Code (LDC) Section 7.1.85.

The vote was as follows:

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

NEW BUSINESS

CASE NO. 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

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

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

Agency Testimony:

00:26:50 Catherine Gomez provided an overview of the request and presented a PowerPoint presentation. Gomez outlined the development plan, elevation, parking and access. Gomez responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Allan Wiley, 565 White Pond Drive, Akron, OH 44320

Summary of testimony of those in favor of the request:

00:31:10 Allan Wiley provided an overview of the request and presented a PowerPoint presentation. Wiley stated that the requested waiver to allow a building façade without windows facing Ballardsville Road, explaining that this side houses the kitchen and is intentionally designed to support drive-thru efficiency and pedestrian safety. Wiley stated Landscaping is proposed to screen the blank wall and the design is intended to handle traffic internally. Wiley responded to questions from Committee Members. (See recording for details)

NEW BUSINESS

CASE NO. 25-DDP-0097

The following spoke in opposition of the request:
None

Deliberation:

00:35:30 Committee deliberation

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

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).

00:36:00 On a motion by Commissioner Steff, seconded by Commissioner Stuber, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that 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, and

WHEREAS, the Development Review Committee finds that the 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, and

WHEREAS, the Development Review Committee finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant. 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, and

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CASE NO. 25-DDP-0097

WHEREAS, the Development Review Committee finds that the strict application of the provisions of the regulation would create an unnecessary hardship on the applicant as 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, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested 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**).

The vote was as follows:

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

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).

00:36:50 On a motion by Commissioner Steff, seconded by Commissioner Stuber, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that the 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

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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, and

WHEREAS, the Development Review Committee finds that 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, and

WHEREAS, the Development Review Committee finds that 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, and

WHEREAS, the Development Review Committee finds that the applicant has provided a parking study and analysis comparing the demand of parking spaces for varying locations at every hour of the day, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested 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**).

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CASE NO. 25-DDP-0097

The vote was as follows:

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

Revised Detailed District Development Plan with revised binding elements.

00:37:20 On a motion by Commissioner Steff, seconded by Commissioner Stuber, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

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

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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 sur-rounding 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, now, therefore be it.

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CASE NO. 25-DDP-0097

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

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.

2. 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

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

The vote was as follows:

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

NEW BUSINESS

CASE NO. 26-DDP-0019

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

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:

00:38:00 Abby Bills provided an overview of the request and presented a PowerPoint presentation. Bills responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Alex Russell, 466 Erlanger Road, Erlanger, KY 41018

Gary Muller, 9814 Featherbell Blvd, Prospect, KY 40059

Summary of testimony of those in favor of the request:

00:40:25 Alex Russell spoke in favor of the request. Russell responded to questions from Committee Members. (See recording for details)

00:41:30 Gary Muller representing Anchorage Middletown Fire & EMS, expressed support for the request with no negative findings. Muller noted two conditions for permitting: no trees can be planted within 4 feet of the existing private hydrant, and a

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CASE NO. 26-DDP-0019

current third-party inspection of the hydrant will be required. Muller responded to questions from Committee Members. (See recording for details)

00:42:30 Alex Russell agreed to the conditions and confirmed they understand the hydrant-related requirements and have already discussed them. (See recording for details)

00:42:40 Rachel Casey noted these conditions will be addressed during the construction phase and do not need to be included on the development plan being reviewed by the Committee. (See recording for details)

The following spoke in opposition of the request:
None

Deliberation:

00:43:20 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 with revised binding elements.

00:43:25 On a motion by Commissioner Steff, seconded by Commissioner Stuber, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that there are no 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, and

WHEREAS, the Development Review Committee finds that 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, and

NEW BUSINESS

CASE NO. 26-DDP-0019

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 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, and

WHEREAS, the Development Review Committee finds that 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 out lots 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, now, therefore be it.

NEW BUSINESS

CASE NO. 26-DDP-0019

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

NEW BUSINESS

CASE NO. 26-DDP-0019

subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

The vote was as follows:

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

NEW BUSINESS

CASE NO. 26-DDP-0019

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

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:

00:44:15 Zach Schwager provided an overview of the request and presented a PowerPoint presentation. Schwager responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Todd Bartok, 1000 Lowe's Boulevard, Mooresville, NC 28117

Summary of testimony of those in favor of the request:

00:50:45 Todd Bartok explained that the northwest corner of the building will be screened with tube steel/aluminum fencing, along with additional landscaping to buffer and enclose that area. Bartok responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

Gary Muller, 9814 Featherbell Blvd, Prospect, KY 40059

NEW BUSINESS

CASE NO. 26-DDP-0019

Summary of testimony of those in opposition to the request:

00:52:00 Gary Muller representing Anchorage Middletown Fire & EMS, raised concerns that the plans do not reflect current conditions. Muller reported that merchandise is currently stored in and beyond designated fire lanes on all sides, blocking emergency access and fire department connections. Muller emphasized the need to clear these areas and ensure plans accurately reflect on-site conditions to maintain required access. Muller responded to questions from Committee Members. (See recording for details)

00:57:00 Rachel Casey clarified that the issue is overall compliance with the approved development plan. The site was previously found out of compliance, prompting the revised plan now under review. If approved, the plan would prohibit storage in fire lanes, and the responsibility would shift to enforcing compliance. Casey responded to questions from Committee Members. (See recording for details)

Rebuttal:

00:58:30 Todd Bartok explained that the revised plan is intended to address prior code violations and achieve compliance. Materials previously stored along the building and in fire lanes will be relocated to a designated enclosed outdoor storage area, allowing fire lanes and access points to remain clear. Bartok stated that the updated plan also ensures fire department connections are unobstructed, includes replacement of faded fire lane signage. Bartok responded to questions from Committee Members. (See recording for details)

Deliberation:

01:00:35 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.

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)

01:05:30 On a motion by Commissioner Mims, seconded by Commissioner Steff, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

NEW BUSINESS

CASE NO. 26-DDP-0019

WHEREAS, the Development Review Committee finds that 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, and

WHEREAS, the Development Review Committee finds that 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, and

WHEREAS, the Development Review Committee finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant, as the proposed outdoor storage and seasonal sales/display will not increase the impact of the existing use, and

WHEREAS, the Development Review Committee finds that 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, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Waiver from Land Development Code (LDC) Sections 4.4.8.C.1 and 4.4.8.C.2 to exceed the maximum area and height and to permit outdoor storage within 25 ft. of the public right-of-way (**26-WAIVER-0047**).

The vote was as follows:

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

Revised Detailed District Development Plan with revised binding elements.

01:06:10 On a motion by Commissioner Mims, seconded by Commissioner Steff, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

WHEREAS, the Development Review Committee finds that 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, and

NEW BUSINESS

CASE NO. 26-DDP-0019

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 has approved the preliminary development plan, and

WHEREAS, the Development Review Committee finds that open space will be provided to meet Land Development Code requirements, 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 within the industrial park, and

WHEREAS, the Development Review Committee finds that the development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to the requirements of the LDC, now, therefore be it.

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

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.

2. 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

NEW BUSINESS

CASE NO. 26-DDP-0019

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.

NEW BUSINESS

CASE NO. 26-DDP-0019

The vote was as follows:

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

ADJOURNMENT

The meeting adjourned at approximately 2:09 p.m.

_____
Chair

_____
Planning Director

Louisville Metro Government

Text File

File Number: 25-STRCLOSURE-0012

Agenda Date: 6/17/2026 **Version:** 1 **Status:** New Business

In Control: Development Review Committee **File Type:** Planning Case

Agenda Number: 2.

Development Review Committee

Staff Report

June 17, 2026

Case No:	25-STRCLOSURE-0012
Project Name:	Trinity High School Street Closure
Location:	North Sherrin Ave
Applicant:	Trinity High School Foundation
Representative:	Land Design & Development Inc.
Jurisdiction:	St Matthews
Council District:	9 – Andrew Owen
Case Manager:	Tyler Pobiedzinski, Planner I

REQUEST

- **Closure of Public Right-of-Way**

CASE SUMMARY

The applicant is requesting the closure of 1,227.32 linear feet of right-of-way along North Sherrin Avenue. The properties adjacent to the entirety of North Sherrin Avenue are owned by the Trinity High School Foundation and the Roman Catholic Bishop of Louisville. The requested closure is intended to enhance student safety by limiting vehicular access along the corridor during the school year.

STAFF FINDING

The applicant received a Consent to Street Closure from more than 51% of adjacent property owners. The proposal is ready for the next available consent agenda of the Planning Commission.

TECHNICAL REVIEW

The proposed closure will maintain public facilities. All agencies have been addressed and approvals received from relevant utilities.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR STREET CLOSURES

1. Adequate Public Facilities – Whether and the extent to which the request would result in demand on public facilities and services (both on-site and off-site), exceeding the capacity or interfering with the function of such facilities and services, existing or programmed, including transportation, utilities, drainage, recreation, education, emergency services, and similar necessary facilities and services. No closure of any public right-of-way shall be approved where an identified current or future need for the facility exists. Where existing or proposed utilities are located within the right-of-way to be closed, it shall be retained as an easement or alternative locations shall be provided for the utilities; and

   STAFF: Adequate public facilities are available to serve existing and future needs of the community. The proposed closure does not result in an increase in demand on public facilities or services as utility agencies have coordinated with the applicant and Office of Planning staff to ensure that facilities are maintained or relocated through agreement with the developer. No

property adjacent or abutting the rights-of-way to be closed will be left absent of public facilities or services or be dispossessed of public access to their property. The applicant will provide necessary easements or relocation of equipment per utility agency requirements.

2. Cost for Improvement – The cost for a street or alley closing, or abandonment of any easement or land dedicated to the use of the public shall be paid by the applicant or developer of a proposed project, including cost of improvements to adjacent rights-of-way or relocation of utilities within an existing easement; and

   STAFF: Any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer, including the cost of improvements to those rights-of-way and adjacent rights-of-way, or the relocation of utilities and any additional agreement reached between the utility provider and the developer.

3. Other Matters – Any other matters which the Planning Commission may deem relevant and appropriate.

   STAFF: There are no other relevant matters to be considered by the Planning Commission.

REQUIRED ACTION:

- **Place on the consent agenda at the next available Planning Commission**

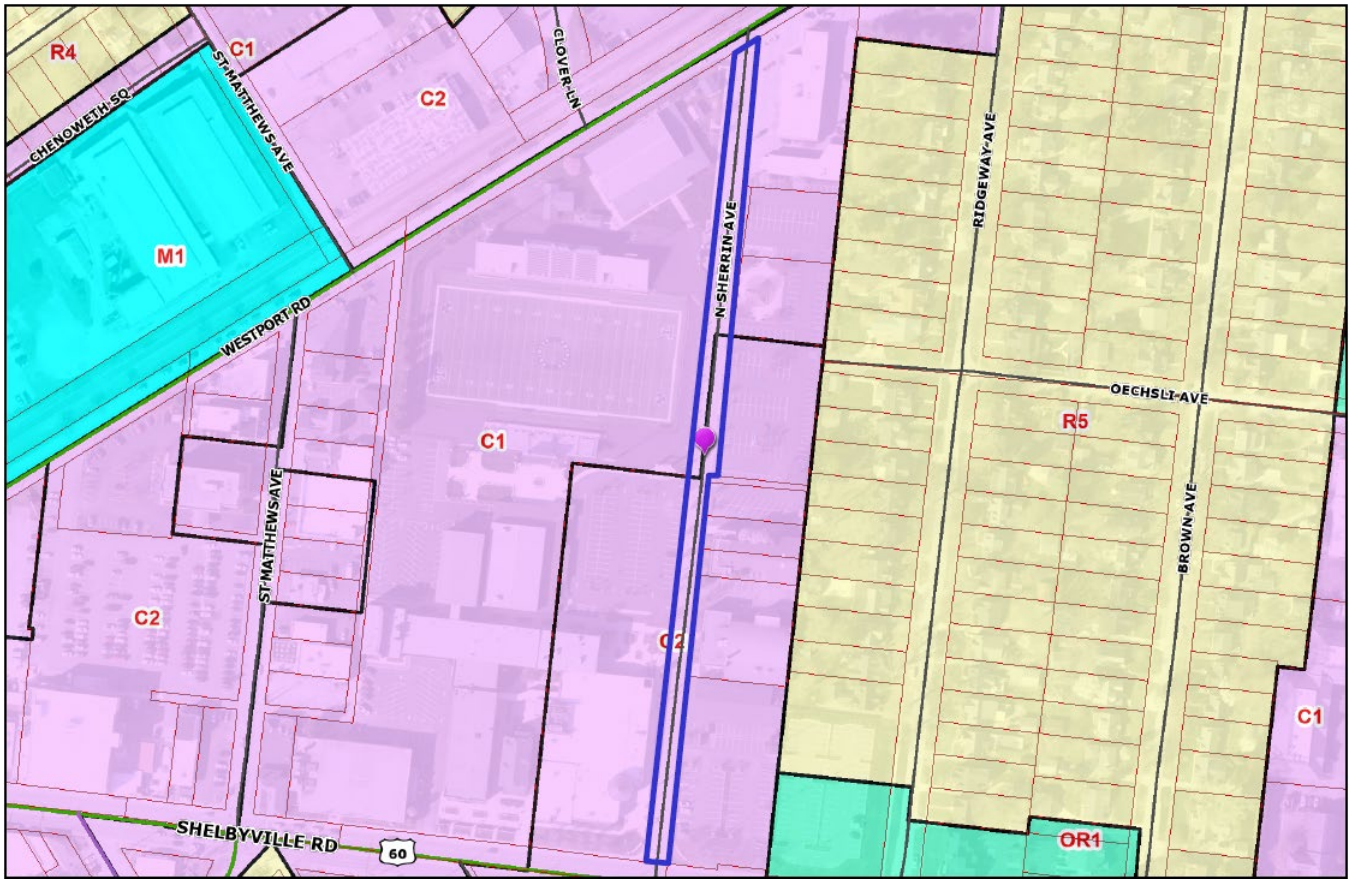
NOTIFICATION

Date	Purpose of Notice	Recipients
6/5/2025	Hearing before DRC	Registered Neighborhood Groups in Council District 9

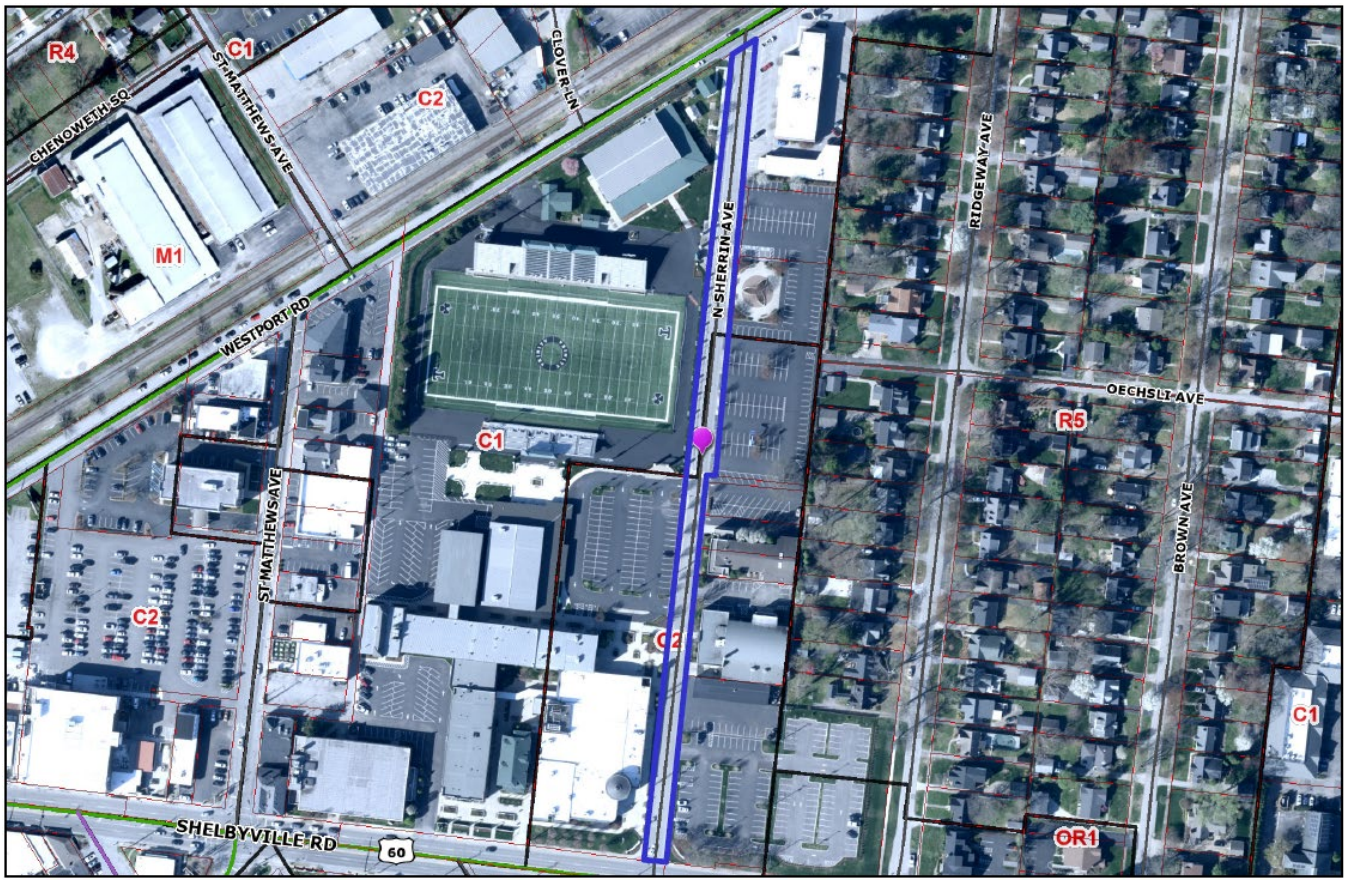
ATTACHMENTS

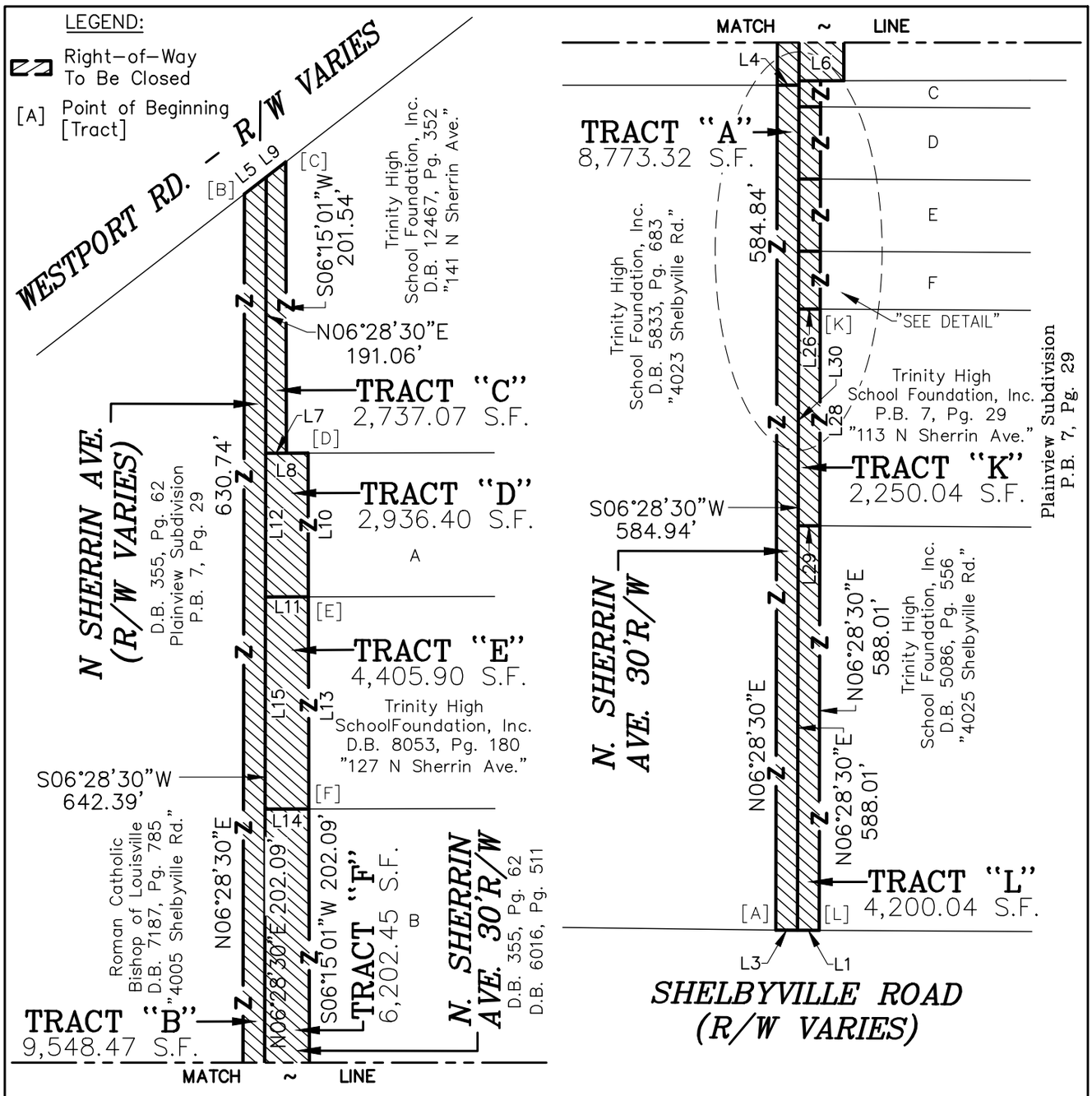
1. Zoning Map
2. Aerial Photograph

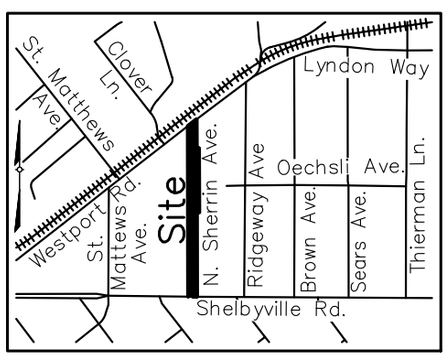
1. Zoning Map


R4
C1
C2
CHENOWETH SQ
ST MATTHEWS AVE
GLOVER LN
M1
WESTPORT RD
N SHERRIN AVE
RIDGEWAY AVE
OECHSLI AVE
R5
C1
ST MATTHEWS AVE
C2
C2
BROWN AVE
C1
SHELBYVILLE RD
60
OR1

2. Aerial Photograph







LOCATION MAP
Not To Scale

0' 50' 100' 200'
SCALE: 1"=100'

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: 502.426.9374

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the property lines shown hereon were obtained from recorded deeds or plats, and that only the property corners noted as monumented were located in the field.

NOT FOR RECORDING

Surveyor's Signature PLS# Date

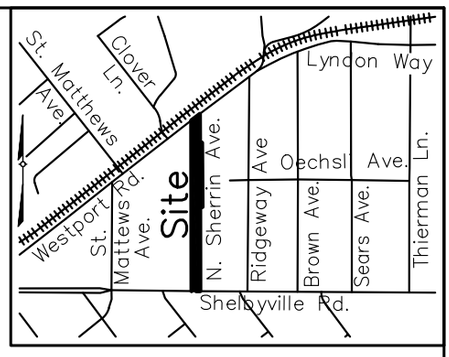
RIGHT-OF-WAY CLOSURE PLAT

For:
TRINITY HIGH SCHOOL FOUNDATION INC
4023 & 4025 SHELBYVILLE ROAD
113, 115, 117, 121, 127, 139,
& 141 N. SHERRIN AVENUE
LOUISVILLE, KY 40207
and
ROMAN CATHOLIC BISHOP OF LOUISVILLE
4005 SHELBYVILLE RD., LOU., KY 40207

PLAT DATE: MAY 07, 2026

G:\Current Projects\9906 - 2013\DWG\Survey\9906closure.dwg 5/07/2026

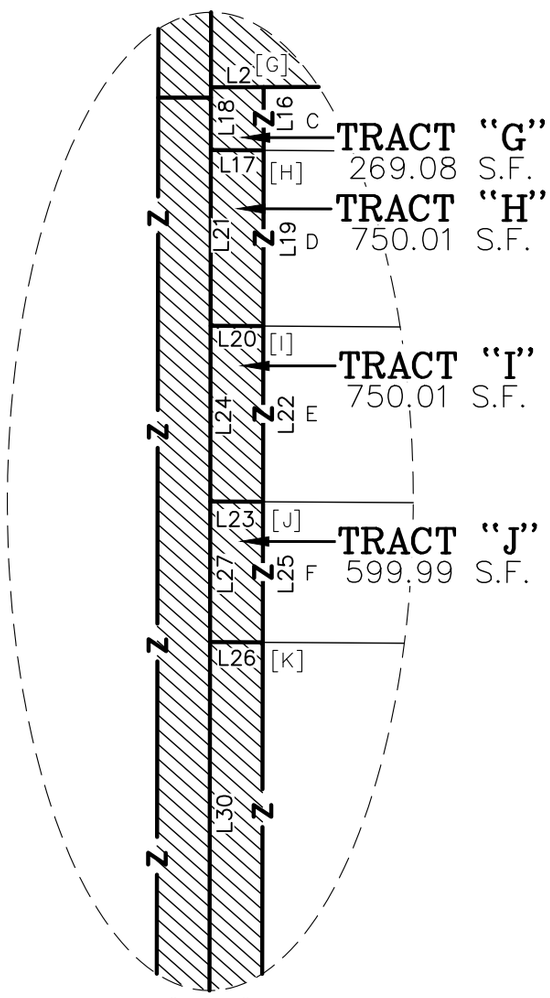
PROPERTY OWNERS TABLE		
A	Trinity High School Foundation, Inc. "139 N. Sherrin Avenue" / Tax Block 19, Lot 314	D.B. 8177, Pg. 878
B	Trinity High School "121 N. Sherrin Avenue" / Tax Block 19, Lot 316	D.B. 5086, Pg. 556
C	Trinity High School Foundation, Inc. "N. Sherrin Avenue" / Tax Block 19, Lot 261	D.B. 6331, Pg. 615
D	Trinity High School Foundation, Inc. "117 N. Sherrin Avenue"	D.B. 6331, Pg. 615
E	Trinity High School Foundation, Inc. "N. Sherrin Avenue" / Tax Block 275, Lot 8	D.B. 6331, Pg. 615
F	Trinity High School Foundation, Inc. "115 N. Sherrin Avenue"	D.B. 6331, Pg. 615



LOCATION MAP
Not To Scale

PROPERTY LINE TABLE		
L1	N83°16'29"W	15.00'
L2	S83°44'29"E	15.00'
L3	N83°16'29"W	15.00'
L4	S83°38'30"E	15.00'
L5	N31°44'24"W	19.01'
L6	S83°44'29"E	31.09'
L7	S83°44'29"E	14.33'
L8	S83°44'29"E	29.33'
L9	N58°34'31"E	17.16'
L10	S06°15'01"W	99.46'
L11	N83°44'29"W	29.72'
L12	N06°28'30"E	99.46'
L13	S06°15'01"W	146.83'
L14	N83°44'29"W	30.29'
L15	N06°28'30"E	146.83'

PROPERTY LINE TABLE		
L16	S06°28'30"W	18.00'
L17	N83°16'29"W	15.00'
L18	N06°28'30"E	17.88'
L19	S06°28'30"W	50.00'
L20	N83°16'29"W	15.00'
L21	N06°28'30"E	50.00'
L22	S06°28'30"W	50.00'
L23	N83°16'29"W	15.00'
L24	N06°28'30"E	50.00'
L25	S06°28'30"W	40.00'
L26	N83°16'29"W	15.00'
L27	N06°28'30"E	40.00
L28	S06°28'30"W	150.00'
L29	N83°16'29"W	15.00'
L30	N06°28'30"E	150.00'



"DETAIL"
Not To Scale

NOTES:

1. This is not a boundary survey.
2. The purpose of the avenue closure is to restrict vehicular access to school–related traffic exclusively during designated peak school hours in the interest of public safety and orderly operation of school activities.
3. Upon approval of this plat, the Variable Avenue will be consolidated with the adjoining property owners at 4023 Shelbyville Rd., 4005 Shelbyville Rd., 141 N Sherrin Ave., 139 N sherrin Ave., 127 N Sherrin Ave., 121 N Sherrin Ave., N Sherrin Ave., 117 N Sherrin Ave., N Sherrin Ave., 115 N Sherrin Ave., 113 N Sherrin Ave., 4025 Shelbyville Road.
4. The right–of–way being closed, and as bounded and hatched as shown hereon shall also serve as a variable private access easement for the adjoining properties located along it.
5. The Reference Meridian used on this plat to determine the direction of the survey lines was based on the Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat and survey were made under my supervision, and that the property lines shown hereon were obtained from recorded deeds or plats, and that only the property corners noted as monumented were located in the field.

