



# Louisville Metro Government

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

## Meeting Agenda - Final

### Development Review Committee

---

Wednesday, May 20, 2026

1:00 PM

Old Jail Auditorium

---

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

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

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

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

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

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

#### Call To Order

#### Minutes

1. [5.6.2026 DRC Minutes](#)

**Attachments:** [5.6.2026 DRC Minutes.pdf](#)

#### New Business

2. [26-EXTENSION-0005](#)

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

**Attachments:** [26-EXTENSION-0005 DRCStaffReport.pdf](#)  
[21-ZONE-0162 ApprovedPlan\\_062322.pdf](#)  
[26-EXTENSION-0005 LetterOfExplanation.pdf](#)

3.     [26-EXTENSIO  
N-0006](#)     Request:                     Extension of Expiration  
                  Project Name:             Fairview Avenue Townhomes  
                  Location:                 10503 & 10505 Fairview Avenue  
                  Applicant:                 Fairview Townhomes, LLC.  
                  Representative:         Kristy Thompson  
                  Jurisdiction:             Jeffersontown  
                  Council District:         District 20 - Stuart Benson  
                  Case Manager:             Tyler Pobiedzinski, Planner I

**Attachments:**     [26-EXTENSION-0006\\_DRCStaffReport\\_052026.pdf](#)  
                          [19-ZONE-0035\\_Aproved Plan\\_04.22.2020.pdf](#)  
                          [26-EXTENSION-0006\\_Metro letter.pdf](#)

4.     [26-DDP-0007](#)     Request:                     Revised Detailed District Development Plan  
                  Project Name:             T+C Maintenance Garage  
                  Location:                 6301 Pendleton Rd  
                  Applicant:                 Peek A Boo LLC  
                  Representative:         OHM Advisors  
                  Jurisdiction:             Louisville Metro Government  
                  Council District:         District 14 - Crystal Bast  
                  Case Manager:             Catherine Gomez, Planner I

**Attachments:**     [26-DDP-0007\\_StaffReport.pdf](#)  
                          [26-DDP-0007\\_Plan.pdf](#)  
                          [26-DDP-0007\\_Elevations.pdf](#)

## Adjournment

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



# Louisville Metro Government

## Text File

File Number: 5.6.2026 DRC Minutes

---

**Agenda Date:** 5/20/2026

**Version:** 1

**Status:** Minutes to be Approved

**In Control:** Development Review Committee

**File Type:** Minutes

**Agenda Number:** 1.

**MINUTES OF THE MEETING  
OF THE  
LOUISVILLE METRO DEVELOPMENT REVIEW COMMITTEE  
May 6, 2026**

A meeting of the Louisville Metro Development Review Committee was held on May 6, 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

**Committee Members Absent:**

**Staff Members Present:**

Brian Davis, Planning Director  
Joseph Haberman, Planning Manager  
Rachel Casey, Planning Supervisor  
Laura Ferguson, Assistant County Attorney  
Sydney Fawcett, Planner I  
Haritha Gurivindapalli, Management Assistant

The following matters were considered:

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**APPROVAL OF MINUTES**

**APRIL 15, 2026, DEVELOPMENT REVIEW COMMITTEE MINUTES**

00:03:00 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 April 15, 2026.

**The vote was as follows:**

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

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 25-DDP-0094**

Request: Revised Detailed District Development Plan with an associated Waiver  
Project Name: Bluebird Luxury Lofts  
Location: 10619 Watterson Trail  
Applicant: Happy King LLC  
Representative: Land Design & Development Inc.  
Jurisdiction: Jeffersontown  
Council District: District 11  
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 5<sup>th</sup> Street.)

**Agency Testimony:**

00:03:30 Rachel Casey explained to the Committee that the applicant had requested to continue the case to the May 21, 2026, Planning Commission public hearing. Casey responded to questions from Committee Members. (See recording for details)