NOT FOR RECORDING

Surveyor's Signature PLS# Date

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: 502.426.9374

RIGHT–OF–WAY CLOSURE PLAT

For:
TRINITY HIGH SCHOOL FOUNDATION INC
4023 & 4025 SHELBYVILLE ROAD
113, 115, 117, 121, 127, 139,
& 141 N. SHERRIN AVENUE
LOUISVILLE, KY 40207
and
ROMAN CATHOLIC BISHOP OF LOUISVILLE
4005 SHELBYVILLE RD., LOU., KY 40207

PLAT DATE: MAY 07, 2026

G:\Current Projects\9906 - 2013\DWG\Survey\9906closure.dwg 5/07/2026

JUSTIFICATION

1. Adequate Public Facilities - Whether and the extent to which the request would result in demand on public facilities and services (both on-site and off-site), exceeding the capacity or interfering with the function of such facilities and services, existing or programmed, including transportation, utilities, drainage, recreation, education, emergency services, and similar necessary facilities and services. No closure of any public right-of-way shall be approved where an identified current or future need for the facility exists. Where existing or proposed utilities are located within the right-of-way to be closed, it shall be retained as an easement or alternative locations shall be provided for the utilities.

All utilities contained within the current Right-Of-Way will placed in appropriate easements and remain accessible to provider and surrounding development which relies on said utilities. All emergency vehicles will remain to have access and use of the street.

2. Cost for Improvement - The cost for a street or alley closing, or abandonment of any easement or land dedicated to the use of the public shall be paid by the applicant or developer of a proposed project, including cost of improvements to adjacent rights-of-way or relocation of utilities within an existing easement.

No relocation of any utilities, or improvements to adjacent Right-Of-Ways is proposed at this time.

3. Comprehensive Plan – The extent to which the proposed closure is in compliance with the Goals, Objectives, and Policies of the Comprehensive Plan.

The current road does not serve as access to any other residential or commercial entity other than Trinity High School. Closing of N Sherrin Ave will provide a safer environement for vehicular and pedestrian use of the school campus.

4. Other Matters - Any other matters which the Planning Commission may deem relevant and appropriate.

The road closure lies in the City of St. Matthews. The request to close Sherrin Ave was initiated by the City in an effort to allow Trinity High School to create a safer environment for it's students and relieve the City the cost of maintaining the road. The street only serves Trinity High School properties that are being included into the campus as reuse / redevelopment continues.

RECEIVED

AUG 11 2025

OFFICE OF PLANNING

25-STRCLOSURE-0012

CONSENT TO STREET/ALLEY CLOSURE

I have been notified that an application to close North Sherrin Ave (street/alley) will be filed with the Louisville Metro Planning Commission. The Planning Commission will make a recommendation concerning the closure to the legislative body having jurisdiction over the street / alley described above.

I, as an abutting property owner to the street / alley being closed, do hereby consent, and agree to the closure.

Property Owner Signature: _____

Name: James Torra / Trinity High School Foundation

Owner Address: 4011 Shelbyville Road Louisville, KY 40206

Subscribed and sworn to, before me, by James Torra, this first day of August, 2025. My Commission expires: December 3, 2028.

Notary Public: Erica L Morrison, KYNP 18242

Louisville Metro Government

Text File

File Number: 26-STRCLOSURE-0008

Agenda Date: 6/17/2026 **Version:** 1 **Status:** New Business

In Control: Development Review Committee **File Type:** Planning Case

Agenda Number: 3.

Development Review Committee

Staff Report

June 17, 2026

Case No:	26-STRCLOSURE-0008
Project Name:	I-65 Central Corridor Project
Location:	E. Jacob Street between S. Brook Street & S. 1st Street
Applicant:	Kentucky Transportation Cabinet
Representative:	Louisville Metro Public Works
Jurisdiction:	Louisville Metro
Council District:	4 – Ken Herndon
Case Manager:	Zach Schwager, Planner I

REQUEST

- **Closure of Public Right-of-Way**

CASE SUMMARY

The applicant is proposing to close approximately 190 ft. of right-of-way on E. Jacob Street between S. Brook Street and S. 1st Street. The closure is requested for the I-65 Central Corridor Project in order to facilitate construction for the improvements.

STAFF FINDING

Staff finds that the proposed closure of public right-of-way is adequately justified for approval based on the analysis in the standard of review.

TECHNICAL REVIEW

The proposed closure will maintain public facilities.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR STREET CLOSURES

1. Adequate Public Facilities – Whether and the extent to which the request would result in demand on public facilities and services (both on-site and off-site), exceeding the capacity or interfering with the function of such facilities and services, existing or programmed, including transportation, utilities, drainage, recreation, education, emergency services, and similar necessary facilities and services. No closure of any public right-of-way shall be approved where an identified current or future need for the facility exists. Where existing or proposed utilities are located within the right-of-way to be closed, it shall be retained as an easement or alternative locations shall be provided for the utilities; and

   STAFF: Adequate public facilities are available to serve existing and future needs of the community. The proposed closure does not result in an increase in demand on public facilities or services as utility agencies have coordinated with the applicant and/or applicant's representative and Office of Planning staff to ensure that facilities are maintained or relocated through agreement with the developer. No property adjacent or abutting the right-of-way to be closed will be left absent of public facilities or services or be dispossessed of public facilities to

their property. The applicant will provide necessary easements or relocation of equipment per utility agency requirements.

2. Cost for Improvement – The cost for a street or alley closing, or abandonment of any easement or land dedicated to the use of the public shall be paid by the applicant or developer of a proposed project, including cost of improvements to adjacent rights-of-way, or relocation of utilities within an existing easement; and

   STAFF: Any cost associated with the right-of-way to be closed will be the responsibility of the applicant or developer, including the cost of improvements to those rights-of-way and adjacent right-of-way, or the relocation of utilities and any additional agreement reached between the utility provider and the developer.

3. Comprehensive Plan – The extent to which the proposed closure is in compliance with the Goals, Objectives, and Plan Elements of the Comprehensive Plan; and

   STAFF: The request to close the right-of-way is in compliance with the Goals, Objectives, and Plan Elements of the Comprehensive Plan as Mobility Goal 2, Policy 2 states to coordinate 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 7 states that the design of all new and improved transportation facilities should be accessible and; Mobility Goal 3, Policy 1 states that to provide transportation services and facilities to promote and accommodate growth and change in activity centers to minimize single-occupant vehicle travel. Encourage a mix of complementary neighborhood serving businesses and services in neighborhood and village centers to encourage short trips easily made by walking or bicycling; Mobility Goal 3, Policy 2 seeks to improve mobility and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians, and people with disabilities. Housing should be encouraged near employment centers; Mobility Goal 3, Policy 5 seeks to evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement, and bike facilities and services) and air quality; and Mobility Goal 3, Policy 12 states to ensure 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. Adequate stub streets and pedestrian connections should be provided by developments. Any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer. Adequate public facilities are available to serve existing and future needs of the community. Any facility required to be placed in an easement or relocated will be done so by the developer. Transportation facilities have been provided to accommodate future access and to not dispossess property owners of public access. All adjacent lands maintain access to public infrastructure and utility services will continue to be provided to these lands.

4. Other Matters – Any other matters which the Development Review Committee may deem relevant and appropriate.

   STAFF: There are no other relevant matters to be considered by the Development Review Committee.

REQUIRED ACTION:

- **Place on the consent agenda at the next available Planning Commission**

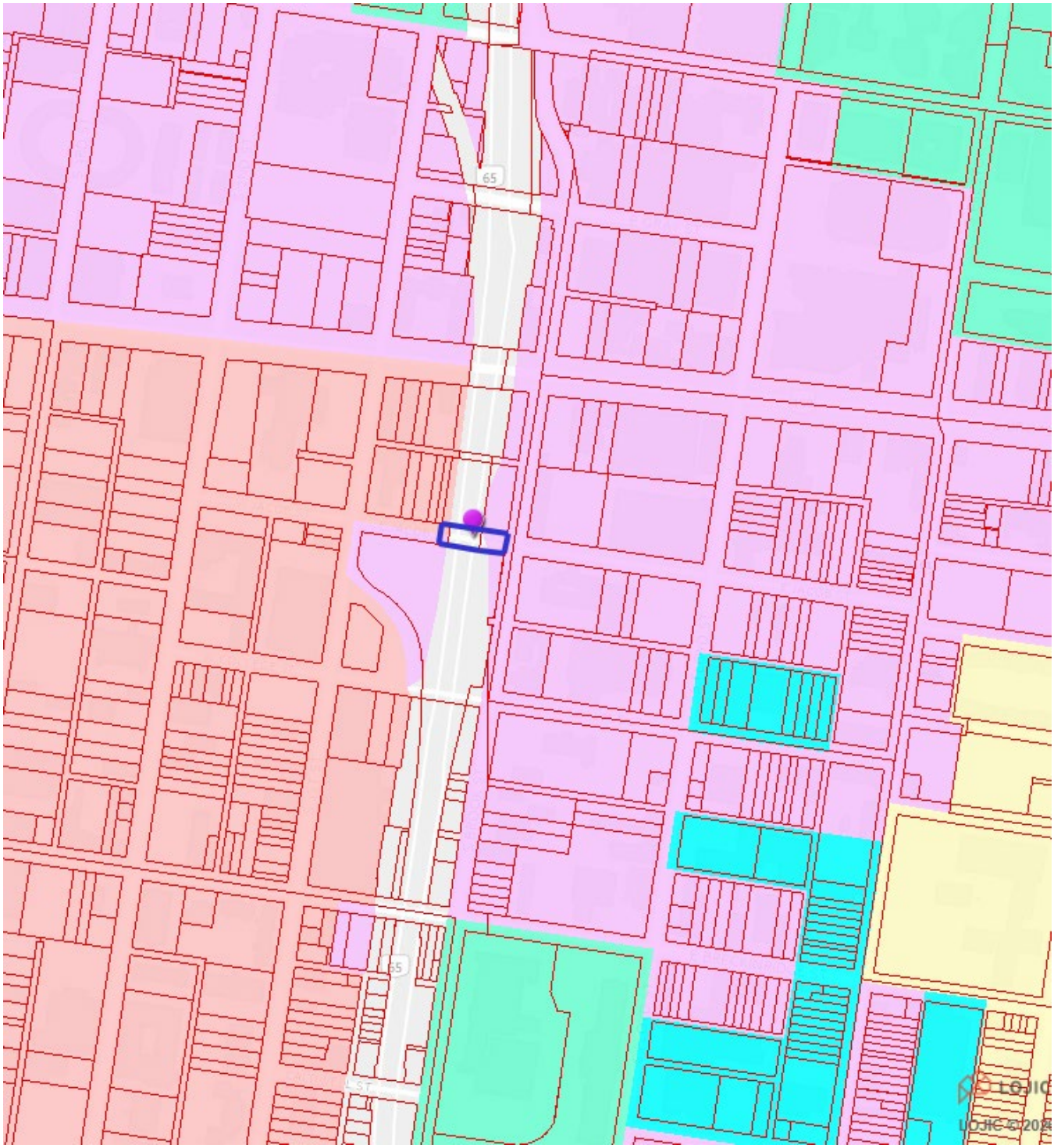
NOTIFICATION

Date	Purpose of Notice	Recipients
6/5/2026	Hearing before DRC	Registered Neighborhood Groups in Council District 4

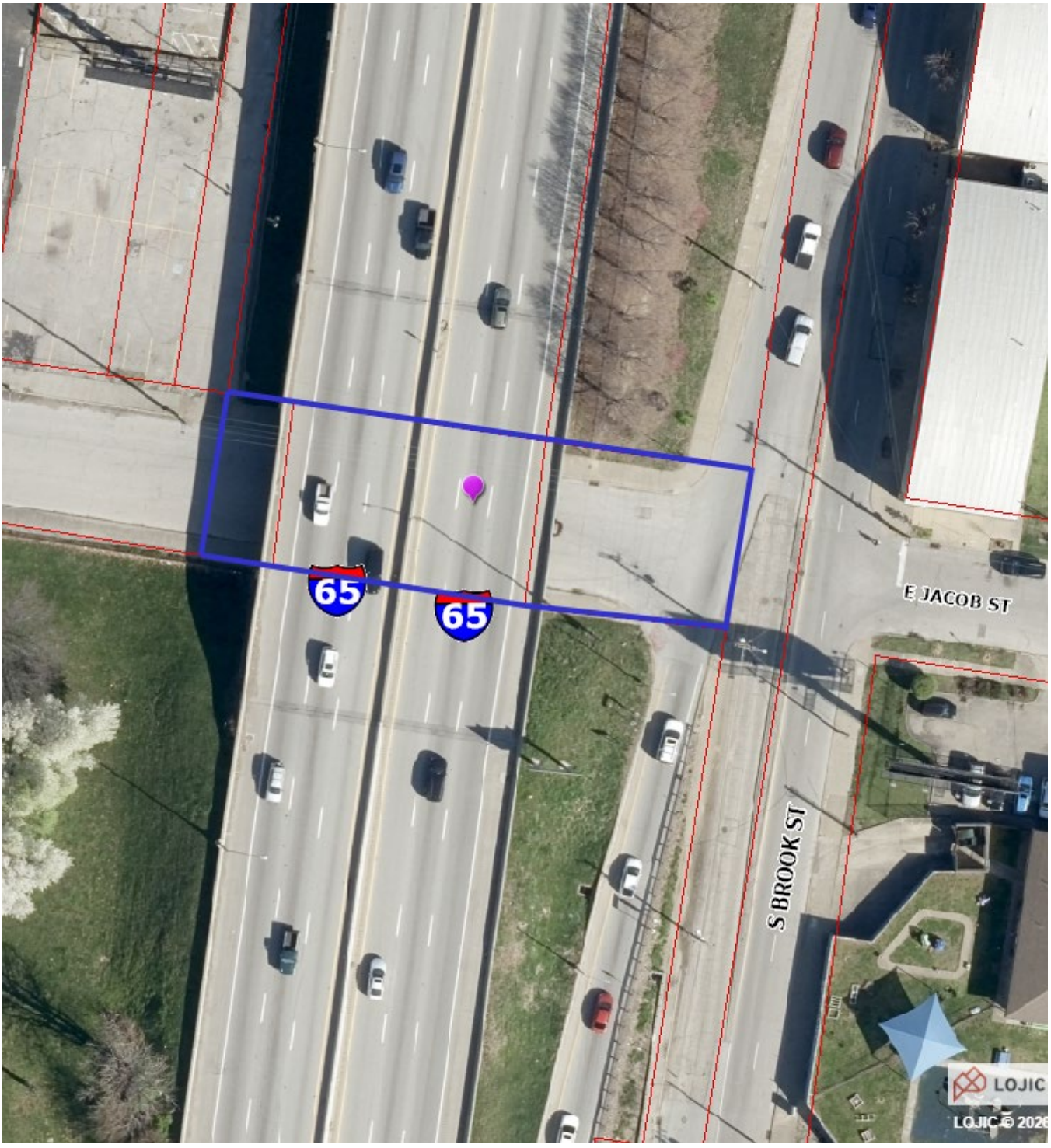
ATTACHMENTS

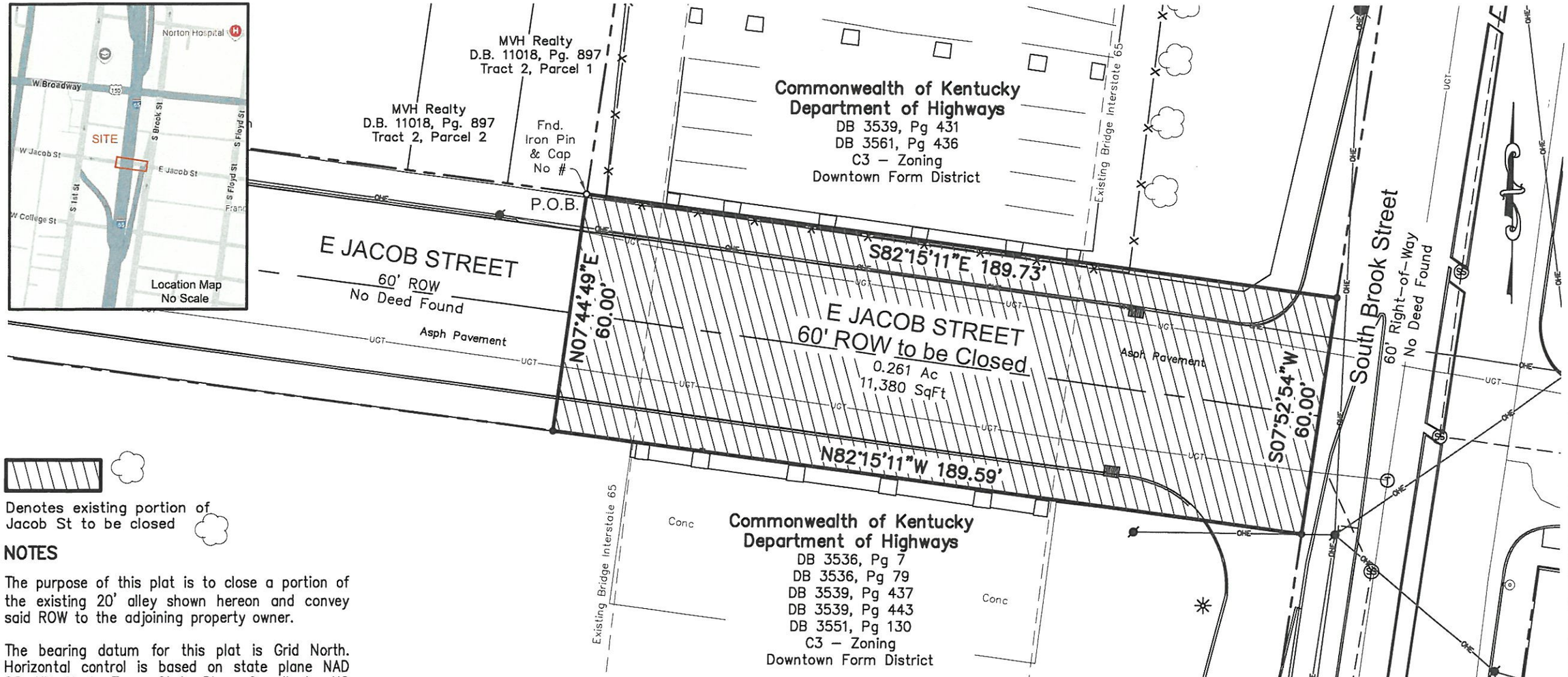
1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph





Denotes existing portion of Jacob St to be closed

NOTES

The purpose of this plat is to close a portion of the existing 20' alley shown hereon and convey said ROW to the adjoining property owner.

The bearing datum for this plat is Grid North. Horizontal control is based on state plane NAD 83, KY Single Zone, State Plane Coordinate, US Survey Foot, English System, by GNSS Observation on 09/26/2025.

Indicates a permanent set 2" Mag Nail and Disc stamped "Shinabery 3832" unless otherwise noted

LAND SURVEYOR'S CERTIFICATE

I 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. The horizontal control for this survey was collected using Real Time Kinematic "RTK" methods and was tied to the horizontal bearing datum utilizing Trimble 780i dual frequency GNSS receivers. The relative positional accuracy of the adjusted network is 0.05' at 100 ppm, which meets the minimum standard in Kentucky for a Urban Survey.

Professional Land Surveyor — Date 03/06/2026

STATE of KENTUCKY
BENJAMIN P. SHINABERY
3832
LICENSED PROFESSIONAL LAND SURVEYOR

This plat of survey represents a boundary survey and complies with 201 KAR 18:150

30 15 0 30

SCALE: 1"=30'

STREET CLOSURE PLAT

Adjoining Property Addresses:

Commonwealth of Kentucky
Department of Highways
200 Mero Street
Frankfort, KY 40601
C3 Zoning ~ Downtown Form District

QK4
Engineering • Planning
9920 Corporate Campus Dr, Suite1200, Louisville, KY 40223
Phone: 502-585-2222 www.qk4.com

SCALE 1"=30' | PROJ. NO. 22103 CLOSURE | DATE: March 6, 2026

CONSENT TO STREET/ALLEY CLOSURE

I have been notified that an application to close _____ (street/alley) will be filed with the Louisville Metro Planning Commission. The Planning Commission will make a recommendation concerning the closure to the legislative body having jurisdiction over the street / alley described above.

I, as an abutting property owner to the street / alley being closed, do hereby consent, and agree to the closure.

Property Owner Signature: N.K. House-Lewis

Name: Natalie House-Lewis

Owner Address: 8310 Westport Road, Louisville, KY 40242

Subscribed and sworn to, before me, by Beth Stuber, this _____

day of _____, 20___. My Commission expires: _____.

Notary Public:

RECEIVED
MAR 16 2026
PLANNING & DESIGN SERVICES

26-STRCLOSURE-000

Louisville Metro Government

Text File

File Number: 26-WAIVER-0049

Agenda Date: 6/17/2026 **Version:** 1 **Status:** New Business

In Control: Development Review Committee **File Type:** Planning Case

Agenda Number: 4.

Development Review Committee

Staff Report

June 17, 2026

Case No:	26-WAIVER-0049
Project Name:	Concrete Kingdom
Location:	6319 Bardstown Rd
Applicant:	Nicole Woods
Representative:	Nicole Woods
Jurisdiction:	Louisville Metro
Council District:	22 – Kevin Bratcher
Case Manager:	Catherine Gomez, Planner I

REQUEST

- **Waiver** of Land Development Code (LDC) Section 4.4.8.C.1.a to permit outdoor sales and display area to exceed 800 square feet.

CASE SUMMARY

The subject site is approximately 1.5 acres in the C-2 Commercial zoning district and Town Center Form District. The site is located near the intersection of Bardstown Road and Storage Way. The subject property is currently developed as a retail space for outdoor yard displays. No construction is proposed at this time. However, the existing outdoor display and sales area is exceeding 800 square feet, which is not permitted. The applicant is requesting 3,500 square feet of outdoor display and sales area, exceeding the requirement by 2,700 square feet.

STAFF FINDING

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

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

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

STAFF: The waiver will not adversely affect adjacent property owners as the location of the proposed outdoor display and sales area will remain the same as before, except for the sales display in the right-of-way, which will be moved to the rear of the building.

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

STAFF: The waiver will not violate specific guidelines of Plan 2040. The Town Center form typically has a compact mixture of moderately intense uses including shopping, restaurants, offices and residences. Buildings are generally close to and oriented toward the street. These characteristics strengthen the role of the Town Center as a community focal point. The amount of floor space in town centers is usually between 100,000 and 400,000 square feet reflecting a market area designed to serve a population of between 25,000 to 75,000. For this request specifically, the retail space is outdoors instead of inside a principal building. Community Form

1, Policy 3.2 suggests using Form District pattern as a basis for site design standards such as lot dimensions, building scale, size, height, as well as how buildings relate to other nearby buildings and the site itself.

b. 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 applicant is dependent on having the outdoor display and sales area for their retail business due to the product.

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

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant as the items for sale are large and would require significant investment to put inside a building.

REQUIRED ACTION:

- **APPROVE or DENY** the **Waiver** of Land Development Code (LDC) Section 4.4.8.C.1.a to permit outdoor sales and display area to exceed 800 square feet.

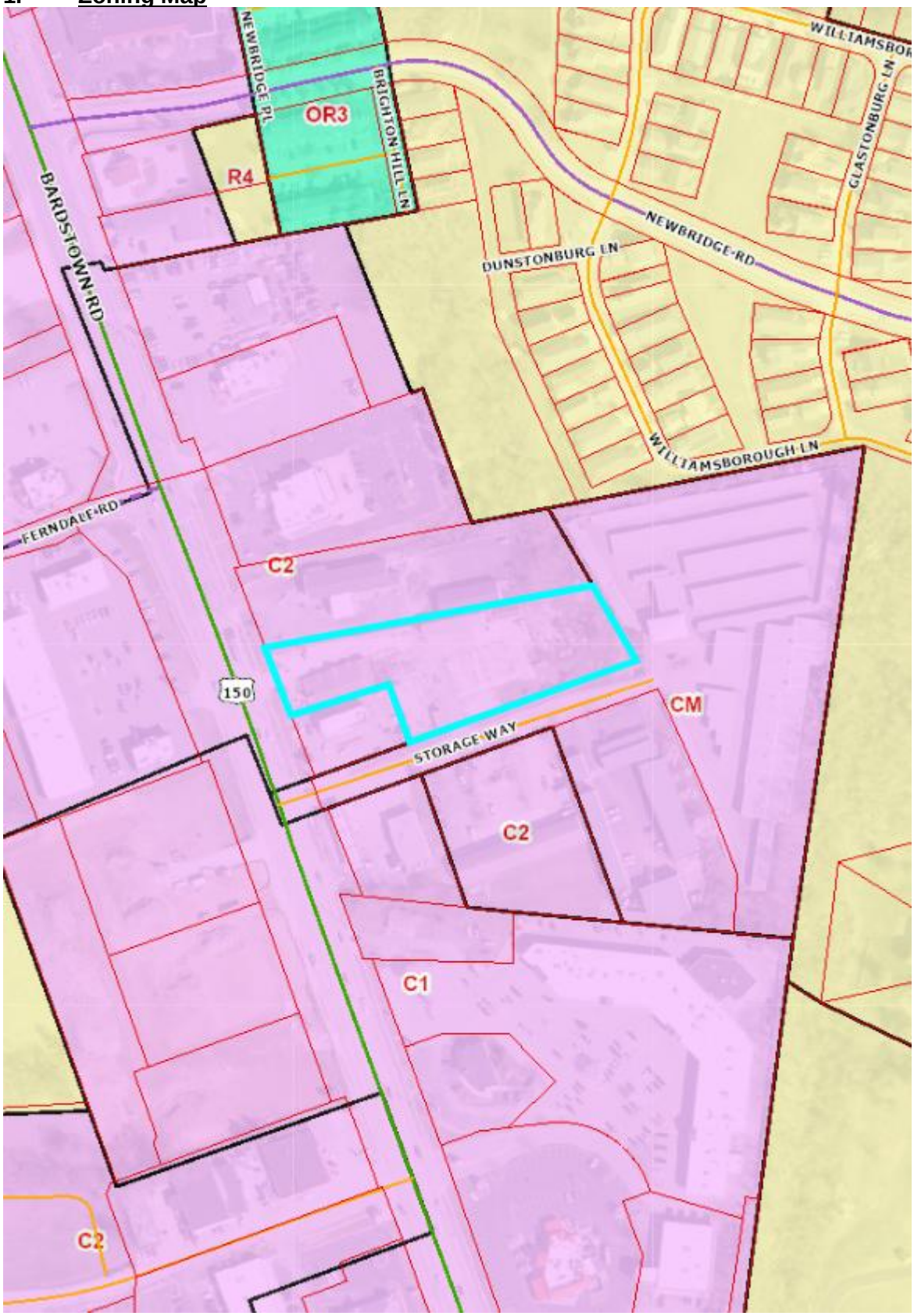
NOTIFICATION

Date	Purpose of Notice	Recipients
06/03/2026	Hearing before DRC	1st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 22

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map


NEWBRIDGE PL
OR3
BRIGHTON HILL LN
R4
BARDSTOWN RD
NEWBRIDGE RD
DUNSTONBURG LN
GLASTONBURG LN
WILLIAMSBOROUGH LN
FERNDALE RD
C2
150
CM
STORAGE WAY
C2
C1
C2

2. Aerial Photograph

RECEIVED
APR 15 2026
PLANNING & DESIGN SERVICES

26-waiver-0049

JUSTIFICATION

To justify approval of any waiver, the Board or Commission considers the following criteria.
*Please answer **ALL** of the following items. Use additional sheets if needed. Responses of **Yes, No**, or **N/A** will **NOT** be accepted.*

1. Will the waiver adversely affect adjacent property owners?

NO

2. Will the waiver violate the Comprehensive Plan?

NO

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

Yes

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

Yes, We will close our business if We Cannot use more than 800 sqft of space

Louisville Metro Government

Text File

File Number: 26-WAIVER-0063

Agenda Date: 6/17/2026 **Version:** 1 **Status:** New Business

In Control: Development Review Committee **File Type:** Planning Case

Agenda Number: 5.

Development Review Committee

Staff Report

June 17, 2026

Case No:	26-WAIVER-0063
Project Name:	Landscape Taco Bell Dixie and Gagel
Location:	4643 Dixie Highway
Applicant:	Kupco LLC
Representative:	ABTB Louisville LLC
Jurisdiction:	Shively
Council District:	3 – Shameka Parrish-Wright
Case Manager:	Sydney Fawcett, Planner I

REQUESTS

- **Waiver** of Shively Land Development Code Table 10.1.2 to not provide the required tree canopy coverage area. (Waiver #1)
- **Waiver** of Shively Land Development Code Table 10.2.6 to not provide the required 10' Vehicular Use Area Landscape Buffer Area and associated plantings along Gagel Avenue. (Waiver #2)

CASE SUMMARY

The subject site is approximately 0.88 acres in the C-2 Commercial zoning district and Suburban Marketplace Corridor Form District. The site is located at the corner of Dixie Highway and Gagel Avenue south of I-264. The subject property is currently developed with a drive-thru restaurant and 46 parking spaces. No construction is proposed at this time. However, the existing development is required to provide 18% of tree canopy coverage on site and a 10-foot Vehicular Use Area Landscape Buffer Area with plantings along Gagel Avenue. The applicant is unable to provide the required plantings and buffering due to Louisville Metro constructing a sidewalk along Gagel Avenue. Therefore, waivers are being requested to come into compliance with the requirements of the 2006 Shively Land Development Code.

STAFF FINDING

Staff finds that the requested waivers are adequately justified for approval based on the analysis contained in the standard of review.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER #1

(a) The waiver is in compliance with the Comprehensive Plan; and

STAFF: The waiver will not violate specific guidelines of Plan 2040. Community Form Goal 1 Policy 3.1.8 characterizes Suburban Marketplace Corridor as a mixture of medium-to high intensity uses located along major roadways. Developers are encouraged to have a common buffering or streetscape with respect to any abutting used or lower density or intensity. Community Form Goal 1 Policy 4 calls to ensure development and redevelopment are

compatible with the scale and site design of nearby existing development and with the desire pattern of the Form District. Several developments along Dixie Highway and Gagel Avenue are providing minimal tree canopy. Not providing the required tree canopy would remain compatible have a minimal impact on the surrounding developments.

(b) The applicant made a good faith effort to provide as many trees as possible on the site, on the adjacent right of way, or on an alternative site as specified in 10.1.3; and

STAFF: The applicant made a good faith effort to provide as many trees as possible on the site as they are limited in where trees can be provided due to the layout of the parking lot and drive thru. The Shively Land Development Code requires the applicant to provide roughly 6,861 square feet, or 18% of the subject site, of tree canopy. The applicant is able to provide 2,880 square feet of tree canopy, resulting in a difference of 3,941 square feet. Due to the use and layout of the site, the applicant is limited to where trees can be planted.

(c) There are other mitigating circumstances affecting this site which do not generally apply to sites developed for the same use and in the same form district.

STAFF: There are other mitigating circumstances affecting this site which do not generally apply to sites developed for the same use and in the same form district as the right of way along Gagel Avenue will be used for sidewalk construction which limits where the applicant can provide the required tree canopy. The majority of the site is used for the parking lot and vehicular circulation which adds additional barriers to the site.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER #2

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

STAFF: The waiver will not adversely affect adjacent property owners, as adjacent commercial properties are not providing plantings or screening along Gagel Avenue. The proposed sidewalk will connect to an adjacent property extending the pedestrian connection to Dixie Highway.

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

STAFF: The waiver will not violate specific guidelines of Plan 2040. Community Form Goal 1 Policy 3.1.8 characterizes Suburban Marketplace Corridor as a mixture of medium-to high intensity uses located along major roadways. Developers are encouraged to have a common buffering or streetscape with respect to any abutting used or lower density or intensity. Community Form Goal 1 Policy 4 calls to ensure development and redevelopment are compatible with the scale and site design of nearby existing development and with the desire pattern of the Form District. Community Form Goal 1 Policy 9 suggests implementing a transition between uses that are substantially different in scale and intensity through methods such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, and setback requirements. The adjacent properties are similar is scale and intensity so the impact of eliminating the landscape buffer is minimal. Additionally, the surrounding commercial properties are providing minimal buffering or screening along Gagel Avenue.

(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 applicant is now unable to come into compliance with the Shively Land Development Code with the proposed public sidewalk.

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

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land, as the applicant does not have the option to provide the required landscape buffer or plantings along Gagel Avenue. The applicant will be providing trees elsewhere on site.

REQUIRED ACTIONS:

- **RECOMMEND** the City of Shively **APPROVE** or **DENY** the **Waiver** of Shively Land Development Code Table 10.1.2 to not provide the required tree canopy coverage area. (Waiver #1)
- **RECOMMEND** the City of Shively **APPROVE** or **DENY** the **Waiver** of Shively Land Development Code Table 10.2.6 to not provide the required 10' Vehicular Use Area Landscape Buffer Area and associated plantings along Gagel Avenue. (Waiver #2)

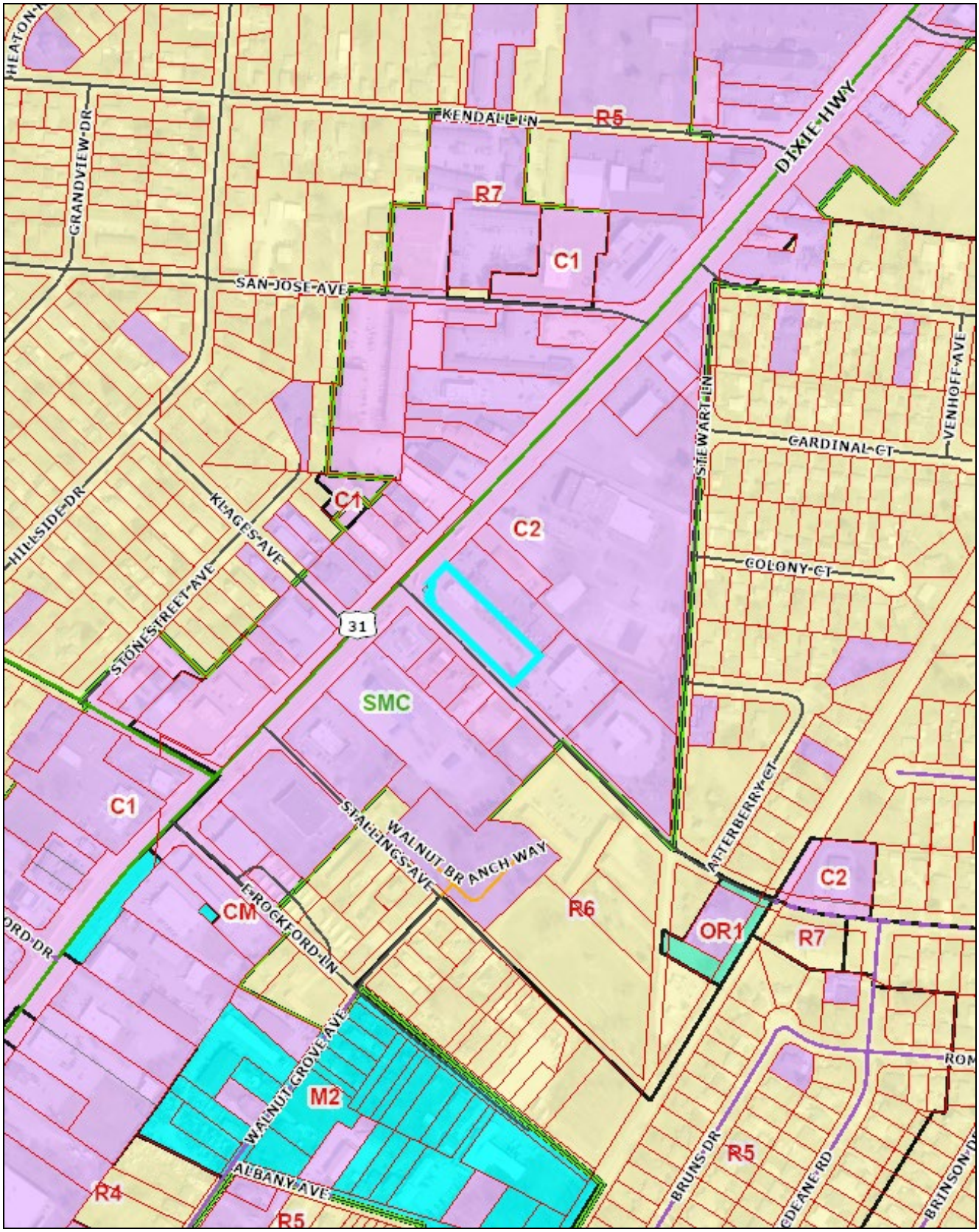
NOTIFICATION

Date	Purpose of Notice	Recipients
5/28/2026	Hearing before DRC	1st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 3

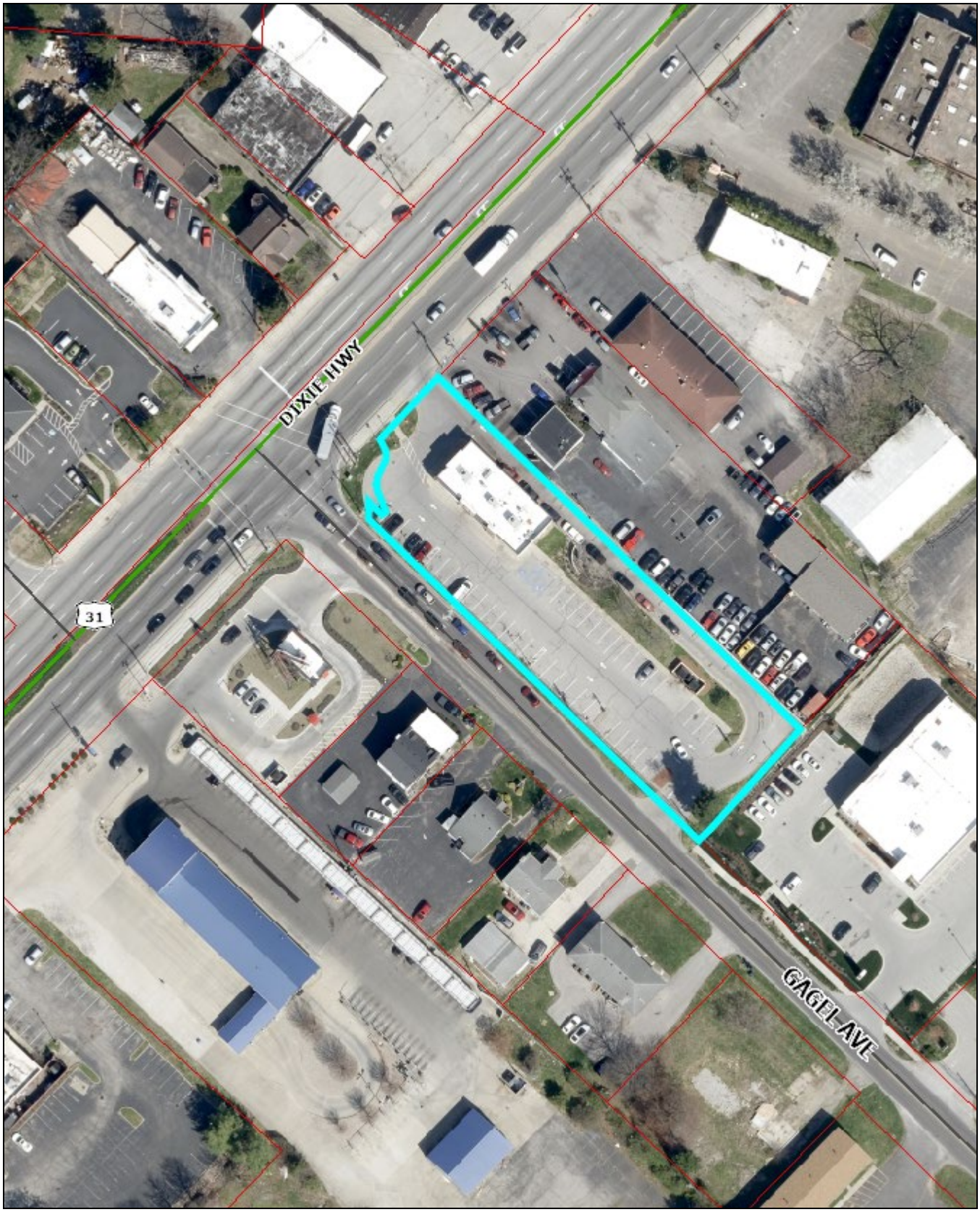
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map


KENDALE LN
R5
R7
C1
DIXIE HWY
GRANDVIEW DR
SAN JOSE AVE
C1
C2
HILLSIDE DR
KLAGES AVE
STONESTREET AVE
31
SMC
C1
CM
R6
OR1
C2
R7
R5
M2
R4
R5
WALNUT BRANCH WAY
ROCKFORD LN
WALNUT GROVE AVE
ALBANY AVE
STEWART LN
CARDINAL CT
VENHOFF AVE
COLONY CT
AFTERBERRY CT
BRUNS DR

2. Aerial Photograph

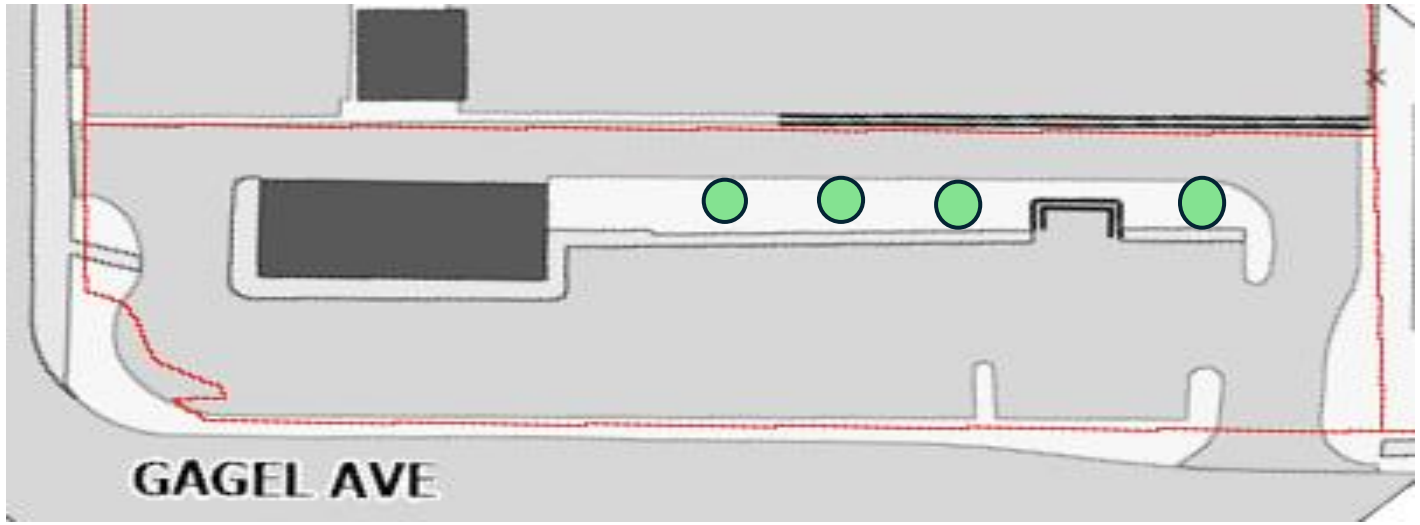


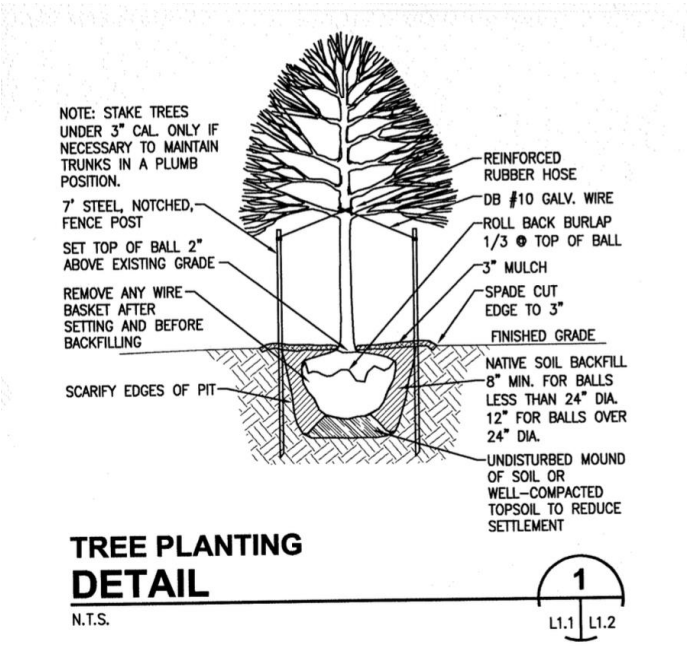
Landscape plan 4643 Dixie Hwy Louisville KY

- Zoning: C2
- Land use: Restaurant
- Property owner: KUPCO LLC / Donald Kupper
  10501 Forest Garden Ln
  Louisville, KY 40223-6165
- Previous landscape plan number: L13153
- Tree Genus: Acer buergerianum / Trident Maple / 1.75” cal
- Tree planting detail: Four to be planted per plan and page 4 description.
- VUA: 27,216
- FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
- SITE SQ FT: 38,115
- Existing tree canopy: SF 2880 / 7.5%
- Existing tree canopy preserved SF 2880 / 100% of existing
- Total tree canopy required SF 6861 / 18%
- Proposed tree canopy SF 2880 / 7.5%

26-LANDSCAPE-0067
26-WAIVER-0063

1.75 caliper maple trees are to be planted in areas with green dots





26-LANDSCAPE-0067
26-WAIVER-0063

JUSTIFICATION

To justify approval of any waiver, the Board or Commission considers the following criteria.
*Please answer **ALL** of the following items. Use additional sheets if needed. Responses of **Yes, No,** or **N/A** will **NOT** be accepted.*

1. Will the waiver adversely affect adjacent property owners?

No, all the trees that are being planted are well within the property lines and are going in the location of previous trees.

2. Will the waiver violate the Comprehensive Plan?

No, the trees being planted will replace the dead trees that were removed.

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

No, we are planting trees in every place that the trees will survive and grow.

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

The trees being planted are replcing dead trees that were removed. A shrub line that was removed is being replaced by the city's construction of a sidewalk on Gagel.

Louisville Metro Government

Text File

File Number: 26-WAIVER-0065

Agenda Date: 6/17/2026 **Version:** 1 **Status:** New Business

In Control: Development Review Committee **File Type:** Planning Case

Agenda Number: 6.

Development Review Committee

Staff Report

June 17, 2026

Case No:	26-WAIVER-0065
Project Name:	4519 River Rd Single Family Residential
Location:	4519 River Road
Applicant:	River Vision Retire LLC
Representative:	Work Architecture
Jurisdiction:	Louisville Metro
Council District:	16 – Scott Reed
Case Manager:	Sydney Fawcett, Planner I

REQUESTS

- **Waiver** from Land Development Code (LDC) Table 10.3.1 to allow a single-family home to encroach into the required 75 ft. parkway setback. (Waiver #1)
- **Waiver** from Land Development Code (LDC) Table 10.3.1 to not provide the required 50 ft. parkway buffer area along River Road. (Waiver #2)

CASE SUMMARY

The subject site is approximately 1.54 acres zoned R-1 Single-Family Residential and R-4 Single-Family Residential in the Neighborhood form district. The property is located along the Ohio River near the intersection of River Road and Boxhill Lane. The applicant is proposing to construct a single-family home. River Road is classified as a Parkway which requires additional setbacks and buffers that would not typically be required to construct a single-family home in the Neighborhood form district.

STAFF FINDING

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

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER #1

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

STAFF: The waiver will not adversely affect adjacent property owners as adjacent developed properties are constructed within the required parkway setback along River Road. The majority of the properties in the surrounding area are undeveloped.

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

STAFF: The waiver will not violate specific guidelines of Plan 2040. 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. Community Form Goal 1 Policy 11 states that setbacks, lot dimensions, and building heights should be compatible with

those of nearby developments that meet Form District guidelines. The proposed structure meets the site design standards that are typically required in the Neighborhood form district. Community Form Goal 3 Policy 9 encourages development that respects the natural features of the site through sensitive site design, avoids substantial changes to the topography, and minimizes property damage and environmental degradation resulting from disturbance of natural systems. The applicant is proposing to construct the single-family home as close to the front property as possible to remain functional and not disturb the Ohio River while maintaining the desired pattern of development in the Neighborhood form district.

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 required parkway setback is more restrictive than what is required in the Neighborhood form district. If the parkway setback was not applicable, the applicant would be able to meet the site design requirements of the form district.

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

STAFF: The strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land as the land is limited on how it can be developed with the layout and size of the property as well as the proximity of the Ohio River to the subject site. The parkway setback prevents the applicant from developing the site without waiver approval.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER #2

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

STAFF: The waiver will not adversely affect adjacent property owners as properties along River Road are developed with structures encroaching into the required parkway buffer.

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

STAFF: The waiver will not violate specific guidelines of Plan 2040. 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 desire pattern of development. Community Form Goal 1 Policy 9 suggests providing 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, compatible building design, and setback requirements. The proposed single-family home is compatible with the existing development along River Road and the surrounding area. Eliminating the required buffer area would have a minimal impact.

g. 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 required parkway buffer encompasses the majority of the buildable portion of the subject property. Since River Road is classified as a parkway, the parkway buffer standards supersede the Neighborhood form district setback standards. If the parkway buffer was not applicable, the applicant would be able to meet the site design requirements of the form district.