**The following spoke in favor of the request:**  
**None**

**The following spoke in opposition to the request:**

Eric Hunsinger, 10220 Grand Avenue, Louisville, KY 40299

Randy Lawson, 10714 Old Taylorsville Road, Jeffersontown, KY 40299

Melissa Kowalewski, 17511 Fisherville Woods Dr, Louisville, KY 40023

Paula Evans, 9506 Gutenberg Road, Jeffersontown, KY 40299

Michael Gentry, 8501 Wooded Glen Ct, Jeffersontown, KY 40220

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 25-DDP-0094**

**Summary of testimony of those in opposition:**

00:05:40 Eric Hunsinger expressed concerns about increased traffic, the lack of a traffic signal, congestion, noise, and the overall impact on neighborhood character. Hunsinger also questioned whether the site remains a cemetery and raised concerns about the developer's transparency, noting the limited public information available about the company. Hunsinger responded to questions from Committee Members. (See recording for details)

00:10:10 Randy Lawson expressed frustration with the scheduling changes in the review process, noting that multiple date shifts have made it difficult for affected residents to participate. Lawson stated that the process has become confusing, with information going to different groups inconsistently. Lawson responded to questions from Committee Members. (See recording for details)

00:11:30 Melissa Kowalewski raised concerns about water runoff and sinkhole risk, aging water infrastructure, severe traffic congestion, potential business impact, safety, and dense population. (See recording for details)

00:15:40 Paula Evans argued that traffic is already severely congested on Watterson Trail and that the proposed apartments would make it worse. Evans believed that another traffic light would be needed. (See recording for details)

00:17:40 Michael Gentry opposed the project and raised concerns about traffic, congestion, and safety. (See recording for details)

**Deliberation:**

00:19:50 Committee deliberation

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

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

**DEVELOPMENT REVIEW COMMITTEE MINUTES  
May 6, 2026**

**NEW BUSINESS**

**CASE NO. 25-DDP-0094**

**RESOLVED**, that the Louisville Metro Development Review Committee does hereby **CONTINUE** the case to May 21, 2026, Planning Commission public hearing.

**The vote was as follows:**

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

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 26-WAIVER-0044**

Request: Waiver of Land Development Code Section 5.5.1.A.3.a to allow a parking lot to be located in front of a building  
Project Name: Swig Parking Lot  
Location: 6402 Bardstown Rd  
Applicant: Noperl Indy LLC  
Representative: Land Design & Development Inc.  
Jurisdiction: Louisville Metro  
Council District: District 22  
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 5<sup>th</sup> Street.)

**Agency Testimony:**

00:21:40 Rachel Casey presented the case on behalf of Abby Bills. Rachel Casey provided an overview of the request and presented a PowerPoint presentation. Casey responded to questions from Committee Members. (See recording for details)

**The following spoke in favor of the request:**

Ted Bernstein, 503 Washburn Avenue, Louisville, KY 40222

**Summary of testimony of those in favor:**

00:25:10 Ted Bernstein provided an overview of the request and presented a PowerPoint presentation. Bernstein outlined site layout, plats, drainage structures, access, and parking. Bernstein responded to questions from Committee Members. (See recording for details)

**The following spoke in opposition of the request:**

**None**

**Deliberation:**

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 26-WAIVER-0044**

00:32:30      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 Section 5.5.1.A.3.a to allow a parking lot to be located in front of a building.**

00:33:00      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, the requested waiver will not adversely affect adjacent property owners, as there are no residential properties adjacent to the site. The closest residential properties are located behind the building, so the proposed location of the parking lot would actually benefit those properties by providing additional shielding from vehicular traffic, and

**WHEREAS**, the Development Review Committee finds, the requested waiver will not violate specific guidelines of Plan 2040. 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 proposal is compatible with the site design of other developments in the nearby vicinity, as the majority of the adjacent commercial properties along Bardstown Rd have parking in front of buildings.

Additionally, the desired pattern of development within the Town Center form district encourages buildings to be located close to the street. While the location of the parking lot does prohibit the building from being located directly adjacent to the street, the proposed parking lot is much smaller than other similar parking lots in the area and still allows the building to be closer to the street than those in the general vicinity, and

**WHEREAS**, the Development Review Committee finds, the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant, as the subject site is small compared to most sites in the vicinity, and the applicant has provided other required parking spaces in the limited space located behind the building, and

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 26-WAIVER-0044**

**WHEREAS**, the Development Review Committee finds that the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land, as the proposed business relies heavily on drive-thru lanes that wrap behind the building. Requiring parking spaces behind the building would deprive the applicant of space to include compliant drive-thru lanes, now, therefore be it.

**RESOLVED**, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Waiver of Land Development Code Section 5.5.1.A.3.a to allow a parking lot to be located in front of a building (**26-WAIVER-0044**).

**The vote was as follows:**

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

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 26-WAIVER-0041**

Request:	Waiver of Land Development Code
Project Name:	Jefferson Pavilion
Location:	8003 Shepherdsville Road
Applicant:	SHG 8003 LLC
Representative:	Bluestone Engineers
Jurisdiction:	Louisville Metro
Council District:	District 23
Case Manager:	Sydney Fawcett, Planner I

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

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

**Agency Testimony:**

00:33:50 Sydney Fawcett provided an overview of the request and presented a PowerPoint presentation. Fawcett responded to questions from Committee Members. (See recording for details)

**The following spoke in favor of the request:**

Chris Crumpton, 4350 Brownsboro Road, Suite 110, Louisville, KY 40207

**Summary of testimony of those in favor of the request:**

00:33:50 Chris Crumpton provided an overview of the request and presented a PowerPoint presentation. Crumpton explained a proposed cooler addition to an existing gas station, emphasizing that it meets setback rules, improves buffering, and upgrades the site with new landscaping and paving. Crumpton responded to questions from Committee Members. (See recording for details)

**The following spoke in opposition of the request:**

**None**

**Deliberation:**

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 26-WAIVER-0041**

00:40:20      Committee deliberation

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

**Waiver from Land Development Code (LDC) Section 10.2.4 to eliminate the required 35' Property Perimeter Landscape Buffer Area along the C-1 Commercial and R-4 Single Family Residential zoning district boundary (26-WAIVER-0041).**

00:41:00      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, the requested waiver will not adversely affect adjacent property owners as the applicant owns the adjacent R-4 Single-Family Residential property and will provide landscaping along the eastern property line, and

**WHEREAS**, the Development Review Committee finds, the requested waiver does not violate specific guidelines of Plan 2040. Community Form Goal 1 Policy 4 ensures new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of the development within the Form District. Community Form Goal 1 Policy 9 encourages an appropriate transition between uses that are substantially different in scale and intensity or density of development.

The transition may be achieved through methods such as landscaped buffer yard. The applicant will be preserving roughly 3,900 square feet of existing canopy as well as providing new plantings along the eastern property line to maintain screening along the zoning district boundary, 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 is able to preserve existing trees as well as new plantings along the zoning district boundary. However, providing the required 35' landscape buffer significantly limits how the property can be developed, and

**WHEREAS**, the Development Review Committee finds that the strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land as

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 26-WAIVER-0041**

the applicant will be providing plantings along the zoning district boundary. Due to the layout of the existing structure and parking, the applicant is limited to where an addition can be constructed, now, therefore be it.

**RESOLVED**, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Waiver from Land Development Code (LDC) Section 10.2.4 to eliminate the required 35' Property Perimeter Landscape Buffer Area along the C-1 Commercial and R-4 Single Family Residential zoning district boundary (**26-WAIVER-0041**).

**The vote was as follows:**

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

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 25-DDP-0102**

Request: Revised Detailed District Development Plan with an associated Waiver  
Project Name: T-Mobile Switch Renovation  
Location: 11509 Commonwealth Dr  
Applicant: Liberty, Business Center LLC  
Representative: FS&L Architects  
Jurisdiction: Jeffersontown  
Council District: District 11  
Case Manager: Tyler Pobiedzinski, Planner I

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

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

**Agency Testimony:**

00:42:25 Rachel Casey presented the case on behalf of Tyler Pobiedzinski. Rachel Casey provided an overview of the request and presented a PowerPoint presentation. Casey responded to questions from Committee Members. (See recording for details)

**The following spoke in favor of the request:**

Ellen Hailey-Trakas, 1600 Genessee Street, Suite 837, Kansas City, MO 64102

**Summary of those in favor:**

00:47:00 Ellen Hailey-Trakas spoke in favor of the request. Trakas explained that two generators are included and positioned close to the building. All plans were submitted to the City of Jeffersontown. Trakas mentioned the updates noting Landscape arboretum area at the rear, three additional trees, and screening fence around utility areas. Trakas responded to questions from Committee Members. (See recording for details)

**The following spoke in opposition to the request:**

**None**

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 25-DDP-0102**

**Deliberation:**

00:48:30      Committee deliberation

**An audio/visual recording of the Development Review Committee 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 Jeffersontown Land Development Code Section 10.2.4.B.1 to allow accessory structures within the property perimeter landscape buffer area (26-WAIVER-0038)**