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

STAFF: The strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land as the land is limited on how it can be developed with the layout and size of the property as well as the proximity of the Ohio River to the subject site. The parkway buffer prevents the applicant from developing the site without waiver approval.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver** from LDC Table 10.3.1 to allow a single-family home to encroach into the required 75 ft. parkway setback. (Waiver #1)
- **APPROVE** or **DENY** the **Waiver** from LDC Table 10.3.1 to not provide the required 50 ft. parkway buffer area along River Road. (Waiver #2)

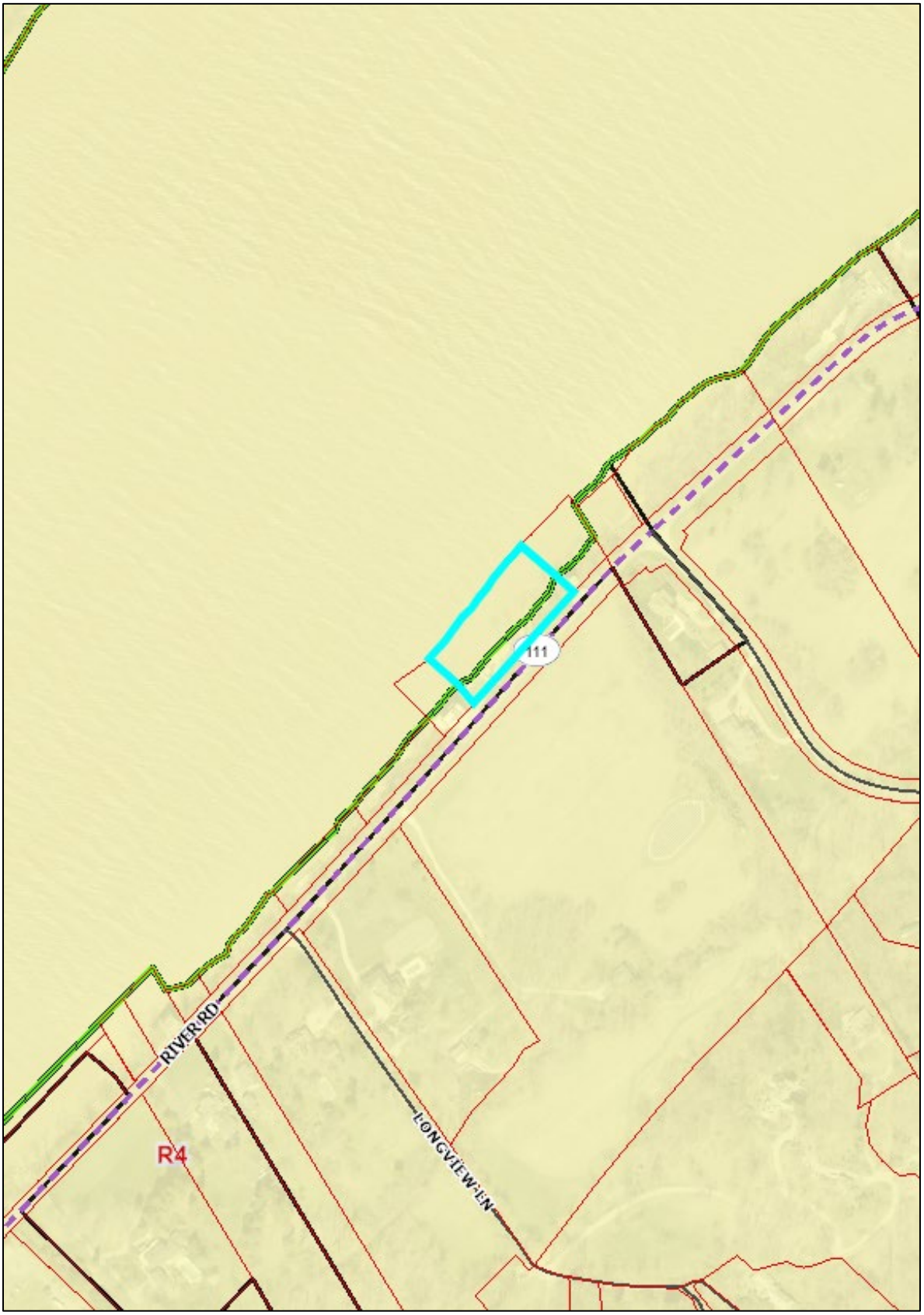
NOTIFICATION

Date	Purpose of Notice	Recipients
6/4/2026	Hearing before DRC	1st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 16

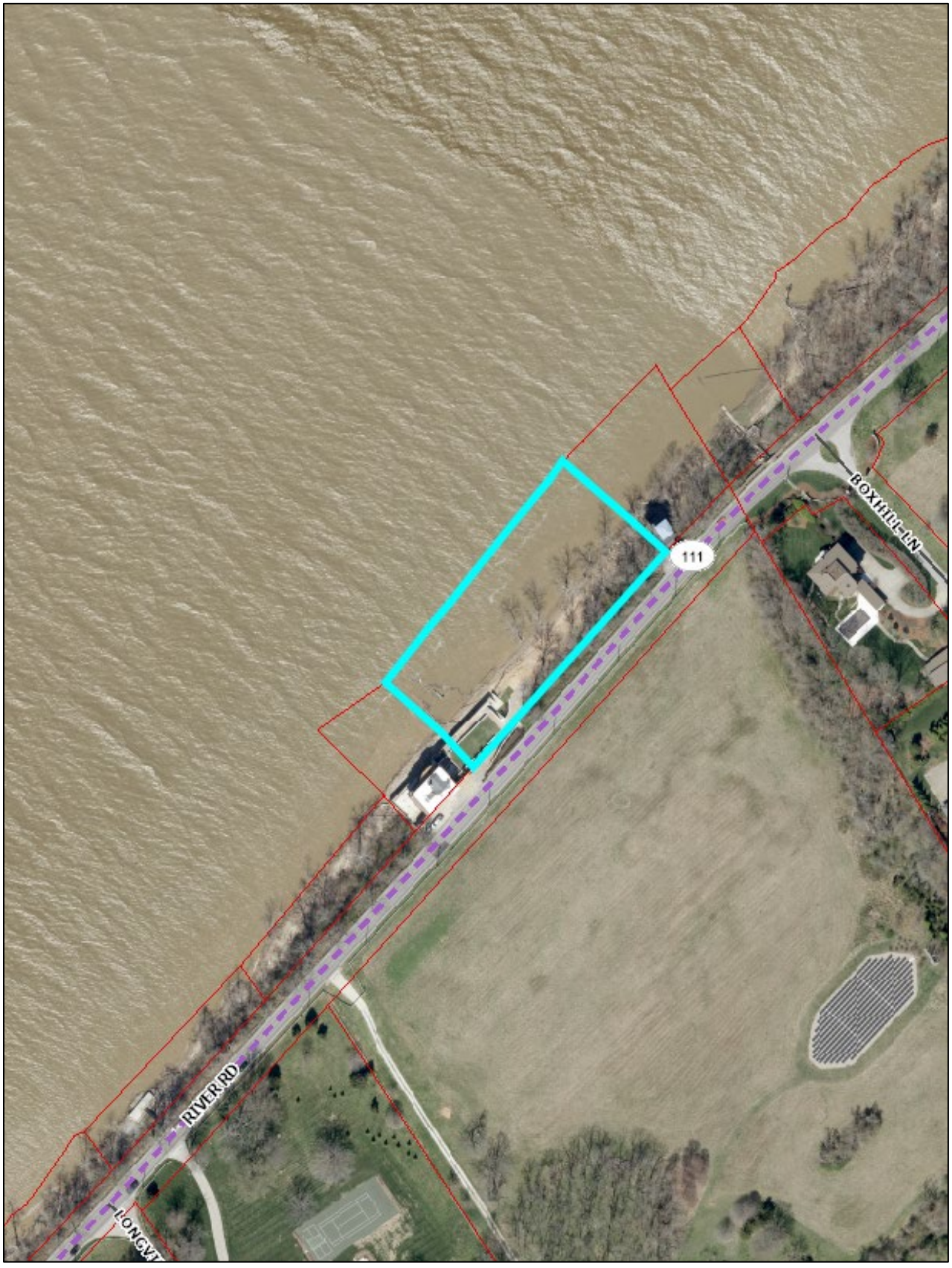
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph



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SITE PLAN LEGEND

EXISTING TREE
NEW TREE
DECORATIVE LANDSCAPING
SHRUB LANDSCAPING
SCHEMATIC DRAINAGE DIRECTION
EQUIPMENT
PROPERTY LINE
SETBACK LINE
FENCING
TCE — TEMPORARY CONSTRUCTION ENTRANCE
DECORATIVE FENCING
VEGETATED YARD
TOS
CONTOUR LINE (FOR REFERENCE ONLY)
EC
NEW CONCRETE WALKWAYS
EROSION CONTROL PERIMETER
ACCESSIBLE PATH
PROJECT STRUCTURE

GENERAL SITE PLAN NOTES

REFERENCE GENERAL PROJECT NOTES SHEET FOR COMPLETE LISTING OF GENERAL NOTES.
REFERENCE GENERAL ACCESSIBILITY STANDARDS SHEET FOR COMPLETE ACCESSIBILITY REQUIREMENTS.

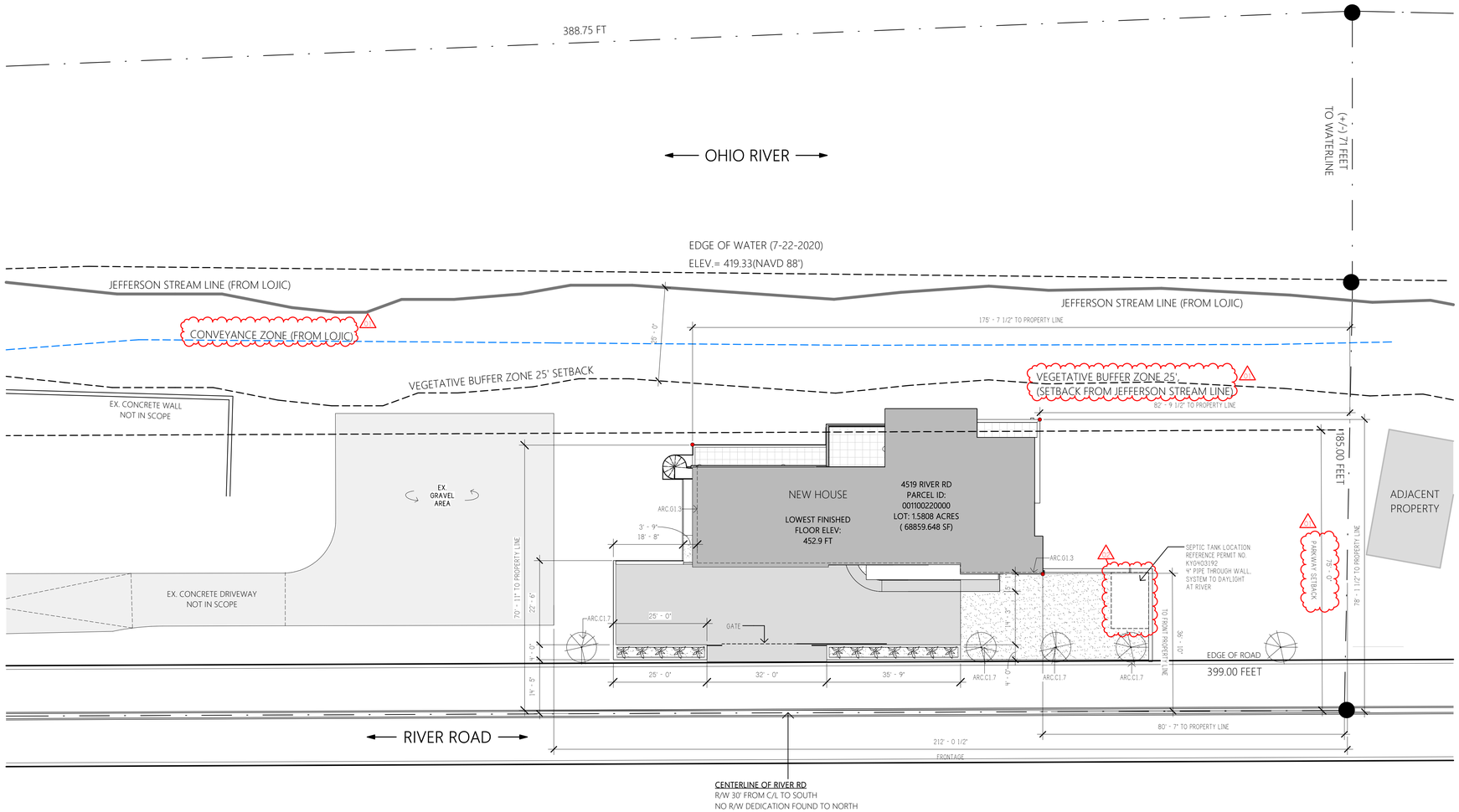
1. REFER TO SITE PLAN KEYED NOTES FOR SPECIFIC INSTRUCTIONS. REFER TO SITE PLAN LEGEND FOR STANDARD INDICATIONS.
2. REFER TO THE SPECIFICATION SECTIONS AS DENOTED BY THE KEYED NOTES.
3. SLOPE WALKING SURFACES AWAY FROM THRESHOLDS FOR POSITIVE DRAINAGE.
4. LANDSCAPING AND PARKING LAYOUTS SHOWN FOR CONTEXT ONLY.
5. COORDINATE CIVIL, STRUCTURAL, AND ARCHITECTURAL DETAILING WITH RESPECT TO PERIMETER FOUNDATION DRAINAGE SYSTEMS, RAINLEADER, AND DOWNSPOUTS LOCATIONS, AND TIGHTLINE CONNECTIONS.
6. TOP OF SLAB ELEVATIONS: COORDINATE TOP OF SLAB FLOOR ELEVATIONS WITH FINISHED GRADES.

SUPPLEMENTAL REFERENCE DIRECTORY

1.) REFERENCE CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL ENGINEERING DRAWINGS AND SPECIFICATIONS FOR DELINEATION OF ALL WORK WITHIN THEIR RESPECTIVE PORTION OF THE PROJECT SCOPE AND WHERE SPECIFICALLY DENOTED FOR REFERENCING PURPOSES IN THE ASSOCIATED DRAWINGS KEYED NOTES WITH THE DISCIPLINE'S ABBREVIATION AND KEYNOTE SEQUENCES (IE. MEP.A.1).
2.) REFERENCE OWNER SURVEY FOR ALL LEGAL RECORDS AND DESCRIPTIONS.

SITE PLAN KEYED NOTES

ARC.C1.7 1 TYPE A TREE FOR EACH 40 FEET OF ROAD FRONTAGE.
ARC.G1.3 LINE REPRESENTS ELEMENT OF WALL BELOW.



01
A011

ARCHITECTURAL COMPOSITE SITE PLAN
1/16" = 1'-0"

work. Architecture
LOUISVILLE, KY | 502.632.3232

PERMIT DRAWINGS

ARCHITECTURAL SITE PLAN
4519 RIVER RD.
LOUISVILLE, KY 40222

SUBMISSION	DATE
02 REV 2	04.24.26

WEI2101

03.16.2026

A011

NEW SINGLE FAMILY HOME
WEI2101 LOUISVILLE, KY

JUSTIFICATION

To justify approval of any waiver, the Board or Commission considers the following criteria.
*Please answer **ALL** of the following items. Use additional sheets if needed. Responses of **Yes, No,** or **N/A** will **NOT** be accepted.*

1. Will the waiver adversely affect adjacent property owners?

The waiver will not adversely affect adjacent property owners, as the property to the west is under the same ownership and has already been developed by the current owner. In addition, views from existing neighboring structures will not be obstructed.

2. Will the waiver violate the Comprehensive Plan?

The requested waiver will encroach into the required setback established by the Comprehensive Plan, but only to the extent necessary to allow the property to be used in a practical and functional manner rather than leaving the site unusable.

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

The property is narrow and constrained by the Ohio River conveyance zone and stream buffer setbacks to the north, as well as the Parkway Drive setback from the south frontage. This waiver will allow reasonable development of the owner's property.

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

The strict application of the provisions of this regulation as well as that of MSD's will deprive the user of reasonable use of the land and create unncessary hardship on the applicant. The applicant will provide additional planting and screening devices such that it makes its appearance on River Road a pleasant addition to the Parkway Corridor.

Louisville Metro Government

Text File

File Number: 26-CAT3-0003

Agenda Date: 6/17/2026 **Version:** 1 **Status:** New Business

In Control: Development Review Committee **File Type:** Planning Case

Agenda Number: 7.

Development Review Committee

Staff Report

June 17, 2026

Case No:	26-CAT3-0003
Project Name:	JW Marriott
Location:	401 S 4th St
Applicant:	Louisville, Tower Properties LLC
Representative:	Sabak, Wilson & Lingo, Inc
Jurisdiction:	Louisville Metro
Council District:	4 – Ken Herndon
Case Manager:	Tyler Pobiedzinski, Planner I

REQUEST

- **Category 3 Development Plan**

CASE SUMMARY

The applicant proposes to repurpose an existing office tower into a 414-room hotel. The site is approximately 0.72 acres, located at the corner of South 4th Street and West Liberty Street, and is zoned C-3 Commercial within the Downtown Form District and the Downtown Development Review Overlay District (DDRO).

As part of the renovation, the applicant proposes the construction of a guest drop-off entrance and a 11,700-square-foot ballroom addition above the existing parking area located east of the tower. The existing parking area will be converted into a guest vehicle drop-off and circulation area, with access restored to the adjacent Post Office Alley. This will allow guests to exit either directly onto West Liberty Street or via the alley to South 3rd Street. Existing fencing and posts along Liberty Street and the rear alley will be removed, and a central concrete Interior Landscape Area will be installed within the drop-off area to help organize and direct vehicle circulation.

The proposed ballroom addition will be constructed as a third-floor expansion over the existing parking area and will align with the front and rear facades of the existing building, creating a cohesive extension of the tower.

STAFF FINDING

The proposal meets the requirements of the Land Development Code.

TECHNICAL REVIEW

The proposal has received preliminary approval from both Transportation Planning and MSD.

This application received approval from the Downtown Development Review Overlay District Committee on May 18, 2026, under docket number 26-OVERLAY-0016.

REQUIRED ACTION:

- **APPROVE** or **DENY** the **Category 3 Development Plan**

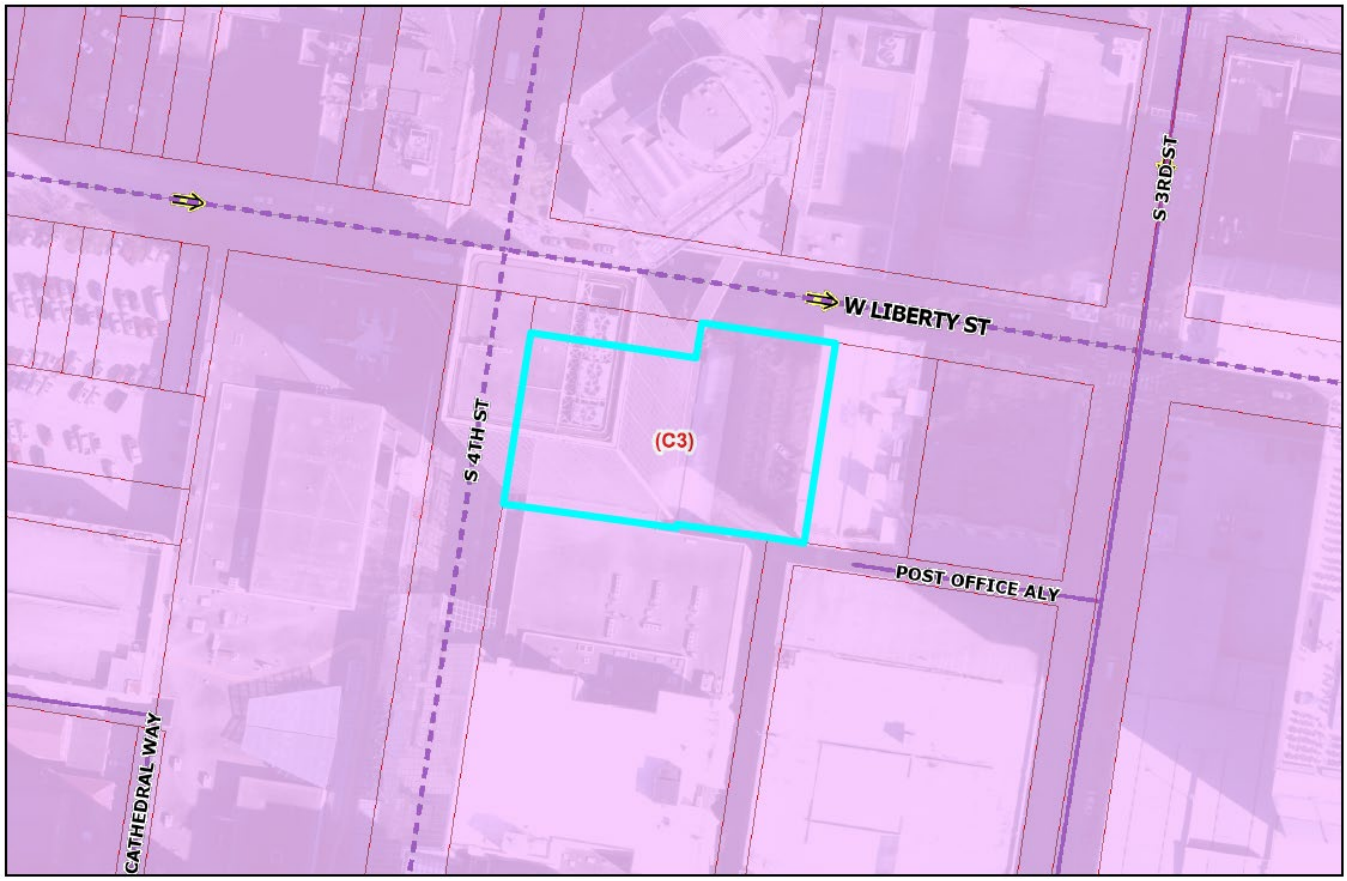
NOTIFICATION

Date	Purpose of Notice	Recipients
06/4/2026	Hearing before PC	1st tier adjoining property owners and current residents
06/5/2026	Hearing before PC	Registered Neighborhood Groups in Council District 4

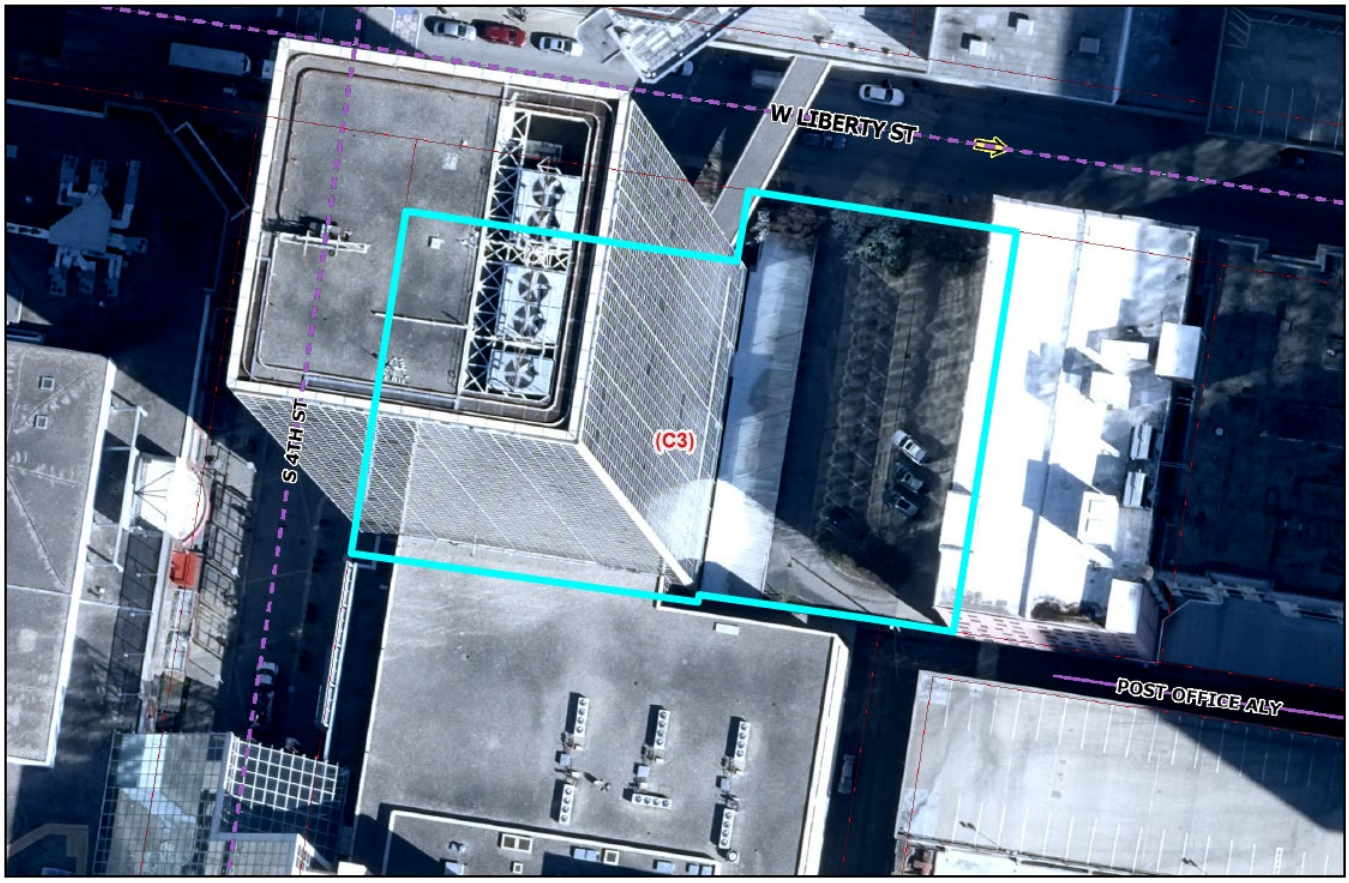
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph



MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN A ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
3. EXISTING SANITARY SEWER SERVICE CONNECTION TO BE UTILIZED, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
4. THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. (FEMA MAP 21111C0025F – DATED 02/26/2021)
5. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTION PER MSD'S FATS, OIL AND GREASE POLICY.
6. MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

GENERAL NOTES

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
2. CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT–OF–WAY.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
4. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
5. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
6. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
7. ALL PROPOSED SIGNS SHALL BE IN COMPLIANCE WITH CHAPTER 8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE AND APPLICABLE ORDINANCES.
8. STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH LDC CHAPTER 10 REQUIREMENTS.
9. ALL EXISTING PARKING STRUCTURES AND LANDSCAPE AREAS WITHIN EXISTING PARKING AREA TO BE REMOVED FOR CONSTRUCTION.
10. EXISTING REAR AND SIDE ALLEY SHALL BE RETAINED AND USED FOR PUBLIC ACCESS.

EPSC NOTES

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND–DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.
2. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
3. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
4. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
5. ALL STREAM CROSSINGS MUST UTILIZE LOW–WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER–02.
6. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
7. SEDIMENT–LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

FIRE DEPT. NOTES

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE LOUISVILLE #2 FIRE DISTRICT.
2. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT: JIM MARTIN – Jim.Martin@louisvilleky.gov
3. HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION, AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED. (LMCO 94.81)
4. 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 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.
6. 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..
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS.

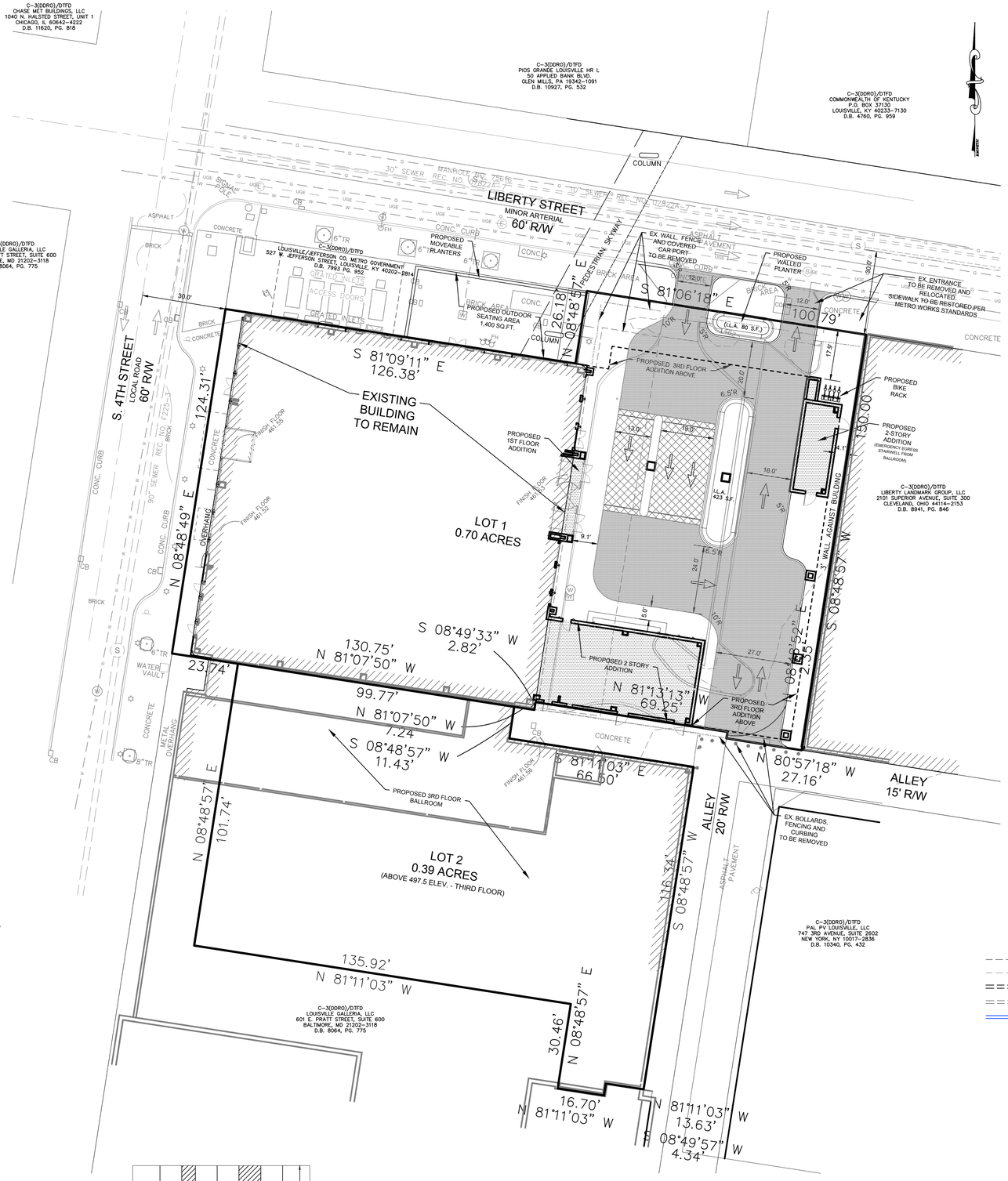
HEALTH DEPT. NOTES

1. EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSD WITH A MINIMUM SIX–INCH SANITARY SEWER.
2. OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX–INCH SANITARY SEWER.
3. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
4. 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.
5. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
6. ANY POOL AND POOL EQUIPMENT ROOM MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR SEPARATE APPROVALS.
7. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
8. HOTELS MUST COMPLY WITH 902 KAR 7:010.
9. MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
10. PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1–800–382–5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.