00:48:45      On a motion by Commissioner Steff, seconded by Commissioner Mims, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

**WHEREAS**, the Development Review Committee finds the requested waiver will not adversely affect adjacent property owners as the proposed electrical equipment and dumpster will be located within the landscape buffer area but will remain fully screened by required plantings and an 8-foot-tall screening element. These measures will preserve visual buffering and mitigate potential impacts to adjoining properties, and

**WHEREAS**, the Development Review Committee finds, the requested 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 required landscaping and 8-foot screening will maintain the buffer's effectiveness and overall site compatibility. Community Form Goal 1, Policy 10 encourages mitigation of impacts where incompatibilities may occur. The proposed screening and plantings adequately minimize potential visual and operational impacts to adjacent properties, 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 encroachment into the landscape buffer area is limited to essential utility equipment and a dumpster. The request does not include expansion of principal structures or parking and preserves the overall function of the buffer area, and

**WHEREAS**, the Development Review Committee finds that the strict application of the provisions would create an unnecessary hardship on the applicant, as it would limit the ability to maintain minimum safe vehicle clearance and adequate on-site circulation

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 25-DDP-0102**

necessary for loading operations. With the existing development on the site, there are no reasonable alternative locations for the electrical equipment and dumpster that would both comply with the LBA requirements and allow for safe and functional operation of the site, now, therefore be it.

**RESOLVED**, that the Louisville Metro Development Review Committee does hereby **RECOMMEND** that the City of Jeffersontown **APPROVE** the requested Waiver from Jeffersontown Land Development Code Section 10.2.4.B.1 to allow accessory structures within the property perimeter landscape buffer area (**26-WAIVER-0038**).

**The vote was as follows:**

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

**Revised Detailed District Development Plan with proposed Binding Elements**

00:49:45 On a motion by Commissioner Steff, seconded by Commissioner Mims, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

**WHEREAS**, the Development Review Committee finds that there are no significant natural or cultural resources located on the subject site. The property is previously developed, and the proposed addition and generators represent a minor modification to the existing development. No impacts to steep slopes, waterways, floodplains, or historic resources are anticipated, and

**WHEREAS**, the Development Review Committee finds that provisions for safe and efficient vehicular and pedestrian circulation within and surrounding the development have been maintained. The proposed addition and generators do not alter existing access points, internal circulation patterns, or pedestrian connectivity. The preliminary development plan has been approved by Metro Public Works, and

**WHEREAS**, the Development Review Committee finds that there are no open space requirements for the current proposal, and

**WHEREAS**, the Development Review Committee finds that the site is previously developed, and existing drainage infrastructure is in place. The Metropolitan Sewer

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 25-DDP-0102**

District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities, and

**WHEREAS**, the Development Review Committee finds the overall site design and use remain compatible with surrounding development. The proposed addition and generators are integrated into the existing site layout and function as accessory elements to the primary building use. The design incorporates screening elements to buffer views of the maneuvering area, and the modification does not alter the established development pattern of the area, and

**WHEREAS**, the Development Review Committee finds that the revised development plan conforms to the Comprehensive Plan and the City of Jeffersontown Development Code, with the exception of the requested waiver. Community Form Goal 1, Policy 3.1.10 recognizes that development within the Suburban Workplace Form District may require significant buffering from abutting uses. The proposed addition represents a minor modification to a previously developed site and is compatible with surrounding commercial uses along the west property line. Appropriate screening and landscaping are provided to ensure adequate buffering. The addition enhances the functionality of the property while remaining consistent with the established development pattern and applicable site design standards, now, therefore be it.

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

All General Plan Binding Elements are applicable to the subject site, in addition to the following:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes, additions or alterations of any binding element(s) shall be submitted to the Planning Commission and to the city of Jeffersontown for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The size and location of any proposed freestanding sign must be in compliance with the City of Jeffersontown Sign Ordinance.
3. Any area proposed to be used for outdoor sales, display or storage in accordance with Section 4.4.8 shall be accurately delineated on the development plan.

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 25-DDP-0102**

4. Outdoor lighting (for parking lot illumination and security) shall meet the requirements of Section 4.1.3 of the Land Development Code.
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 or alteration permit) is requested:
  - a. The development plan must receive full construction approval from the City of Jeffersontown (10416 Watterson Trail) and the Metropolitan Sewer District (700 West Liberty).
  - b. Encroachment permit must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - c. Final elevations/renderings shall be submitted for review and approval by Planning Commission staff. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
  - d. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - e. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10.
7. If a building permit is not issued within two years of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved, or an extension is granted by the Planning Commission and the City of Jeffersontown.

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**NEW BUSINESS**

**CASE NO. 25-DDP-0102**

8. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission and City of Jeffersontown.
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. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash, and other debris.

**The vote was as follows:**

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

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**May 6, 2026**

**ADJOURNMENT**

The meeting adjourned at approximately 1:50 p.m.

---

**Chair**

---

**Planning Director**



# Louisville Metro Government

## Text File

File Number: 26-EXTENSION-0005

---

**Agenda Date:** 5/20/2026

**Version:** 1

**Status:** New Business

**In Control:** Development Review Committee

**File Type:** Planning Case

**Agenda Number:** 2.

**Development Review Committee**  
**Staff Report**  
May 20, 2026



<b>Case No:</b>	26-EXTENSION-0005
<b>Project Name:</b>	Nicklies – Logistics Air Park II
<b>Location:</b>	5400 Minor Lane
<b>Applicant:</b>	Logistics Air Park II LLC
<b>Representative:</b>	Heritage Engineering, LLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	13 – Dan Seum, Jr.
<b>Case Manager:</b>	Sydney Fawcett, Planner I

**REQUEST**

- **Extension of Expiration**

**CASE SUMMARY**

The applicant is requesting a second extension of expiration date for a Change in Zoning from R-4 Single-Family Residential to PEC Planned Employment Center and Change in Form District from Neighborhood to Suburban Workplace with an associated development plan. The development plan was approved on June 23, 2022, and had an expiration date of June 23, 2024.

The first extension of expiration was approved by staff under 24-EXTENSION-0009 on June 4, 2024, extending the expiration date to June 23, 2026. The applicant filed a request for a second extension on April 13, 2026. If approved, the new expiration date would be June 23, 2028.

The applicant has requested the extension of expiration because a tenant has not been acquired for the approved development. Since the approved structure is roughly 1,000,000 square feet, it would require a tenant that demands a large facility to move forward.

**STAFF FINDING**

Staff finds that the proposal provides good cause as to why the tasks could not reasonably be completed within the allotted time.