C-3(DDRO)/DTFD
CHASE MET BUILDINGS, LLC
1040 N. HALSTED STREET, UNIT 1
CHICAGO, IL 60642-4222
D.B. 11620, PG. 818
C-3(DDRO)/DTFD
PIOS GRANDE LOUISVILLE HR L
50 APPLIED BANK BLVD.
GLEN MILLS, PA 19342-1091
D.B. 10927, PG. 532
C-3(DDRO)/DTFD
COMMONWEALTH OF KENTUCKY
P.O. BOX 37130
LOUISVILLE, KY 40233-7130
D.B. 4760, PG. 959
C-3(DDRO)/DTFD
LOUISVILLE GALLERIA, LLC
601 E. PRATT STREET, SUITE 600
BALTIMORE, MD 21202-3118
D.B. 8064, PG. 775
C-3(DDRO)/DTFD
LOUISVILLE/JEFFERSON CO. METRO GOVERNMENT
527 W. JEFFERSON STREET, LOUISVILLE, KY 40202-2814
D.B. 7992, PG. 952
C-3(DDRO)/DTFD
LIBERTY LANDMARK GROUP, LLC
2101 SUPERIOR AVENUE, SUITE 300
CLEVELAND, OHIO 44114-2153
D.B. 8941, PG. 846
C-3(DDRO)/DTFD
PAL PV LOUISVILLE, LLC
747 3RD AVENUE, SUITE 2602
NEW YORK, NY 10017-2836
D.B. 10340, PG. 432
LIBERTY STREET
MINOR ARTERIAL
60' R/W
S. 4TH STREET
LOCAL ROAD
60' R/W
ALLEY
20' R/W
ALLEY
15' R/W
LOT 1
0.70 ACRES
LOT 2
0.39 ACRES
(ABOVE 497.5 ELEV. - THIRD FLOOR)
EXISTING BUILDING TO REMAIN
PROPOSED 1ST FLOOR ADDITION
PROPOSED 3RD FLOOR ADDITION ABOVE
PROPOSED 2-STORY ADDITION
(EMERGENCY EGRESS STAIRWELL FROM BALLROOM)
PROPOSED BIKE RACK
PROPOSED 2 STORY ADDITION
PROPOSED 3RD FLOOR ADDITION ABOVE
PROPOSED 3RD FLOOR BALLROOM
PROPOSED OUTDOOR SEATING AREA 1,400 SQ.FT.
PROPOSED MOVEABLE PLANTERS
PROPOSED WALLED PLANTER
EX. WALL, FENCE AND COVERED CAR PORT TO BE REMOVED
EX. ENTRANCE TO BE REMOVED AND RELOCATED. SIDEWALK TO BE RESTORED PER METRO WORKS STANDARDS
EX. BOLLARDS, FENCING AND CURBING TO BE REMOVED
PROPOSED NEW BUILDING
I.L.A. 423 S.F.
(I.L.A. 80 S.F.)
3' WALL AGAINST BUILDING
PEDESTRIAN SKYWAY
COLUMN
S 81°09'11" E 126.38'
N 08°48'49" E 124.31'
S 08°49'33" W 2.82'
130.75' N 81°07'50" W
99.77' N 81°07'50" W
1.24'
S 08°48'57" W 11.43'
N 08°48'57" E 101.74'
S 81°11'03" E 66.60'
N 80°57'18" W 27.16'
S 08°48'57" W 116.34'
135.92' N 81°11'03" W
30.46' N 08°48'57" E
16.70' N 81°11'03" W
N 81°11'03" W 13.63'
S 08°49'57" W 4.34'
N 08°48'57" E 235.52'
S 08°48'57" W 150.00'
N 81°13'13" W 69.25'
S 81°06'18" E 100.79'
N 08°48'57" E 261.48'
23.74'
30.0'
90.0'
12.0'
17.9'
20.0'
6.5'
13.0'
19.0'
16.0'
9.1'
16.5'
24.0'
10.5'
27.0'
5.0'
5.5'
5.0'
5.0'
5.0

INDIANA LIMESTONE - "RUSTIC GRAY"

SS-SV-01

(ALTERNATE: PRECAST CONCRETE)

GRANITE - "ABSOLUTE BLACK GRANITE"

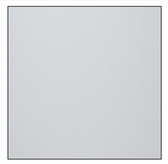
SS-SV-02

EIFS - OFF-WHITE

SS-EIFS-01

METAL - "TRI-CORN BLACK"

SS-ACM-01
WS-CW-01
WS-SF-01
WS-ECW-01
WS-ECW-02
WS-ECW-03
WS-ECW-05
WS-ECW-07



METAL - "MARKET PEARL WHITE MICA"

WS-ECW-04

METAL - "COLORADO GOLD METALLIC"

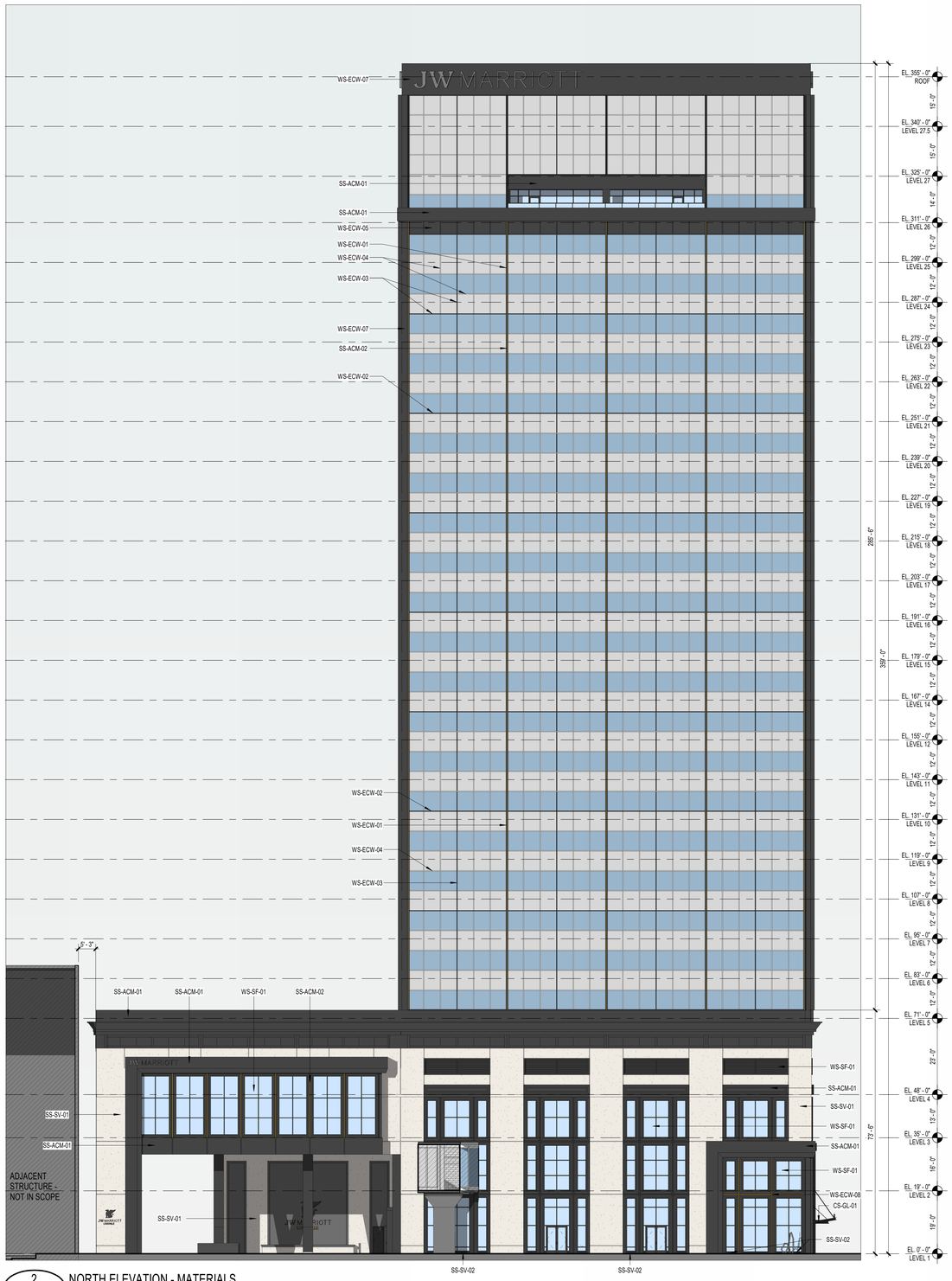
SS-ACM-02

GLAZING - GUARDIAN SUNGUARD SNX 62/27

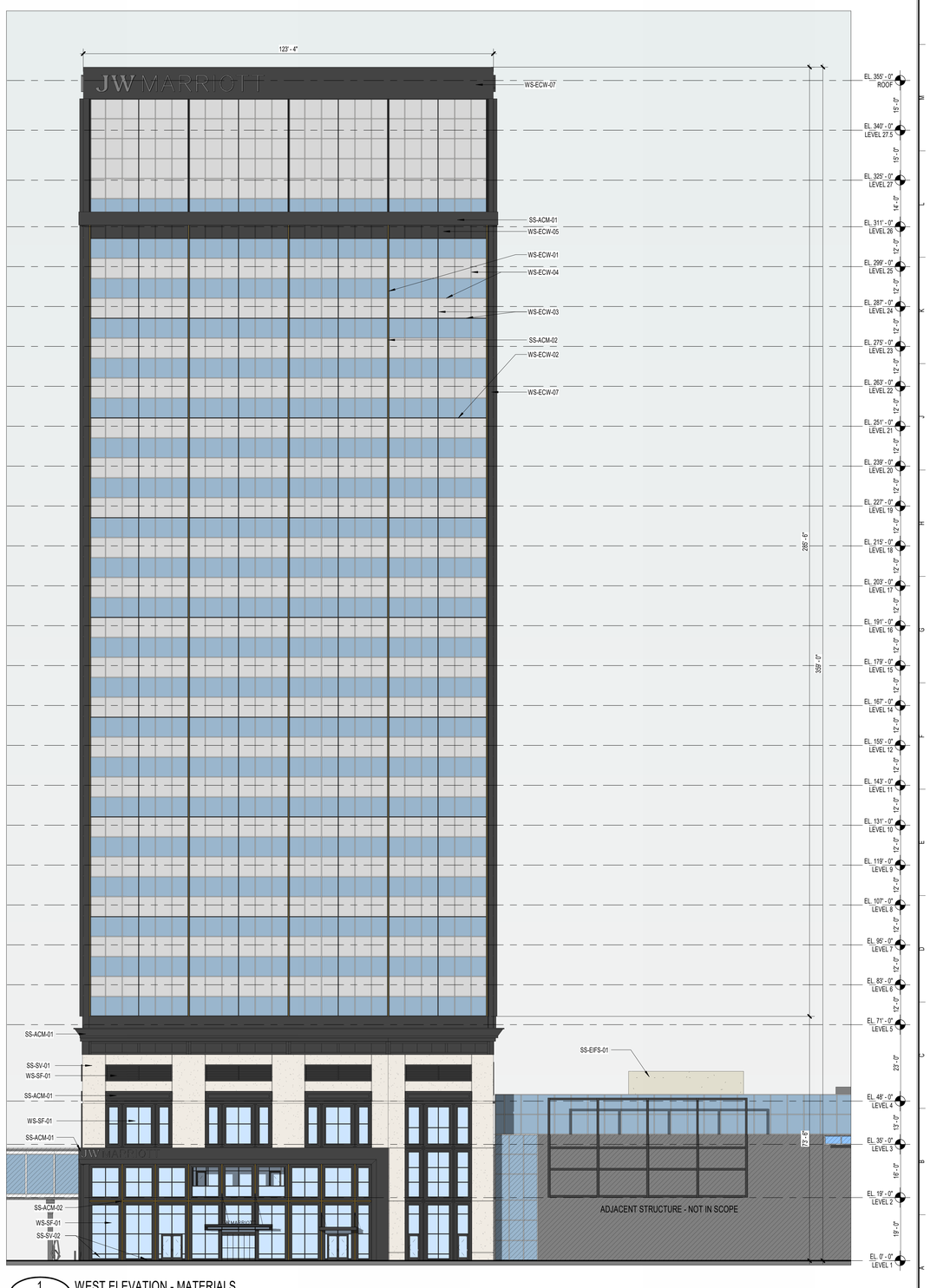
WS-SF-01

GLAZING - EXISTING CURTAIN WALL

WS-ECW



2 / A4.41 NORTH ELEVATION - MATERIALS
SCALE: 1/16" = 1'-0"



1 / A4.41 WEST ELEVATION - MATERIALS
SCALE: 1/16" = 1'-0"

COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE
625 North Washington Street
Suite 200
Alexandria, VA 22314
(703) 519-6152
coopercarry.com

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SCOPE DOCUMENTS

The Contract Documents Issued for Design Development are intended to be at that level of development and as such, may be neither complete nor coordinated. The Contractor is responsible for complete and coordinated pricing and execution of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs; systems, assemblies, components and materials shall comply with national, state and local code requirements. The Contractor shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
	PLANNING SUBMISSION	04/27/2026

JW MARRIOTT LOUISVILLE

401 S 4TH ST
LOUISVILLE, KY 40202

Louisville Landmark Hotel, LLC

NORTH & WEST ELEVATIONS - MATERIAL PALETTE

MIKE LINKER Principal-in-Charge	20250030 Project No.
BRANDON LENK Project Manager	04/27/26 Date
JASON ALBERS Project Architect	
- Staff Architect	A4.41 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
SHEET NUMBER: A4.41 - NORTH & WEST ELEVATIONS - MATERIAL PALETTE
Autodesk Docs://20250030 - JW Marriott Louisville/20250030_v25_Louisville-JW Marriott_ARCH.rvt
4/24/2026 3:55:56 PM

INDIANA LIMESTONE - "RUSTIC GRAY"

SS-SV-01

(ALTERNATE: PRECAST CONCRETE)

GRANITE - "ABSOLUTE BLACK GRANITE"

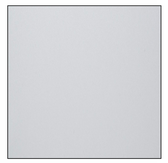
SS-SV-02

EIFS - OFF-WHITE

SS-EIFS-01

METAL - "TRI-CORN BLACK"

SS-ACM-01
WS-CW-01
WS-SF-01
WS-ECW-01
WS-ECW-02
WS-ECW-03
WS-ECW-05
WS-ECW-07



METAL - "MARKET PEARL WHITE MICA"

WS-ECW-04

METAL - "COLORADO GOLD METALLIC"

SS-ACM-02

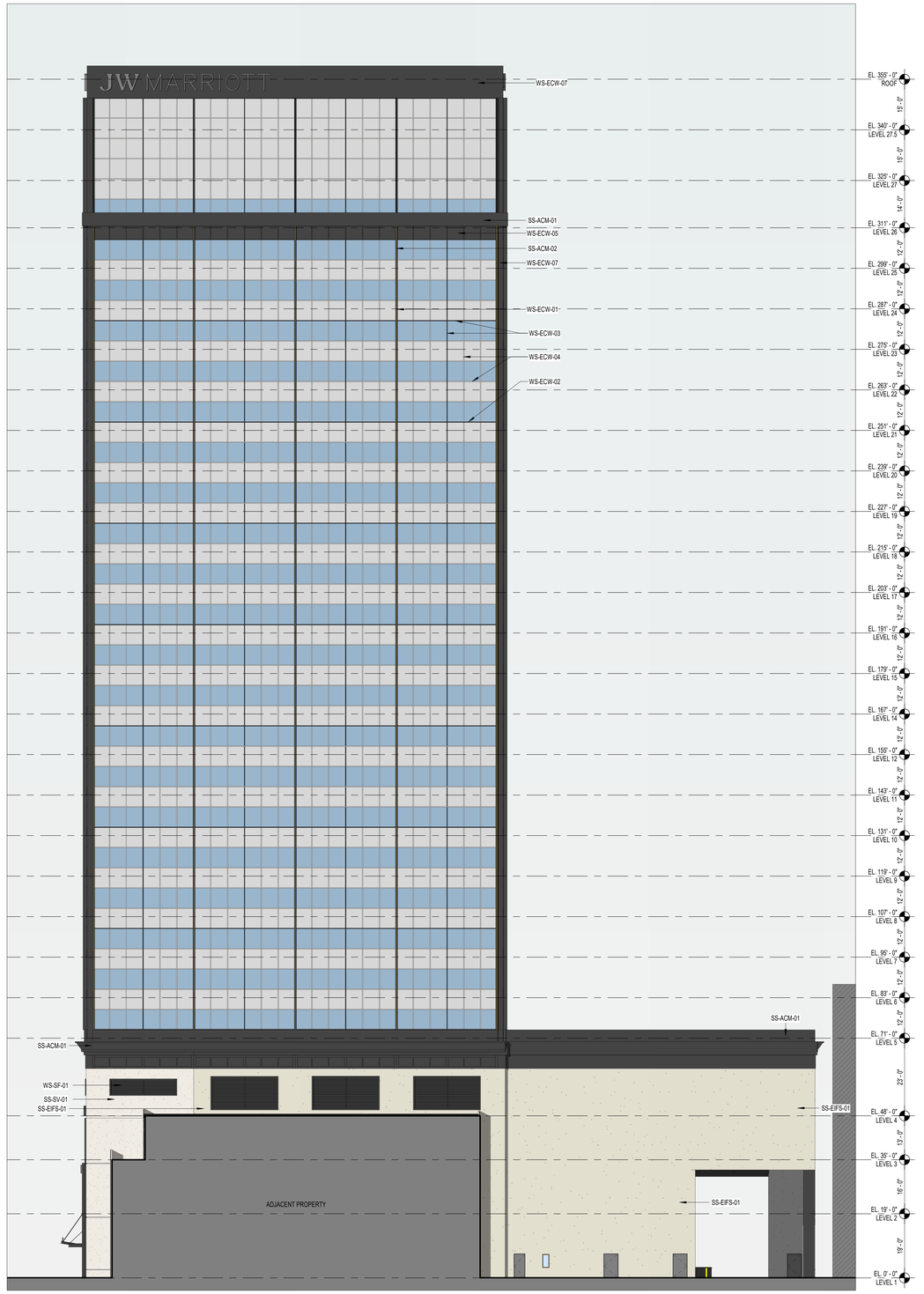
GLAZING - GUARDIAN SUNGUARD SNX 62/27

WS-SF-01

GLAZING - EXISTING CURTAIN WALL

WS-ECW

2 A4.42 — EAST ELEVATION - MATERIALS
SCALE: 1/16" = 1'-0"



1 A4.42 — SOUTH ELEVATION - MATERIALS
SCALE: 1/16" = 1'-0"

3 A4.42 — EAST ELEVATION - PORTE COCHERE - MATERIALS
SCALE: 1/16" = 1'-0"

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Suite 200
Alexandria, VA 22314
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coopercarry.com

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SCOPE DOCUMENTS

The Contract Documents Issued for Design Development are intended to be at that level of development and as such, may be neither complete nor coordinated. The Contractor is responsible for complete and coordinated pricing and execution of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs; systems, assemblies, components and materials shall comply with national, state and local code requirements. The Contractor shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
	PLANNING SUBMISSION	04/27/2026

JW MARRIOTT LOUISVILLE

401 S 4TH ST
LOUISVILLE, KY 40202
♦
Louisville Landmark Hotel, LLC

SOUTH & EAST ELEVATIONS - MATERIAL PALETTE

MIKE LINKER Principal-in-Charge	20250030 Project No.
BRANDON LENK Project Manager	04/27/26 Date
JASON ALBERS Project Architect	
- Staff Architect	A4.42
	Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
SHEET NUMBER: A4.42 - SOUTH & EAST ELEVATIONS - MATERIAL PALETTE
Autodesk Docs://20250030 - JW Marriott Louisville/20250030_v25_Louisville-JW Marriott_ARCH.rvt
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ISSUANCES

No.	Drawing Issue Description	Date
	PLANNING SUBMISSION	04/27/2026

JW MARRIOTT LOUISVILLE

401 S 4TH ST
LOUISVILLE, KY 40202

Louisville Landmark Hotel, LLC

3D RENDERING - NE AERIAL

MIKE LINKER Principal-in-Charge	20250030 Project No.
BRANDON LENK Project Manager	04/27/26 Date
JASON ALBERS Project Architect	
- Staff Architect	A4.43 Drawing No.

PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
SHEET NUMBER: A4.43 - 3D RENDERING - NE AERIAL
Autodesk Docs://20250030 - JW Marriott Louisville/20250030_v25_Louisville-JW Marriott_ARCH.rvt
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No.	Drawing Issue Description	Date
	PLANNING SUBMISSION	04/27/2026

JW MARRIOTT LOUISVILLE

401 S 4TH ST
LOUISVILLE, KY 40202

Louisville Landmark Hotel, LLC

3D RENDERING - NW AERIAL

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MIKE LINKER Principal-in-Charge	20250030 Project No.
BRANDON LENK Project Manager	04/27/26 Date
JASON ALBERS Project Architect	
- Staff Architect	A4.44 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
SHEET NUMBER: A4.44 - 3D RENDERING - NW AERIAL
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ISSUANCES

No.	Drawing Issue Description	Date
	PLANNING SUBMISSION	04/27/2026

JW MARRIOTT LOUISVILLE

401 S 4TH ST
LOUISVILLE, KY 40202

Louisville Landmark Hotel, LLC

3D RENDERING - NW STREET VIEW

MIKE LINKER Principal-in-Charge	20250030 Project No.
BRANDON LENK Project Manager	04/27/26 Date
JASON ALBERS Project Architect	
- Staff Architect	A4.45 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
SHEET NUMBER: A4.45 - 3D RENDERING - NW STREET VIEW
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ISSUANCES

No.	Drawing Issue Description	Date
	PLANNING SUBMISSION	04/27/2026

JW MARRIOTT LOUISVILLE

401 S 4TH ST
LOUISVILLE, KY 40202

Louisville Landmark Hotel, LLC

3D RENDERING - ENTRY

MIKE LINKER Principal-in-Charge	20250030 Project No.
BRANDON LENK Project Manager	04/27/26 Date
JASON ALBERS Project Architect	
- Staff Architect	A4.46 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
SHEET NUMBER: A4.46 - 3D RENDERING - ENTRY
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ISSUANCES

No.	Drawing Issue Description	Date
	PLANNING SUBMISSION	04/27/2026

JW MARRIOTT LOUISVILLE

401 S 4TH ST
LOUISVILLE, KY 40202

Louisville Landmark Hotel, LLC

3D RENDERING - PORTE COCHERE

MIKE LINKER Principal-in-Charge	20250030 Project No.
BRANDON LENK Project Manager	04/27/26 Date
JASON ALBERS Project Architect	
- Staff Architect	A4.47 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20250030 PROJECT NAME: JW MARRIOTT LOUISVILLE
SHEET NUMBER: A4.47 - 3D RENDERING - PORTE COCHERE
Autodesk Docs://20250030 - JW Marriott Louisville/20250030_v25_Louisville-JW Marriott_ARCH.rvt
4/24/2026 3:56:40 PM

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
301 E. Main Street, Suite 201
LOUISVILLE, KY 40202
PHONE : (502) 584-6271 • FAX : (502) 584-6292

April 27, 2026

Office of Planning
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

RE: Letter of Explanation – Category 3 Development plan
JW Marriott
401 S. 4th Street

Case Manager,

I would like to formally file this project for a Category 3 Development Plan on behalf of the applicant. The applicant is proposing to rehabilitate and reuse the office tower into a 414 room JW Marriott Hotel. As part of this renovation, the applicant proposes to construct a guest entrance and third floor, 11,700 square foot ballroom in the existing parking area to the east of the tower. This addition requires a Category 3 review. The use is appropriate in this R-3 Zone and Downtown Form District and is scheduled to appear before the Downtown Development Review Overlay committee for consideration on May 13, 2026

Should you have any questions or require additional information, feel free to reach out to me regarding this application.

Respectfully,

Doug Sellers

Doug Sellers
Senior Landscape Designer
Sabak, Wilson & Lingo, Inc.

Louisville Metro Government

Text File

File Number: 26-DDP-0012

Agenda Date: 6/17/2026 **Version:** 1 **Status:** New Business

In Control: Development Review Committee **File Type:** Planning Case

Agenda Number: 8.

Development Review Committee

Staff Report

June 17, 2026

Case No:	26-DDP-0012
Project Name:	907 Ormsby Lane Condominiums
Location:	907 Ormsby Ln
Applicant:	Meridian Construction LLC
Representative:	Milestone Design
Jurisdiction:	Lyndon
Council District:	7 – Paula McCraney
Case Manager:	Mollie Share, Planner I

REQUEST

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

CASE SUMMARY

The subject site is approximately 5 acres, zoned R-6 Multi-Family Residential in the Neighborhood Form District, located in the City of Lyndon. The site is undeveloped. The applicant is proposing to construct an 80-unit apartment complex, consisting of eight 2-3 story buildings and 120 parking spaces.

Case History:

- **20-ZONE-0123:** A Change in Zoning from R-4 Single-Family Residential to R-6 Multi-family Residential, with a Detailed District Development Plan and Binding Elements and Variance (21-VARIANCE-0070) for a proposed 64-unit multi-family development.

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 Planning Commission staff prior to the issuance of construction permits. The front of the site is partially located within

the 100-year floodplain; however, there is no significant impact as no buildings, parking, or open space are located within it.

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: All open space requirements of the Lyndon Land Development Code have been met. Provisions for sufficient private and recreational open space have been provided in the proposal, through balconies and a mulch path around the main open space area.

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 single and multi-family residential development, making the proposal consistent with the prevailing development pattern. Landscape buffering and screening will be provided to screen adjacent properties and parking areas 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 5 encourages a mixture of densities if the designs are compatible with those of nearby residences, i.e., landscape buffers, open space, site design, and building height. There are landscape buffers provided along the two property lines it shares with single-family homes on it, as well as along the roadway. The site provides open space in the rear and a large setback and detention basin in the front, as well as the parking itself being mostly screened by the building orientation, providing a site design that minimally disturbs the surrounding neighborhood. Additionally, the two-story buildings are located along the property line shared with the single-family homes while the three-story buildings are located along the property line shared with a site containing other three-story apartment units, allowing a transition in building height.

Housing Goal 1, Policy 1 encourages a variety of housing types including detached and attached single family, multi-family, mixed use, zero lot line, average lot, cluster, and cohousing. It also allows for accessory residential structures and apartments and encourages housing types that reflect the Form District pattern. The Neighborhood Form District places emphasis on diverse housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses, including high density multi-family housing, as stated in Community Form Goal 1, Policy 3.1.3

REQUIRED ACTION:

- **RECOMMEND** that the City of Lyndon **APPROVE** or **DENY** the **Revised Detailed District Development Plan** with revised binding elements.

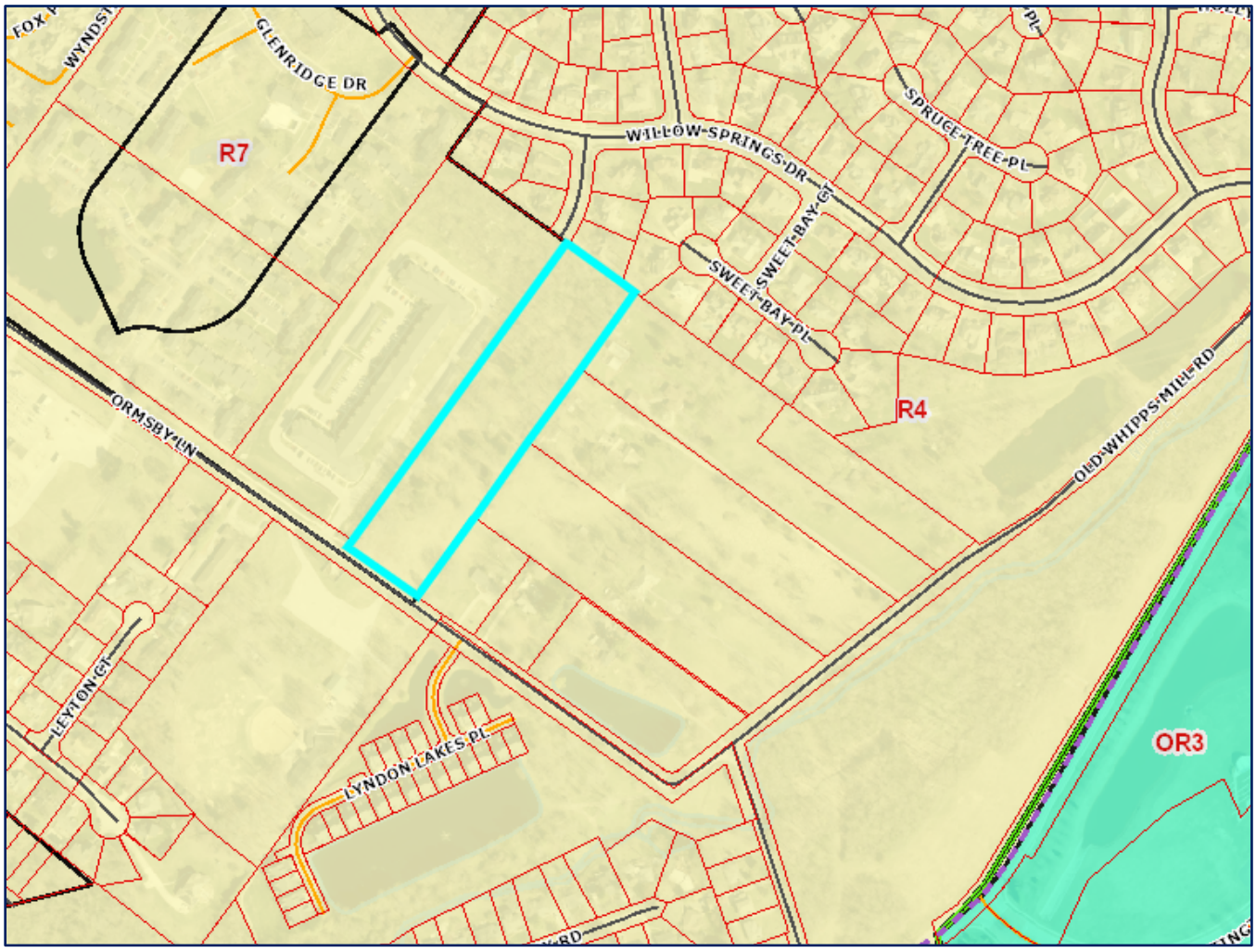
NOTIFICATION

Date	Purpose of Notice	Recipients
06/04/2026 **06/05/2026**	Hearing before DRC	1st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 7

ATTACHMENTS

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

1. Zoning Map


GLENRIDGE DR
R7
WILLOW SPRINGS DR
SPRUCE TREE PL
SWEET BAY CT
SWEET BAY PL
R4
ORMSBY LN
OLD WHIPPS MILL RD
LEYTON CT
LYNDON LAKES PL
OR3

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. 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 Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
   b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
   c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
   ~~d. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 1, 2021 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.~~

5. 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.

6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of this site, shall be responsible for compliance with these binding elements.

~~7. Ormsby Lane shall be widened along the property frontage to a minimum of 18 feet prior to the issuance of a building permit.~~

8. Applicant shall not apply for, nor receive, any permit (building, clearing or otherwise), until receiving the approval of the City of Lyndon Council for the final renderings and elevations of the proposed structures on the. Exterior materials shall be either brick, stone, or masonry (including cement fiber board such as Hardi Board), or solid wood. Vinyl siding shall not be used as an exterior material, except for soffits.

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.

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   b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
   c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

5. 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 this site, shall be responsible for compliance with these binding elements.

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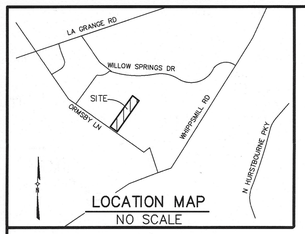


LOCATION MAP
NO SCALE

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0031F

GENERAL NOTES:

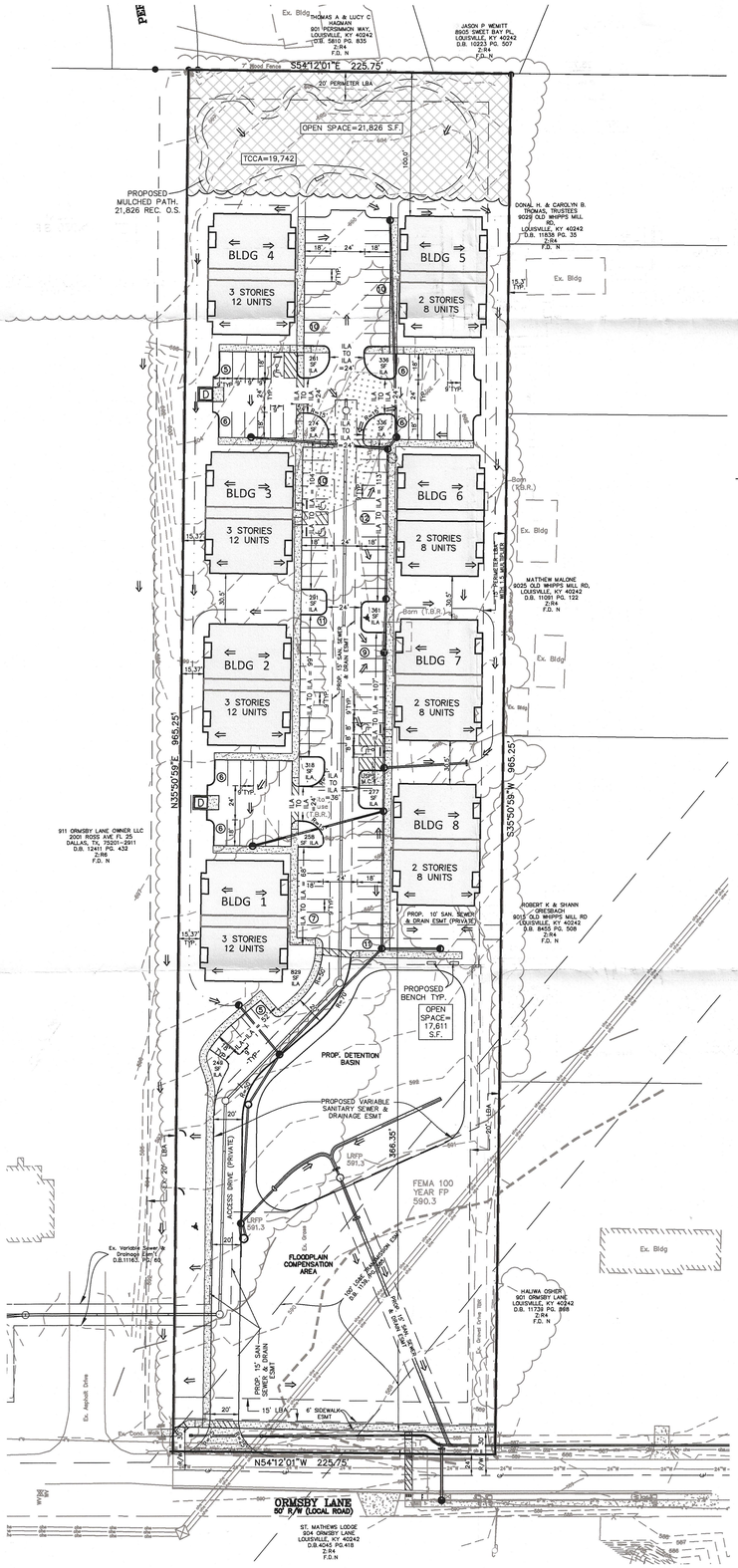
1. (⇐) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINARY TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
4. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
5. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
6. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
7. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
8. ANY SITE LIGHTING SHALL COMPLY WITH THE LDC FOR THE CITY OF LYNDON.
9. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
10. 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.
11. MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
12. THIS PROPERTY LIES WITHIN CITY LIMITS OF LYNDON.
13. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
14. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
15. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
16. RIGHT OF WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
17. A KARST SURVEY WAS PERFORMED ON MARCH 2ND, 2021 BY GREENBAUM ASSOCIATES, INC AND FOUND A FEATURE THAT IS INDICATIVE OF KARST TOPOGRAPHY.
18. PER CHAPTER 10 OF THE CITY OF LYNDON'S LAND DEVELOPMENT CODE; THE MAXIMUM DISTANCE BETWEEN INTERIOR LANDSCAPE AREAS SHALL NOT EXCEED 120 FEET.

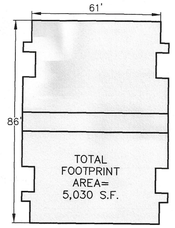
MSD NOTES:

1. 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 MANAGEMENT PRACTICES.
2. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE. CAPACITY TO BE VERIFIED ALL THE WAY TO MIDDLE FORK BEARGRASS CREEK. OFFSITE EASEMENT REQUIRED. THE PROPOSED OFFSITE DOWNSTREAM STORM WATER SYSTEM SHALL BE DESIGNED SO THAT THE 100-YEAR STORM EVENT STAYS WITHIN THE PROPOSED EASEMENT.
3. MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
4. KDOW APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
5. ALL REQUIRED FILL IN THE FLOODPLAIN SHALL BE COMPENSATED ONSITE AT 1.5 TO 1.
6. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
8. OWNER MUST PROVIDE DOCUMENTATION OF CONNECTION TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
9. EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
10. THE CITY OF LYNDON HAS COMPLETED A ROAD WIDENING AND DRAINAGE IMPROVEMENT PROJECT FOR THE SECTION OF ORMSBY LANE BETWEEN THIS PROJECT SITE AND EXTENDING SOUTH TO THE INTERSECTION WITH OLD WHIPPS MILL ROAD. DRAINAGE FROM THIS DEVELOPMENT WILL BE CONVEYED TO THE DRAINAGE SYSTEM INSTALLED WITHIN THE RIGHT-OF-WAY OF ORMSBY LANE AND CONVEYED SOUTH TOWARD OLD WHIPPS MILL ROAD WHERE IT WILL OUTLET INTO THE MIDDLE FORK OF BEARGRASS CREEK AS PART OF THE CITY'S PROJECT.

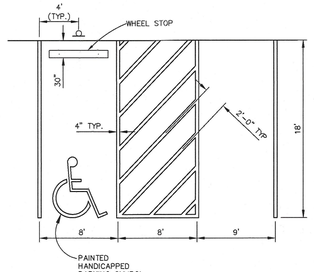
FIRE DEPARTMENT NOTES:

1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE ST. MATTHEWS FIRE PROTECTION DISTRICT.
2. LOCAL FIRE AUTHORITY HAVING JURISDICTION (AHJ) CONTACT INFORMATION: STEPHEN DUNLANY SDUNLANY@STMATTHEWSFD.COM
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 94.81)
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 THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
6. 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.
7. PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.





TYPICAL BUILDING FOOTPRINT
NO SCALE



TYPICAL PARKING STALL DETAIL
NO SCALE

PROJECT SUMMARY

EXISTING ZONING	R6
FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
GROSS SITE ACREAGE	5.00 AC. (217,905 S.F.)
NET SITE ACREAGE	4.92 AC. (214,355 S.F.)
PROPOSED NEW BUILDING FLOOR AREA	100,600 S.F.
PROPOSED NEW BUILDING FOOTPRINT	40,240
DIMENSIONAL STANDARDS:	
FRONT/STREET SIDE	15 FT.
SIDE	3 FT.
REAR	25 FT
MIN. LOT AREA	6,000 S.F.
MIN. LOT WIDTH	25 FT.
MAX ALLOWED BLDG. HEIGHT	35'
VUA	46,037 S.F
ILA REQUIRED (7.5%)	3,453 S.F.
ILA PROVIDED	3,790 S.F
MAX. ALLOWED F.A.R.	0.75
NET F.A.R.	0.47
DWELLING UNITS	80
MAX ALLOWED DENSITY	17.42
NET DWELLING UNITS/ ACRE	16.26
PROPOSED BLDG. HEIGHT	35'
REQUIRED OPEN SPACE (15%)	32,121 S.F.
REQUIRED REC. OPEN SPACE (50% O.S.)	16,061 S.F.
TOTAL OPEN SPACE PROVIDED	39,437 S.F.
REC. OPEN SPACE PROVIDED	21,826 S.F.

PARKING SUMMARY

REQUIRED	
MULTI-FAMILY (80 UNITS)	
MIN. (1.5 SPACES/ UNIT)	120 SPACES
MAX. (3 SPACES/UNIT)	240 SPACES
PARKING PROVIDED	
STANDARD SPACES	115 SPACES
ADA COMPLIANT SPACES	5 SPACES
TOTAL PROVIDED	120 SPACES

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C

EXISTING TREE CANOPY: 114,717 SF (52.6%) COVERAGE

SITE AREA: 5.00 AC (217,905 SF)

EXISTING TREES PRESERVED: 19,742 SF (9.1%)

REQUIRED NEW TREE CANOPY: 21,660 SF (9.9%)

REQUIRED TOTAL TREE CANOPY: 41,402 SF (19%)

TOTAL TREE CANOPY TO BE PROVIDED: 41,402 (19%)

* THE DEVELOPER WILL COMPENSATE FOR PLANTING TREES IN THE LBA IN THE OHE ESMT, BY GROUPING THE TREE PLANTINGS IN THE SAME LBA, ELSEWHERE.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.56-0.28)=0.28
INCREASED RUNOFF = [(0.28x2.8/12)x5.00AC = 0.327 AC-FT

PROPOSED DETENTION BASIN STORAGE VOLUME PROVIDED = 61,336 CF
EXCESS STORAGE VOLUME AVAILABLE TO OVER-DETAIN = 47,614 CF

LEGEND

- = EX. UTILITY POLE
- 498 = EX. CONTOUR
- = EX. FIRE HYDRANT
- ohe = EX. OVERHEAD ELECTRIC
- = EX. SIGN
- = EXISTING LIGHT
- TBR = TO BE REMOVED
- (#) = PARKING COUNT
- = PROPOSED TCCA
- = PROPOSED TREELINE
- D = PROPOSED SCREENED DUMPSTER
- = PROPOSED STORMWATER DRAINAGE
- = PROPOSED SANITARY SEWER
- USPS = PROPOSED USPS RESERVED PARKING
- M.C. = PROPOSED MAIL CENTER
- = OBSERVED POTENTIAL KARST FEATURE

VARIANCE GRANTED 08/23/21

A VARIANCE WAS GRANTED FROM CHAPTER 5.3 OF THE LDC TO EXCEED THE INFILL SETBACK OF 131.5' BY A MAXIMUM OF 234.85'.

0' 50' 100'
GRAPHIC SCALE
1"=50'

CASE# 26-DDP-0012
RELATED CASES#
20-ZONE-0123,
20-ZONEPA-0104

REVISED DISTRICT DEVELOPMENT PLAN
907 ORMSBY LANE
CONDOMINIUMS
LYNDON, KY 40242

OWNER/DEVELOPER:
MERIDIAN CONSTRUCTION, LLC
PO BOX 436618
LOUISVILLE, KY 40253
D.B. 12343 Pg. 580
TAX BLOCK: 0021 LOT: 0058

WM# 12212

Milestone design group
108 Daventry Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

907 ORMSBY LANE CONDOMINIUMS

DATE: 2/23/2026
DRAWN BY: A.R.H.
CHECKED BY: S.R.M.
SCALE: 1"=50' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
1	AGENCY CMNTS 3/23/26
2	AGENCY CMNTS 5/8/26
3	
4	
5	
6	
7	

RECEIVED
JUN 03 2026
OFFICE OF PLANNING

REVISED DEVELOPMENT PLAN

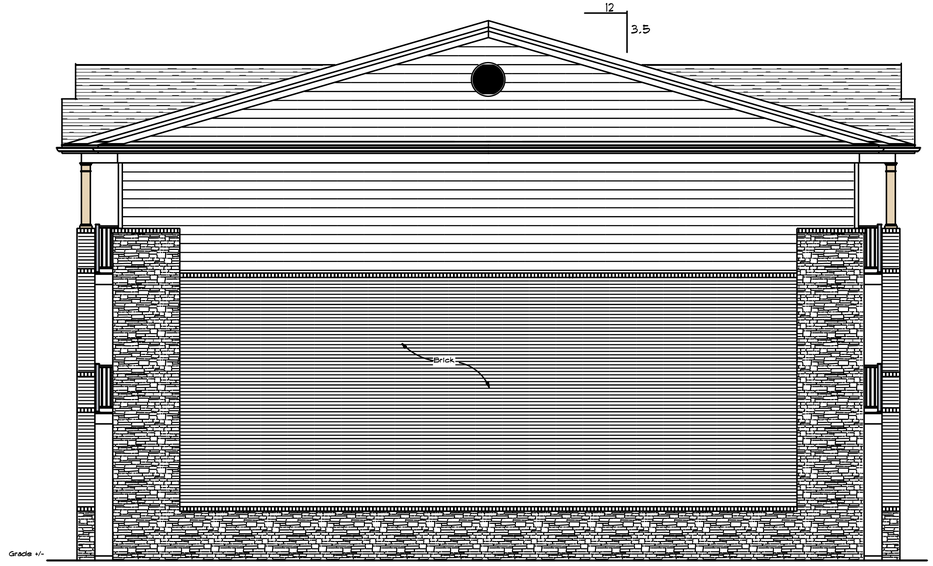
JOB NUMBER 19061

1 OF 1

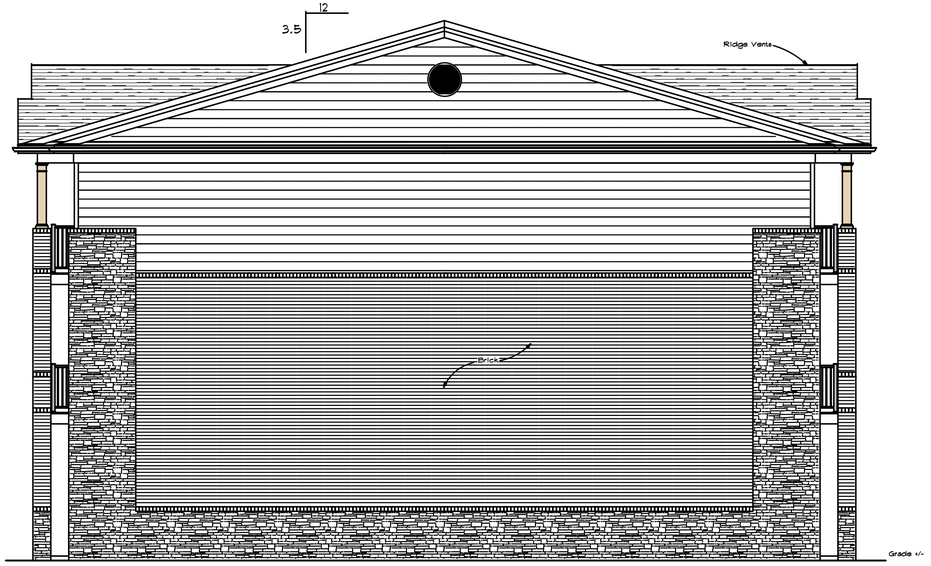
26-DDP-0012

DOAN
DESIGN
DRAFTING
SCOTT DOAN
(502) 553-4570

REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

FRONT ELEVATION

Received April 20, 2026
Planning and Design
April 17, 2026
26-DDP-0012

Share, Mollie

From: Kathy Eigelbach <keigelbach@gmail.com>
Sent: Wednesday, February 25, 2026 6:15 PM
To: Share, Mollie
Subject: 26-DDP-0012

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Ms. Share,
I am writing as a neighbor to the land for development in this case. I live at
9023 Lyndon Lakes Pl, Louisville, KY 40242.

When this rezoning meeting happened years ago, the developer had proposed 64 'condos' to be built on the acreage. During the neighborhood meeting, held via Zoom, we learned that these units were going to be rented like apartments and owned by the developer. When pressed about why he called them condos, the attorney told us it would leave an opening for the developer to sell them as such down the road. That's the first bill of goods we were sold. The difference in the level of care of property from owner occupied to rental property is significant.

The 64 units on the small parcel of land was opposed by many, myself included, due to the volume of traffic it would bring to Ormsby Ln in general and the intersection of Ormsby Ln and New LaGrange Rd. The intersection of Ormsby Ln and New LaGrange Rd is already too busy to handle the current traffic and the growing traffic generated by the development of the Shelby Campus property. Adding 16 more units to the already too many of 64 is the ultimate bait and switch. Please trust that 64 was already too many for this neighborhood.

The height of the buildings at 3 stories is again, way out of character for this section of Ormsby Ln. While there was approved a 3 story apartment building built on adjacent land, that development was opposed for the same reason. It remains way out of character for the area.

Another constant concern on this section of Ormsby Ln is flooding of the roadway. Although the road has been improved to widen it and add drainage, the creek still floods and the water still goes over the roadway. In short, you can make the road as wide as you want, the creek is still going to rise in a rainfall, mainly due to continued development upstream. Once the roadway floods, there is only one way out and that is to use New LaGrange Rd (see comment above about that intersection already being overwhelmed).

Thanks for reading through. It's sad to me to see greedy developers sit on land they had rezoned and then change up the plan and hope that no one will notice, or that we forgot what the rezoning plan was in the first place. This area is not in a commercial zone that would prompt homeowners to have to be constantly vigilant about what is happening with new development, yet here we are. It's unconscionable to ask for more when what was approved was too much to begin with.

Kathy Eigelbach
9023 Lyndon Lakes Pl
Louisville, KY 40242

Share, Mollie

From: Cindy Matherly <matherlyhouse@gmail.com>
Sent: Friday, February 27, 2026 3:04 PM
To: Share, Mollie
Subject: Fwd: Case No. 26-DDP-0012

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I sent this email a couple of days ago but I apparently got the email address wrong and the computer sent me a massage today that it was undeliverable.

---------- Forwarded message ---------
From: **Cindy Matherly** <matherlyhouse@gmail.com>
Date: Thu, Feb 26, 2026 at 11:03 AM
Subject: Case No. 26-DDP-0012
To: <mollie.share@louisville.gov>
Cc: Brent Hagan <lyndonmayor@cityoflyndon.org>, <S.Barto@cityoflyndon.org>, <B.Ricketts@cityoflyndon.org>, <M.Sidebottom@cityoflyndon.or>, <V.Stanley@cityoflyndon.org>, <A.Stuber@cityoflyndon.org>, <J.Benner@cityoflyndon.org>, <J.Yates@cityoflyndon.org>

Dear Ms. Share,

I am a resident of Lyndon Lakes on Ormsby Road located near the proposed development in the above Case number. We have been concerned about this development from the very beginning and we fought it all the way. The original developer said it would be 64 condominiums and then he admitted they would be apartments for rent. We already have numerous apartment developments right around here, including the large Woodbridge apartment complex on this very road and a Senior Apartment complex on this road. This area frequently floods and a portion of Ormsby Lane has to be closed and you can then only approach Lyndon Lakes from New LaGrange Road, instead of approaching from Whipps Mill Road. Once that approximate 5 acre lot is paved over, the flooding will get worse as there will be less ground to absorb the rain and more water will make its way down towards Lyndon Lakes and Beargrass Creek. Residents on Old Whipps Mill Road will endure more flooding and it often strands them in their house because the road in front of them is flooded and they can't get out.

In addition, for such a small parcel to be increased to 80 apartments is a huge disappointment! The road is already narrow and the increased traffic will make things even worse. The City of Lyndon did widen the road in front of Lyndon Lakes but the rest of the road has yet to be widened. This is basically a little country road and to add 80 apartments will make things even worse, especially with traffic. The developer wants to increase the number of apartments to 80 by adding another story to the buildings. This will be unsightly and out of character with the area. What was once a pleasant part of Lyndon will no longer be attractive!

Sincerely,

Share, Mollie

From: Kathy Eigelbach <keigelbach@gmail.com>
Sent: Monday, March 16, 2026 7:22 AM
To: Share, Mollie
Subject: 26-DDP-0012

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Mollie,
Can you please tell me what, if any, hoops this developer has to go through to change his original plan? Specifically, will the City of Lyndon have to approve the Revised plan?

Thank you,
Kathy Eigelbach
9023 Lyndon Lakes Pl, Louisville, KY 40242

Milestone design group

Justification:

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

   The site is not located in a historic preservation district or included on the national register of historic places. The proposed development will meet all planting and vegetative buffer requirements.

   Floodplain exists on the site per F.E.M.A. Map No. 21111C0031F. Onsite detention and floodplain compensation will be provided. The proposed drainage system will be in full compliance with requirements set forth by MSD. No buildings are proposed within the limits of the floodplain. The proposed access for the site is outside the FEMA 100-year floodplain.
2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?

   Yes, the site is well connected to the surrounding properties through the use of sidewalks and vehicular access points.
3. Is there sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?

   The site has designated open space and landscaped areas. The site will comply with the tree canopy and landscape requirements set forth in the City of Lyndon's Land Development Code.
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 proposed drainage system includes various structures and an on-site detention facility which tie into existing drainage structures within existing drainage easements and public right-of-way. The drainage system will meet requirements set forth by MSD.
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 proposed development complies with applicable zoning and form district regulations as well as the parking, screening, and landscaping requirements set forth in the Land Development Code. Additionally, a variance has been granted permitting the infill setback requirement of 131.5' to be exceeded by a maximum of 234.85'.
6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

   Yes, the current proposal meets the requirements of the Land Development Code and the intent of the Comprehensive Plan.