**REQUIRED ACTIONS:**

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

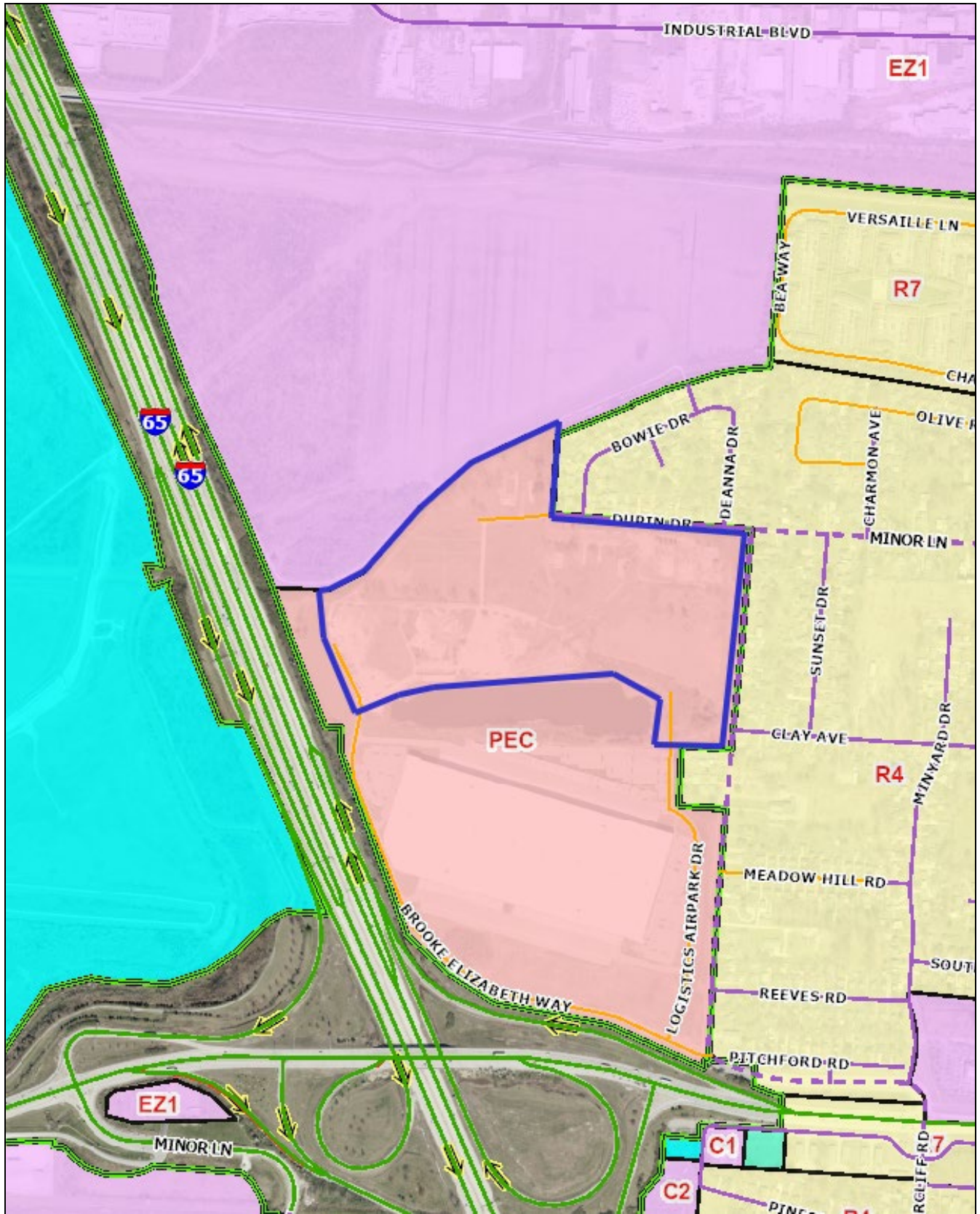
**NOTIFICATION**

Date	Purpose of Notice	Recipients
5/6/2026	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 13

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph





## Binding Elements – 21-ZONE-0162

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **RECOMMEND** the Louisville Metro Council **APPROVE** the Revised Detailed District Development Plan, **SUBJECT** to the following Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
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. A permanent 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 permanent 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.
6. The property owner shall provide a cross over access easement if the property to the north is ever developed for a nonresidential use. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.

7. No idling of trucks shall take place within 200 feet of residences. No overnight idling of trucks shall be permitted on-site between the hours of 10:00 pm and 7:00 am.

8. No deliveries shall be permitted by any commercial use between 10:00 pm and 7:00 am.

9. Landscaped berms shall be provided as shown in the applicant's exhibit as presented at the Planning Commission meeting on May 12, 2022 and shall be provided along the boundaries with the R-4 zoned properties with Dupin Dr. and Minor Ln. as shown on the development plan and applicant's exhibit. The berms shall be provided for all R-4 zoned properties abutting the site including the ones that front Bowie Dr.

10. The only permitted access for any commercial/industrial use of the property shall be from the property to the south, 5540 Minor Lane. No access is permitted directly from Dupin Drive or Minor Lane.

11. Applicant shall ensure that the "No Truck Traffic" signage for Dupin Drive and Minor Lane from Preston and the Outer Loop back to the site, as installed per the prior Binding Element #11 on docket 19-ZONE-0065, is kept in good order. It shall be the responsibility of the property owner in perpetuity to maintain the signage and repair or replace it as necessary.

12. This development requires the addition of a right turn overlap for the southbound right turn movement from Minor Lane to Outer Loop to allow southbound right turning traffic to move concurrently with the eastbound left turn phase. This improvement must be implemented prior to certificate of occupancy for LAP II.

13. If it is determined that a gated access to Dupin Drive is needed for the purpose of providing an alternate route for emergency vehicles, then any necessary break in the berm required by Binding Element #9 to make such connection shall not be considered a violation of Binding Element #9. In addition, a revised development plan showing ONLY the changes contemplated by this Binding Element shall be staff approvable and shall not trigger the review requirements of Binding Element #14.