Milestone
design group

Letter of Explanation:

This application is for a Revised District Development Plan for the previously approved plan (Case No. 20-ZONE-0123). The previously approved plan was for a rezoning request from R-4 Single Family Residential to R-6 Multi-Family Residential and construction of a 64-unit multi-family development. A variance was also granted permitting the infill setback requirement of 131.5' to be exceeded by a maximum of 234.85'.

The revision currently being requested pertains to an increase in the total number of proposed dwelling units. The previously approved plan authorized 64 units; the revised plan proposes 80 units, representing a net increase of 16 units. This increase will be achieved by adding one additional story to four of the eight proposed buildings. The four buildings receiving the additional floor are all situated on the west side of the subject site.

In conjunction with the unit increase, the revised plan also proposes an additional 20 parking spaces (19 standard spaces and one ADA-compliant space) to serve the additional 16 units.

The revised plan has been updated to reflect the proposed increases in dwelling units and parking, and has been further modified to ensure full compliance with all applicable requirements of the City of Lyndon’s Land Development Code.

Louisville Metro Government

Text File

File Number: 26-DDP-0017

Agenda Date: 6/17/2026 **Version:** 1 **Status:** New Business

In Control: Development Review Committee **File Type:** Planning Case

Agenda Number: 9.

Development Review Committee

Staff Report

June 17, 2026

Case No:	26-DDP-0017
Project Name:	Preston Hwy Multifamily
Location:	9220 Preston Hwy
Applicant:	Camileo LLC
Representative:	Land Design & Development, Inc.
Jurisdiction:	Louisville Metro
Council District:	24 – Ginny Mulvey-Woolridge
Case Manager:	Abby Bills, Planner I

REQUEST

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

CASE SUMMARY

The subject site is approximately 1.58 acres, zoned C-N Neighborhood Commercial in the Neighborhood Form District. The site is currently developed with a single-family residence, a detached garage, and a parking lot. The applicant is proposing to construct a 3 story apartment building with 24 units and 43 parking spaces. The applicant is additionally proposing to convert the existing residence into a duplex, while the detached garage is proposed to remain.

Case History:

- **9-52-03:** Change in Zoning from R-4 to C-N to construct a Gift Shop and Tea Room.
- **21-DDP-0044:** A Revised Detailed District Development Plan for a professional office.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal.
The Louisville Metro Historic Preservation Officer has stated that the existing house is a historically significant site known as the “Sellers House” and has requested that the applicant reconfigure the plan to have the parking area in front of the existing house to preserve the house’s historic integrity. The applicant has not incorporated these changes, as this request is not a requirement for approval.

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 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. The property is classified as a historic site due to the presence of the historic home known as the “Sellers House.”

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, including multiple other multifamily developments north of the subject site. This makes the proposal consistent with the prevailing development pattern and with the intended pattern of the Neighborhood form district. 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 there are multiple other multifamily developments in the general vicinity, in addition to the general mix of commercial and residential development along the Preston Hwy corridor.

The proposal is additionally compatible with the pattern of development within the Neighborhood form district, as the Neighborhood form district seeks to “promote redevelopment that is compatible with and enhances the unique site and community design elements of a neighborhood.” The proposal will enhance the neighborhood in the intended way by adding diverse forms of housing to the area through the creation of a duplex and a multifamily structure.

REQUIRED ACTION:

- **APPROVE** or **DENY** the **Revised District Development Plan (RDDP)** with revised binding elements.

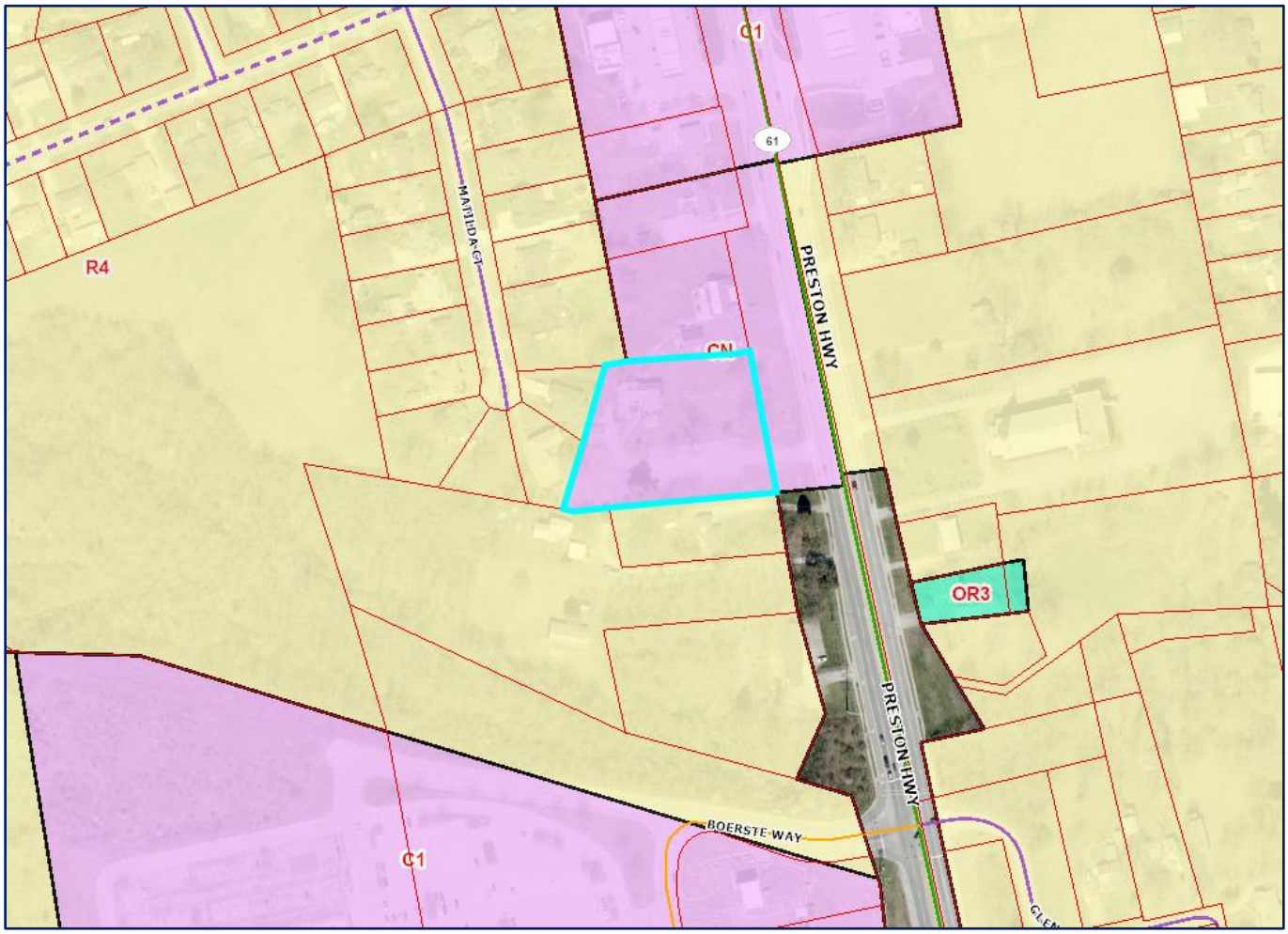
NOTIFICATION

Date	Purpose of Notice	Recipients
6/3/2026 **6/2/2026**	Hearing before DRC	1st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 24

ATTACHMENTS

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

1. Zoning Map


C1
61
MATILDA CT
PRESTON HWY
R4
CN
OR3
PRESTON HWY
BOERSTE WAY
C1

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. No application to amend binding elements or to revise the development plan shall be accepted without the applicant providing evidence that it provided adjoining property owners and the Okolona Baptist Church fifteen (15) days written notice of the request.

~~3. The residential character of the existing structure shall be maintained. Changes to the following items on the existing structure shall not be made without prior approval of the Planning Commission's designee:~~

~~a. roof line~~
~~b. building material~~
~~c. porch~~
~~d. windows~~

~~4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.~~

5. 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.

6. 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, the Metropolitan Sewer District and Construction Review.

    b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.

    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 Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

    ~~e. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 4, 2021 Development Review Committee meeting.~~

f. 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; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

g. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between Tracts 1 and 2 and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

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. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system.

9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

10. No idling of trucks shall take place within 200 feet of residential structures. No overnight idling of trucks shall be permitted on-site.

11. The hours of operation of any business conducted on the site shall be limited to 8:00 a.m. to 8:00 p.m. Monday through Saturday.

12. The following C-N uses shall be allowed on the subject property:

a. Antique shops and interior decorating shops
b. Restaurant
c. Gift shop
d. Offices, professional and business

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. No application to amend binding elements or to revise the development plan shall be accepted without the applicant providing evidence that it provided adjoining property owners and the Okolona Baptist Church fifteen (15) days written notice of the request.

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:

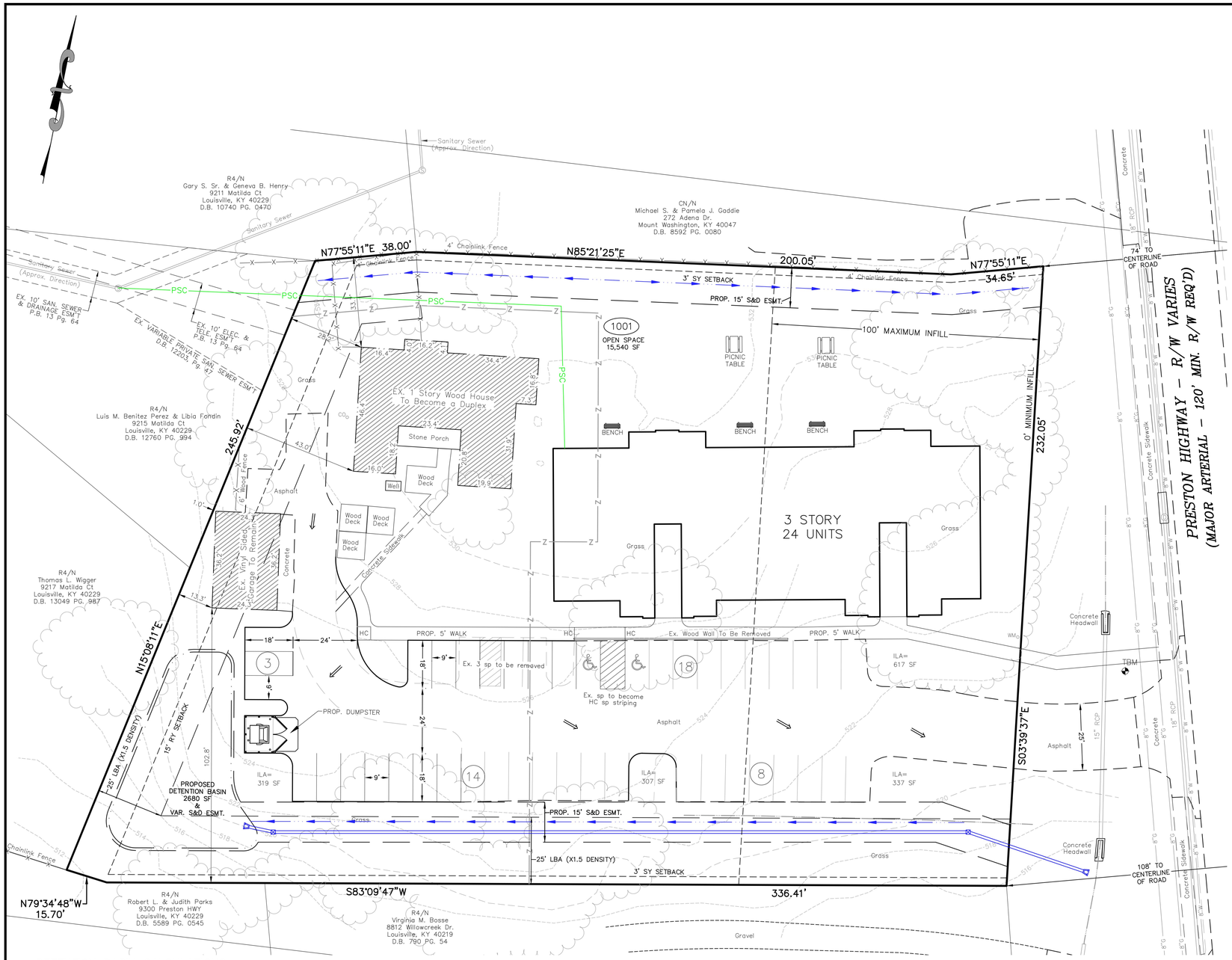
    a. The development plan must receive full construction approval from Louisville Metro Public Works, the Metropolitan Sewer District and Construction Review.

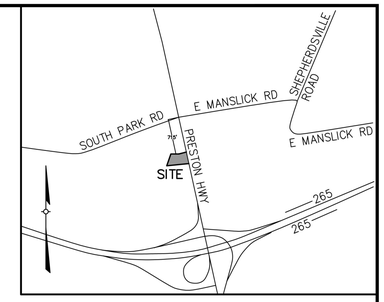
    b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.

    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 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.





LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.67± Ac. (72,658 SF)
EXISTING ZONING	= CN
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= OFFICE
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT	= 3-STORY (45' MAX. ALLOWED)
BUILDING FOOTPRINT	
DUPLEX (EX. HOUSE)	= 2,570 SF
ACCESSORY BUILDING (EX. GARAGE)	= 877 SF
APARTMENT BUILDING	= 9,206 SF
BUILDING AREA	
DUPLEX (EX. HOUSE)	= 2,570 SF
ACCESSORY BUILDING (EX. GARAGE)	= 877 SF
APARTMENT BUILDING	= 27,618 SF
TOTAL BUILDING AREA	= 31,065 SF
F.A.R.	= 0.43 (0.5 MAX. ALLOWED)
DENSITY	= 15.57 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
DUPLEX		
2 SP / UNIT MIN.	= 4 SP	
5 SP / UNIT MAX.	=	10 SP
APARTMENT		
1 SP / UNIT MIN.	= 24 SP	
2 SP / UNIT MAX.	=	48 SP
TOTAL PARKING REQUIRED	= 28 SP	58 SP
PARKING PROVIDED	= 43 SPACES (INCLUDES 2 HC SP)	

OPEN SPACE REQUIRED	= 10,899 SF (15% OF SITE)
OPEN SPACE PROVIDED	= 16,740 SF (INCLUDES 24 5'X10' BALCONIES)
RECREATIONAL OPEN SPACE REQUIRED	= 5,450 SF (50% OF REQUIRED)
RECREATIONAL OPEN SPACE PROVIDED	= 5,450 SF
TOTAL VEHICULAR USE AREA	= 16,351 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,226 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,580 SF
EXISTING IMPERVIOUS	= 17,524 SF
PROPOSED IMPERVIOUS	= 31,829 SF (82% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. 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.
10. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
11. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
12. Karst features were not observed on site during a site visit on xxx, 2022, by xxx, RLA/AICP
13. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

MSD NOTES:

1. MSD drainage bond required prior to construction plan approval.
2. 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.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0111 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (⟹) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. 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.
7. This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 30,250 S.F.
8. Run off volume impact fee required, calculation based on RFF x 1.5
9. On-site detention will be provided. Post-developed peak flows will be limits to pre-developed peak flows for the 2, 10, 25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive. Detention basin will outlet to Preston Hwy right-of-way and KYTC approval will be required prior to MSD construction plan approval."

DETENTION BASIN CALCULATIONS

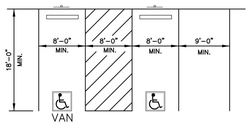
X = Δ CRA/12
ΔC = 0.65-0.50=0.10
A = 1.67 ACRES
R = 2.8 INCHES
X = (0.10)(1.67)(2.8)/12 = 0.038 AC.-FT
REQUIRED X = 1,655 CU.FT.

PROVIDED BASIN = 2,680 SQ.FT.

TOTAL = 2,680 SQ.FT. @ APPROX. 1 FT. DEPTH
= 2,680 CU.FT. > 1,655 CU.FT.

LEGEND

- 722 = EXISTING CONTOUR
- X" W = EXISTING WATER
- X" G = EXISTING GAS
- = PROPOSED STORM SEWER, CATCH BASIN
- = PROPOSED SEWER AND MANHOLE
- = PROPOSED DRAINAGE SWALE



24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	72,658 S.F.
EXISTING TREE CANOPY AREA	=	22% (16,063 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED	=	0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	=	35% (25,430 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	=	36% (26.400 S.F.)

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

OWNER:
CAMILLEO LLC
7617 HORNBECK FARM RD
LOUISVILLE, KY 40291

SITE ADDRESS:
9220 PRESTON HWY
LOUISVILLE, KY 40229
TAX BLOCK 0660, LOT 0005
D.B. 11790, PG. 973

COUNCIL DISTRICT - 24
FIRE PROTECTION DISTRICT - OKOLONA
MUNICIPALITY - LOUISVILLE

CASE #26-DDP-0017
WM #8358

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04.27.26	REVISED PER AGENCY COMMENTS	JH
2	5/18/26	agency comments	DT

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 03102-3 - RDDDP
DATE: 9/11/25
SCALE: AS SHOWN
DRAWN BY: NK
CHECKED BY: DT

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WEST MAIN STREET, LOUISVILLE, KENTUCKY 40202
PHONE: (502)442-5974
WEB SITE: WWW.LDD-INC.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

BOHN PRESTON HWY

OWNER/DEVELOPER
CAMILEO LLC
7617 HORNBECK FARM RD
LOUISVILLE, KY 40291

JOB NO. 03102-3

SHEET 1 OF 1

Received May 18, 2026
Planning and Design
26-DDP-0017

Bills, Abby

From: Blazis, Heather
Sent: Monday, March 23, 2026 11:52 AM
To: Bills, Abby
Cc: Woolridge, Ginny
Subject: FW: 9220 Preston Hwy

Follow Up Flag: Follow up
Flag Status: Completed

Good morning, Abby. Please see the two emails below from a constituent with concerns regarding the proposed plan at 9220 Preston Highway.
Thank you,
Heather

Heather Blazis
Legislative Assistant to Councilwoman Ginny Mulvey-Woolridge
Louisville Metro Council
502-574-1124
heather.blazis@louisvilleky.gov
Louisville Metro Council District 24
601 W Jefferson St • Louisville, KY 40202

From: judith parks <j.parks5@att.net>
Sent: Saturday, March 21, 2026 8:32 AM
To: Blazis, Heather <heather.blazis@louisvilleky.gov>
Cc: Woolridge, Ginny <Ginny.MulveyWoolridge@louisvilleky.gov>
Subject: Re: 9220 Preston Hwy

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Heather,

I would think that the adjoining property owners should be able to speak their concerns on a three-story apartment complex that would be built even though the property is already zoned as a CN. As I stated in my earlier email, I am very concerned about the part where they are showing the catch basin will be right down by our property and the neighbor's property. We don't need more water flowing down on us and to make more of a mosquito harbor. When we get heavy rains now there is a water flow that comes down beside our house as there is a hill from 9220 property to us. I am also seeing on the plans that they are putting the dumpster back by us so now we will be able to smell all of their garbage, and I am sure all of the mess of people throwing trash all around it and not in it. We have had to deal with the renters that have been in the rental house that is in front of us for years (9302). We have lived here for 43 years and the house in front has always been a rental. We have had very few good neighbors. Most we have had to deal with are drug users and thieves. We have had tools stolen which we were pretty sure the neighbors were the ones that did it but couldn't prove it. We are not looking forward to 26 more renters as I am sure there will be more drugs and thieves and shootings. I am not saying all renters are bad, but I see on the news and the LMPD face book page where they make multiple runs to the apartments around here. I am not the only one that is concerned about this as the other neighbors that have adjoining property that is on Matilda Court are very concerned too. If you and Ginny would please pass on the concerns to the planning commission to be our voice, it would be greatly appreciated. Thank you for any help you can give.

Judy Parks
On Friday, March 20, 2026 at 02:29:38 PM EDT, Blazis, Heather <heather.blazis@louisvilleky.gov> wrote:

Good afternoon, Ms. Parks. We reached out to the Office of Planning about this property. This was their response:

The developer applied for a District Development Plan (or DDP) on 3/16/26. I will need to talk to the case manager and look into it a little further to confirm, but this project may not require a neighborhood meeting. They are abandoning a previously approved plan to pursue a different plan for an apartment community. To do so, they need to revise the development plan and amend a Binding Element (#2) associated with the prior approval. This will likely go before the Planning Commission's Development Review Committee. That review will take place at a public meeting that will be noticed.

As far as a rezoning, the property is zoned CN, a type of commercial zoning that allows multi-family by right. They would only need a rezoning to go beyond CN's maximum density allowance of 17.42 units/acre. According to LOJIC, they have 1.59 acres and that acreage would allow the 26 dwellings they are requesting.

We hope this information helps. If it goes before the Planning Commission Development Review Committee, we will receive the notification of that and we will share that in our eNewsletter. If we can be of any other assistance, please let us know.
Thank you,
Heather

Heather Blazis
Legislative Assistant to Councilwoman Ginny Mulvey-Woolridge
Louisville Metro Council

502-574-1124
heather.blazis@louisvilleky.gov
Louisville Metro Council District 24
601 W Jefferson St • Louisville, KY 40202

From: judith parks <j.parks5@att.net>
Sent: Friday, March 20, 2026 10:58 AM
To: Woolridge, Ginny <Ginny.MulveyWoolridge@louisvilleky.gov>
Subject: 9220 Preston Hwy

This is the first time you received an email from this sender (j.parks5@att.net). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Ginny,
Good morning, I was wanting to ask you about the property on 9220 Preston Hwy. where they are wanting to create 26 apartments.
It is record number 26-ddp-0017. Will there be a public meeting where neighbors will be able to voice their concerns on this matter?
Just to let you know I am against this as there are already an abundance of apartments in this area and the traffic is really bad. I live next door to this location and we have to wait for the traffic lights from South Park and Meijers changing several times to be able to get in or out of our driveway now. The additional 26 apartments will only make the matter much worse. Also, I have looked at their proposal and am Very concerned where they are showing a catch basin which will come directly down on our property. Thank you for any help you can give on this matter.

Judy Parks
9300 Preston Hwy.
j.parks5@att.net

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Louisville Metro Government

Text File

File Number: 26-DDP-0020

Agenda Date: 6/17/2026 **Version:** 1 **Status:** New Business

In Control: Development Review Committee **File Type:** Planning Case

Agenda Number: 10.

Development Review Committee

Staff Report

June 17, 2026

Case No:	26-DDP-0020
Project Name:	2728, 2730, 2732 S 3rd St – Revised Development Plan
Location:	2728, 2730, & 2732 S 3rd Street
Applicant:	Lewis Capital Holdings LLC
Representative:	Jacob Guhy
Jurisdiction:	Louisville Metro
Council District:	15 – Jennifer Chappell
Case Manager:	Sydney Fawcett, Planner I

REQUEST

- **Revised Detailed District Development Plan** with revisions to Binding Elements

CASE SUMMARY

The subject site is approximately 0.27 acres zoned C-1 Commercial and located in the Traditional Neighborhood form district. The subject site is located at the corner of South 3rd Street and M Street west of I-65. The applicant is proposing to construct three 2,395 square foot single-family homes with an associated parking pad accessed via alley in the rear.

Related Cases

- **9-14-84:** Change in Zoning from M-2 Industrial to C-1 Commercial for a funeral home and a Detailed District Development Plan.

STAFF FINDING

Staff finds that the request is adequately justified and meets the applicable standards of review.

TECHNICAL REVIEW

Public Works and MSD have preliminarily approved the proposal.

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 are no significant natural or cultural resources located on the subject site. Street trees will be provided along the South 3rd Street and M Street frontages.

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 have been provided. Metro Public Works has approved the preliminary development plan.

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

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

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

STAFF: 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 uses are compatible with both existing and future development in the area. The surrounding area includes established multifamily and single-family developments, making the proposed use consistent with the development pattern. The site plan incorporates appropriate setbacks and site design, further showing compatibility with adjacent properties.

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, as well as the requirements of the Land Development Code. Plan 2040 Community Form Goal 1 Policy 3.1.2 characterizes the Traditional Neighborhood form district of predominately residential uses, by a grid pattern of streets with sidewalks and often including alleys. Traditional Neighborhood Form requires a particular emphasis on new developments using traditional building scales and site layouts. Plan 2040 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. The development is consistent with Housing Goal 1, Policy 3 of Plan 2040. This policy encourages developments to create a variety of housing types that meet the needs of all residents including an adequate supply of affordable housing and physically accessible housing. The proposed development creates more inclusive and accessible housing opportunities while preserving the existing residential site design in the general area.

REQUIRED ACTION:

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

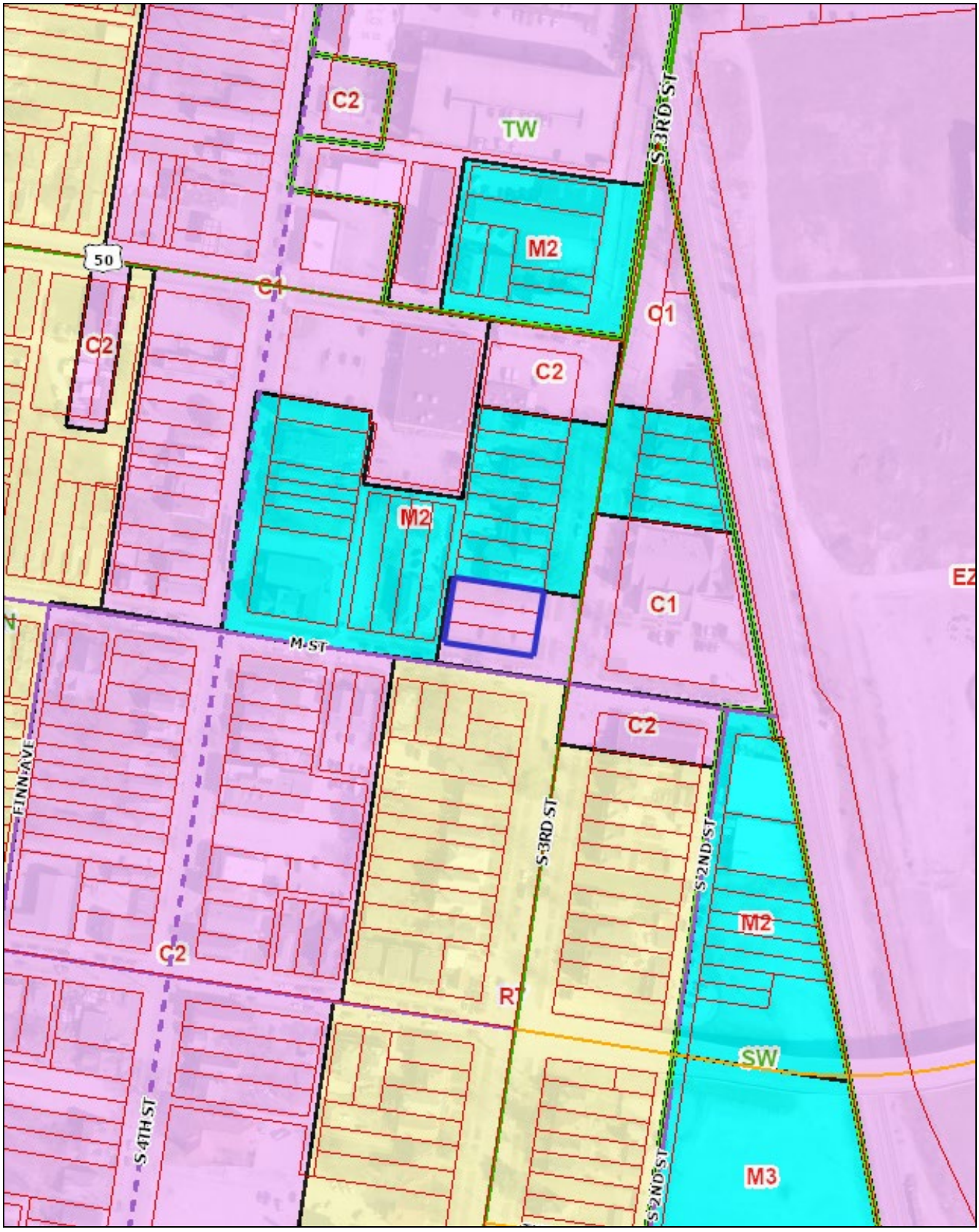
NOTIFICATION

Date	Purpose of Notice	Recipients
6/1/2026	Hearing before DRC	1st tier adjoining property owners Registered Neighborhood Groups in Council District 15

ATTACHMENTS

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

1. Zoning Map


C2
TW
S 3RD ST
M2
50
C1
C2
C2
C1
M2
EZ
C1
M ST
C2
FINN AVE
S 3RD ST
S 2ND ST
M2
C2
RT
SW
S 4TH ST
S 2ND ST
M3

2. Aerial Photograph

3. Existing Binding Elements with Proposed Revisions

1. The development ~~will~~ **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**. ~~No further development will occur.~~

~~2. The development shall not exceed 13,555.52 square feet of gross floor area. There shall be no more than six visitation rooms within the building.~~

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 ~~building permits~~ **any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit)** is issued:

   ~~a. The development plan must be reapproved by the Water Management Section of the Jefferson County Public Works and Transportation Cabinet and the City of Louisville Department of Public Works.~~ **The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works, and the Metropolitan Sewer District.**
   ~~b. The size and location of any proposed signs must be approved by the Planning Commission. The Commission may require that signs be smaller than would be otherwise permitted by the regulations.~~
   ~~c. The property owner must obtain approved of and implement a plan for screening along the north property line of the lot known as 2728 South Third Street and along the north property line of the property on the east side of Third Street.~~

~~5. If building permits are not obtained within one year from the date of approval of the plan or rezoning whichever is later the property shall not be used in any manner.~~

6. 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.**

~~7. The above binding elements may be amended as provided for in the Zoning District Regulations.~~

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.

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. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.

3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is issued:

    a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.

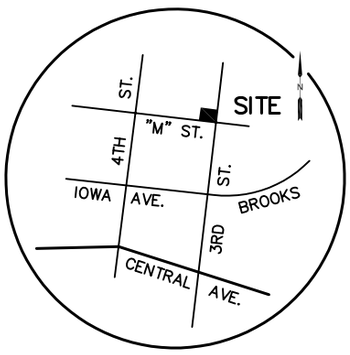
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

5. 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.

2610

Site Plan

2728, 2730, 2732 S 3rd St
Louisville, KY 40208



LOCATION MAP
NO SCALE

Zoning: C-1
Form District: Traditional Neighborhood
Total Site Area: 0.27 AC (±11,700 SF)
Existing Use: Parking Lot
Proposed Use: Single Family Residential (3)
Units: 3
Density: 11.1 DU/AC
FAR: ~0.61

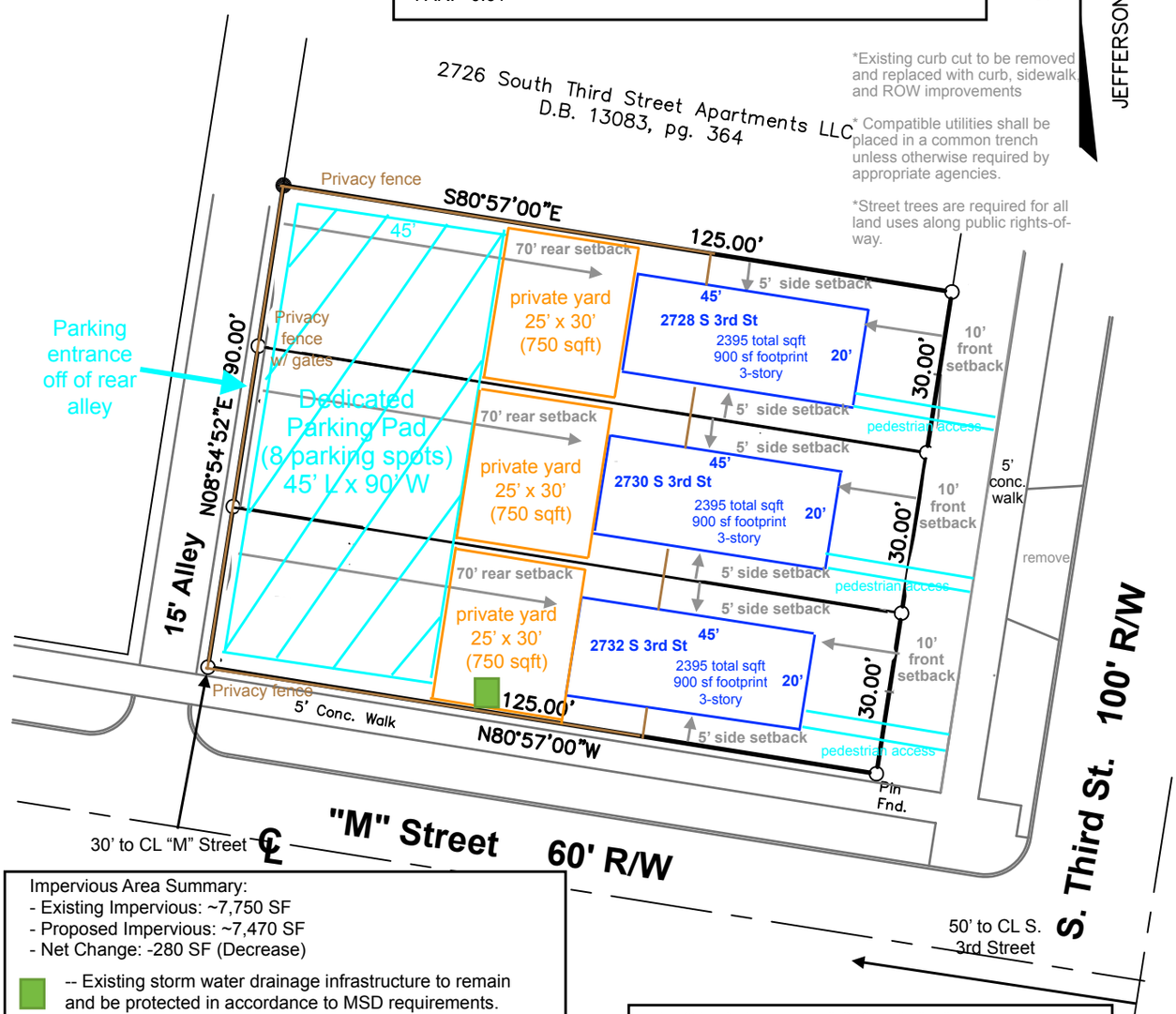
SCALE: 1"=30'

JEFFERSON COUNTY, KENTUCKY

*Existing curb cut to be removed and replaced with curb, sidewalk, and ROW improvements

* Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

*Street trees are required for all land uses along public rights-of-way.



Impervious Area Summary:
- Existing Impervious: ~7,750 SF
- Proposed Impervious: ~7,470 SF
- Net Change: -280 SF (Decrease)

-- Existing storm water drainage infrastructure to remain and be protected in accordance to MSD requirements.

-- A tele-inspection, flush and cleaning will be required prior to MSD Bond Release and accepting through drainage pipe easement. Deficiencies on existing pipe being connected to, if present, may be required to bring it to MSD specifications.

0' 30' 60'
GRAPHIC SCALE

Total Site Disturbance: 6,840 sqft (0.16 acres)

- MSD Site Disturbance Permit required prior to issue of building permits.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service provided by 3 PSC's, subject to Fee's and any applicable charges

THIS SURVEY IS SUBJECT TO ALL LEGAL ROADWAYS, EASEMENTS AND RIGHTS-OF-WAY IF ANY, WHETHER SHOWN HEREON OR NOT.

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 AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

THE BASIS OF THE REFERENCE MERIDIAN USED ON THIS PLAT TO DETERMINE THE DIRECTIONS OF SURVEY LINES WAS TAKEN FROM MAGNETIC OBSERVATION AND SHOWN N80°57'00"W.

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFORMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON (IS____) IS NOT (_X_) IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111 C0057E, 12/05/06.

Steven R. Brown 2-16-26
STEVEN R. BROWN DATE
Licensed Professional Land Surveyor #3476

STATE OF KENTUCKY
STEVEN R BROWN
3476
LICENSED PROFESSIONAL LAND SURVEYOR

S.R. BROWN
LAND SURVEYS
570 S. ROBBS LN.
PEKIN, IN 47165
502 523-2154

BOUNDARY SURVEY

CLIENT: Jake Guhy

ADDRESS: 2728 –2732 S. 3rd St.
Louisville, KY 40208

REC'D SOURCE: D.B. 10098, pg. 453

DRAWN BY	DATE	REV.	SCALE
S.R.B.	2/16/26		1"=30"

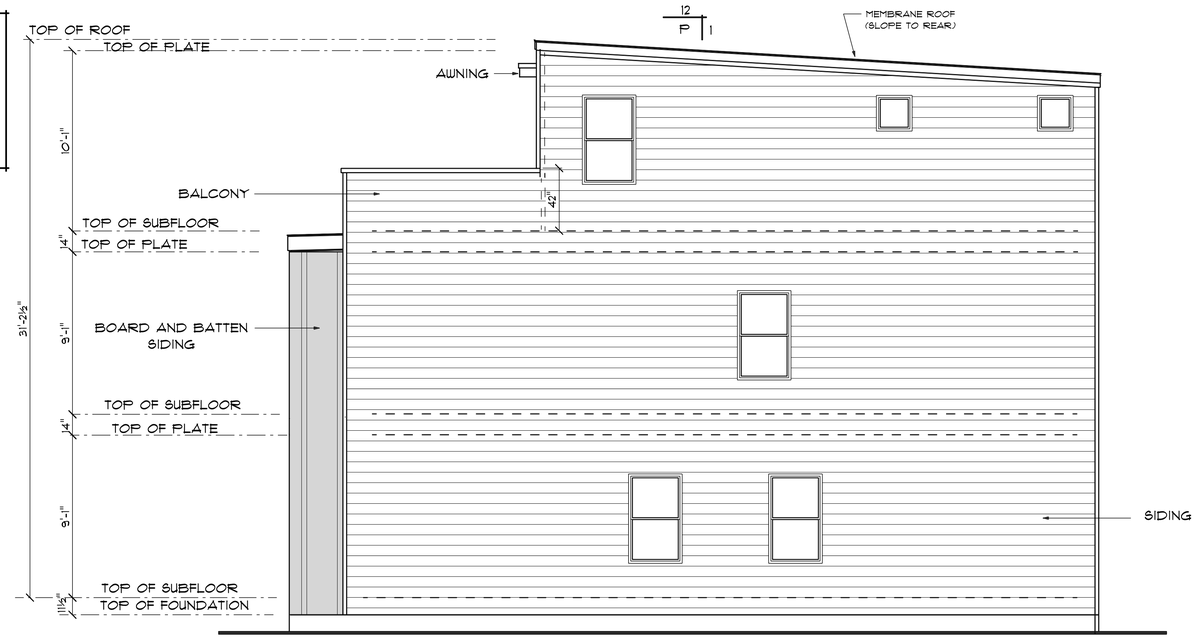
NOTE:

BUILDER MUST VERIFY DRAWINGS

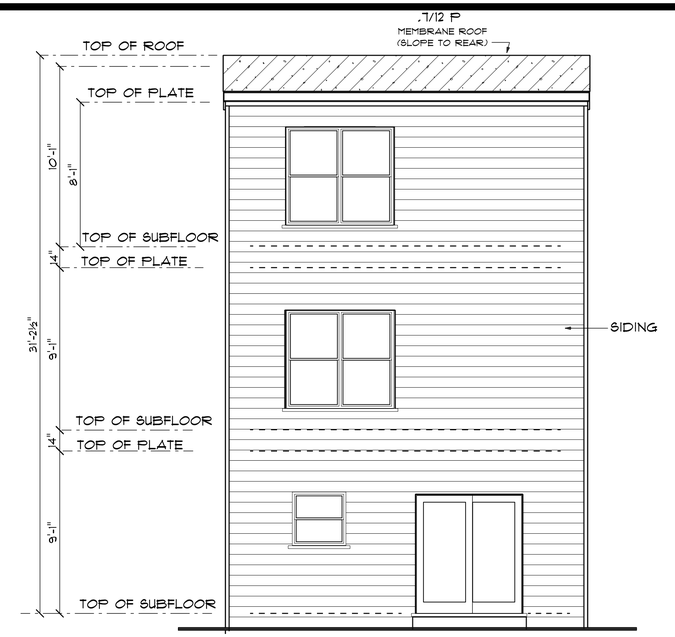
for all revisions, dimensions square footage, structural sizes/spans and all building code compliances are satisfied before starting any construction.

DRAFTSMAN IS NOT RESPONSIBLE

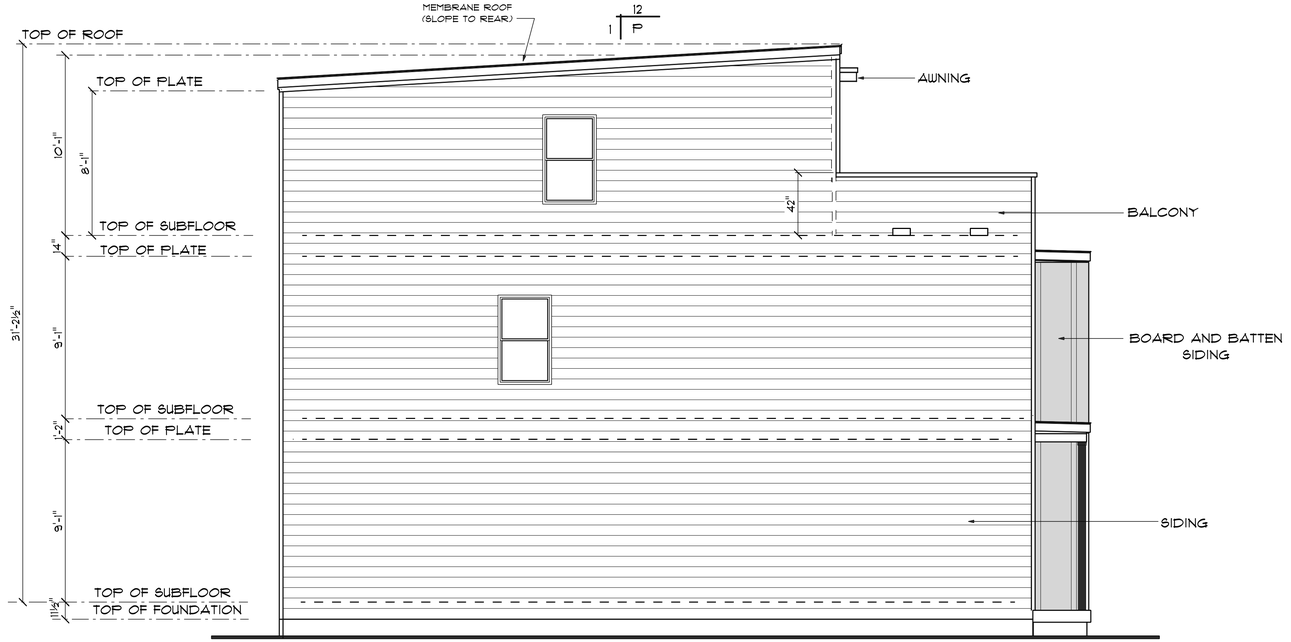
if these procedures are ignored !



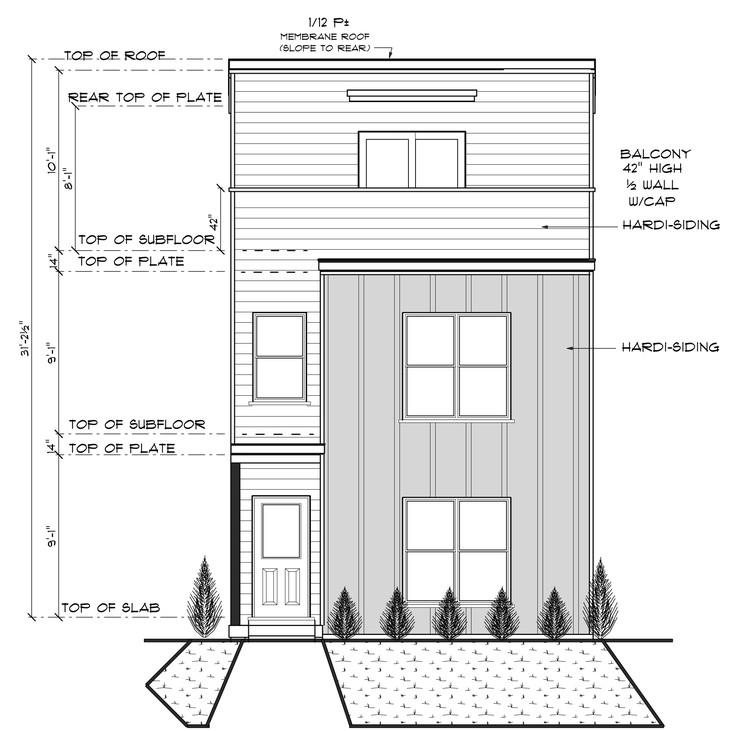
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

HOME DESIGN FOR JAKE GUHY

2730 S. 3rd St

DATE: 3/20/26

Outlook

Fwd: 26-DDP-0020: 2728, 2730, & 2732 South 3rd Street Development Review Committee Wednesday June 17, 2026 @ 1 PM

From gealr@iglou.com <gealr@iglou.com>
Date Sat 6/6/2026 1:22 PM
To Sydney Fawcett <sydney.fawcett@louisvilleky.gov>

2 attachments (460 KB)
26-DDP-0020_Notice.pdf; Planning Commission Participation Guide_2025.pdf;

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hi Sydney,

I am not sure that you and I have met.

I just looked at this proposal. I am so excited to see a proposal to build 3 single family houses on a parking lot at S. 3rd and M Street.

I am not sure that 3 stories match the current housing/buildings in the area, but I have no objection if the elevation is taller than surrounding buildings.

The designs of the homes are clearly more modern than the surrounding buildings, so they will look slightly out of place. While I prefer a more traditional look, three single family homes in place of a parking lot is a win for the neighborhood and for housing in general.

Having the primary (not master) bedroom on the third floor may help eliminate street noises. Putting the stairwell, closets, laundry, and bathroom on the wall facing M Street will also help with street noises.

Eight parking spaces for each unit seems excessive for a single family home. I realize this is C1, but I hope the intent is for owner occupied housing and not possibly frat houses. I would prefer additional green space to 8 parking spaces, unless this much space is needed should the property owner later decide to build a garage.

I do not see any landscaping. I hope they plan to plant trees in the front and rear yards.

I assume you know the agency review comments were full of duplication. I was not able to fully comprehend the comments, but I don't see a request for any variances or waivers.

I don't think I will be able to be present at the meeting on June 17, 2026, but if I were, I would be speaking in favor of the proposal.

I hope Lewis Ventures LLC & Lewis Capital Holdings LLC continues to look for similar spaces on which to build single family homes.

Thank you.

Ann Ramser

-------- Original Message --------

Subject:26-DDP-0020: 2728, 2730, & 2732 South 3rd Street Development Review Committee Wednesday June 17, 2026 @ 1 PM
Date:2026-06-02 08:31
From: Council District 15 Notification of Development Proposals <development-notifications@public.govdelivery.com>
To:gealr@iglou.com

26-DDP-0020: 2728, 2730, & 2732 South 3rd Street Development Review Committee Wednesday June 17, 2026 @ 1 PM

This is a notice for an upcoming public meeting related to a request at the address above. The meeting will be held at 1:00 PM at 514 W Liberty Street (Old Jail Building). For more information, visit https://louisvilleky.gov/government/office-planning/upcoming-public-meetings.

Este es un aviso para una próxima reunión pública relacionada con una solicitud en la dirección anterior. La reunión se llevará a cabo a la 1:00 p. m. en 514 W Liberty Street (antiguo edificio de la cárcel). Para más información, visite https://louisvilleky.gov/government/office-planning/upcoming-public-meetings.

Đây là thông báo về cuộc họp công khai sắp tới liên quan đến yêu cầu tại địa chỉ trên. Cuộc họp sẽ được tổ chức lúc 1 giờ chiều tại 514 W Liberty Street (Old Jail Building). Để biết thêm thông tin, hãy truy cập https://louisvilleky.gov/government/office-planning/upcoming-public-meetings.

Kani waa ogaysiis shir dadweyne oo soo socda oo la xidhiidha codsiga ciwaanka sare ku yaal. Kulanka waxa lagu qaban doonaa 1:00 duhurnimo 514 W Liberty Street (Dhismaha Jeelka Hore). Wixii macluumaad dheeraad ah, booqo https://louisvilleky.gov/government/office-planning/upcoming-public-meetings.

Hii ni ilani ya mkutano ujao wa hadhara unaohusiana na ombi kwenye anwani iliyo hapo juu. Mkutano huo utafanyika saa 1:00 Usiku katika Mtaa wa 514 W Liberty (Jengo la Jela ya Zamani). Kwa habari zaidi, tembelea https://louisvilleky.gov/government/office-planning/upcoming-public-meetings.

هذا إشعار لاجتماع عام قادم يتعلق بطلب على العنوان أعلاه. لمزيد من المعلومات، قم بزيارة هذا إشعار لاجتماع عام قادم يتعلق بطلب على العنوان أعلاه. سيتم عقد الاجتماع في تمام الساعة الواحدة ظهرًا في 514 شارع دبليو ليبرتي (مبنى السجن القديم). لمزيد من المعلومات، قم بزيارة https://louisvilleky.gov/government/office-planning/upcoming-public-meetings.

Iryo ni itangazo ry'ikoraniro ry'abantu bose rizoba rifitaniye isano n'igisabwa kiri kuri aderesi iri hejuru. Iryo koraniro rizoba isaha imwe y'ijoro ku 514 W Liberty Street (Inyubakwa ya kera y'ibohero). Ushaka kumenya vyinshi, sura https://louisvilleky.gov/government/office-planning/upcoming-public-meetings

- 26-DDP-0020_Notice.pdf
- Planning Commission Participation Guide_2025.pdf

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2728, 2730, 2732 S 3rd St

Revised Development Plan

Jacob Guhy
Lewis Ventures LLC & Lewis Capital Holdings LLC
6844 Bardstown Rd #919
Louisville, KY 40291

Overview

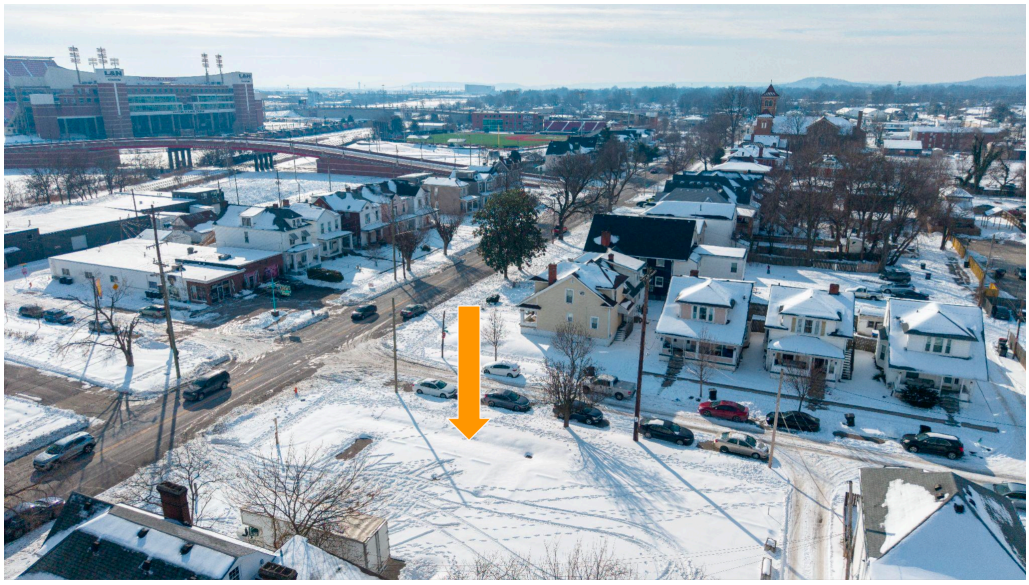
Proposing new construction of (3) individual single family homes on the (3) adjacent lots located at 2728, 2730, & 2732 S 3rd St. The lots are currently held to a binding development plan from 1984 when the lots were rezoned for a parking lot. The 3 lots have been operating as an asphalt parking lot since then.

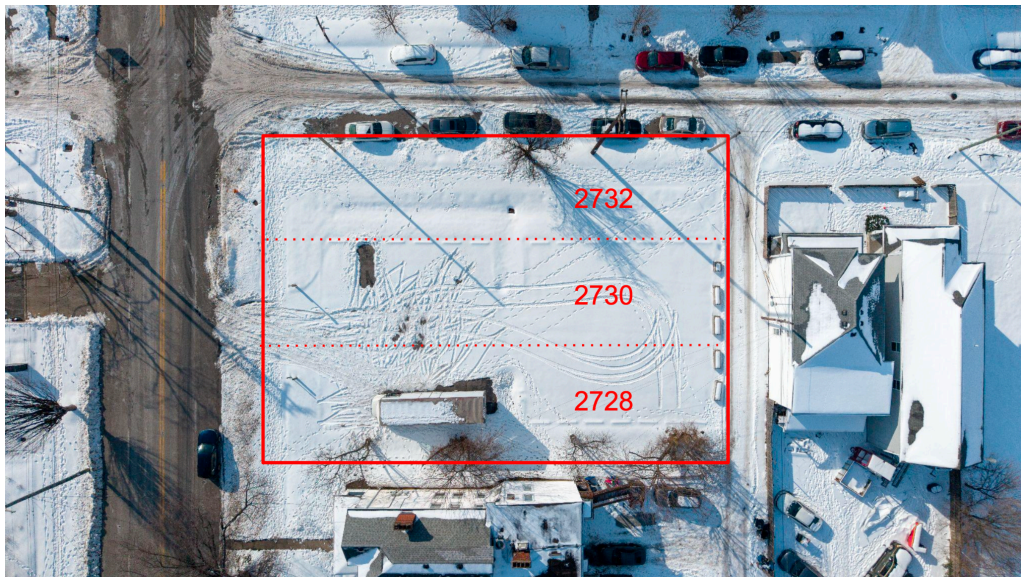
The new development plan would allow for the construction of (3) individual 20' W x 45' L single family homes that would have the proper setbacks and meet all land development code requirements. The proposed plans are in line with surrounding development and would be a great addition to the area.

The front access to the lots off of 3rd St will be removed and the accesses will be solely off the rear alley. The side and front sidewalks in the public right of way will remain. Each lot will have dedicated parking in the rear with privacy fencing around it.

Below are pictures of the current lots and proposed renderings.

Floor plans and site plan are included in the application.




2732
2730
2728