14. Any change to the development plan requiring a meeting before the Planning Commission shall also require approval by Metro Council.

April 13, 2026

Metro Louisville Planning and Design Services  
444 S. 5th Street, Suite 300  
Louisville, KY 40202

**Re: Letter of Explanation - Extension of Expiration Application  
General/Detailed District Development Plan (Case# 21-ZONE-0162)**

Dear Staff:

On behalf of Nicklies Development we are submitting the attached Development Plan Extension of Expiration Application for the previously approved office/warehouse project located at 5400 Minor Lane / 3200 Dupin Drive.

The project Development Plan - **CASE# 21-ZONE-0162** - was approved on June 23, 2022, and later acquired an extended expiration date of two years, delaying the development plan expiration date to June 23, 2026.

Following original approval, the developer has moved forward with developing architectural and civil engineering drawings. Explore project construction budgets while continuing to pursue both tenants and financing. Based on the overall project size with a proposed 1,000,000 square feet building, this type of project will most likely only move forward with a specific tenant agreement that requires such a large facility.

For the reasons outlined above and the developer's desire to continue to market this property for such a tenant, it is requested that the current Development Plan expiration date of June 23, 2026, be extended per Chapter 1, Part 1, Section 1.1.9.B.1.c for an additional two (2) years.

Thank you for your consideration; please advise us immediately if any additional information is needed.

Sincerely,

John Campbell  
Encl. Development Plan Extension of Expiration Application



# Louisville Metro Government

## Text File

File Number: 26-EXTENSION-0006

---

**Agenda Date:** 5/20/2026

**Version:** 1

**Status:** New Business

**In Control:** Development Review Committee

**File Type:** Planning Case

**Agenda Number:** 3.

# Development Review Committee

## Staff Report

May 20, 2026



<b>Case No:</b>	26-EXTENSION-0006
<b>Project Name:</b>	Fairview Avenue Townhomes
<b>Location:</b>	10503 & 10505 Fairview Avenue
<b>Applicant:</b>	Fairview Townhomes, LLC.
<b>Representative:</b>	Kristy Thompson
<b>Jurisdiction:</b>	Jeffersontown
<b>Council District:</b>	20 – Stuart Benson
<b>Case Manager:</b>	Tyler Pobiedzinski, Planner I

### REQUEST

- Extension of Expiration

### CASE SUMMARY

The applicant is requesting a third extension of the expiration date for Case No. 19-ZONE-0035, a previously approved zoning change and district development plan for two proposed two-story structures, each containing two dwelling units, for a total of four units. The subject property, approximately 0.349 acres in size, was rezoned from R-4 to R-5A within the Town Center Form District. The original approval was granted on April 22, 2020, with an initial expiration date of April 22, 2022.

The first extension request was approved administratively by staff under Case No. 22-EXTENSION-0004 on March 3, 2022, extending the expiration date to April 22, 2024. A second extension request, filed under Case No. 24-EXTENSION-0005 on March 3, 2024, was heard by the Development Review Committee on April 10, 2024, which recommended approval to the City of Jeffersontown. Jeffersontown subsequently approved the extension on May 21, 2024, extending the expiration date to April 22, 2026.

The applicant submitted the current third extension request on April 23, 2026. If approved, the expiration date would be extended an additional two years to April 22, 2028.

As justification for the prior extensions, the applicant stated that the first request was due to delays associated with the COVID-19 pandemic and volatility in the lumber market, which prevented completion of construction plans before the approval expired. The second extension was attributed to ongoing personal health issues that similarly delayed project implementation.

For the current request, the applicant states that persistent personal health challenges over the past several years have prevented them from moving forward with permit applications and construction. The applicant indicates that financing has been secured and discussions with a contractor are underway, with the intent to begin construction this fall. Based on these circumstances, the applicant is requesting an additional extension of the approved development.

### STAFF FINDING

Staff finds that the applicant has demonstrated good cause for why the required actions could not reasonably be completed within the allotted timeframe. In accordance with Binding Element 7 of the

approved development plan, an extension may be granted by the Planning Commission and City of Jeffersontown if a building permit is not issued within two years of plan approval. Staff finds the request meets this standard.

**REQUIRED ACTIONS:**

- **RECOMMEND APPROVAL** or **DENIAL** of the **EXTENSION OF EXPIRATION** to the City of Jeffersontown.

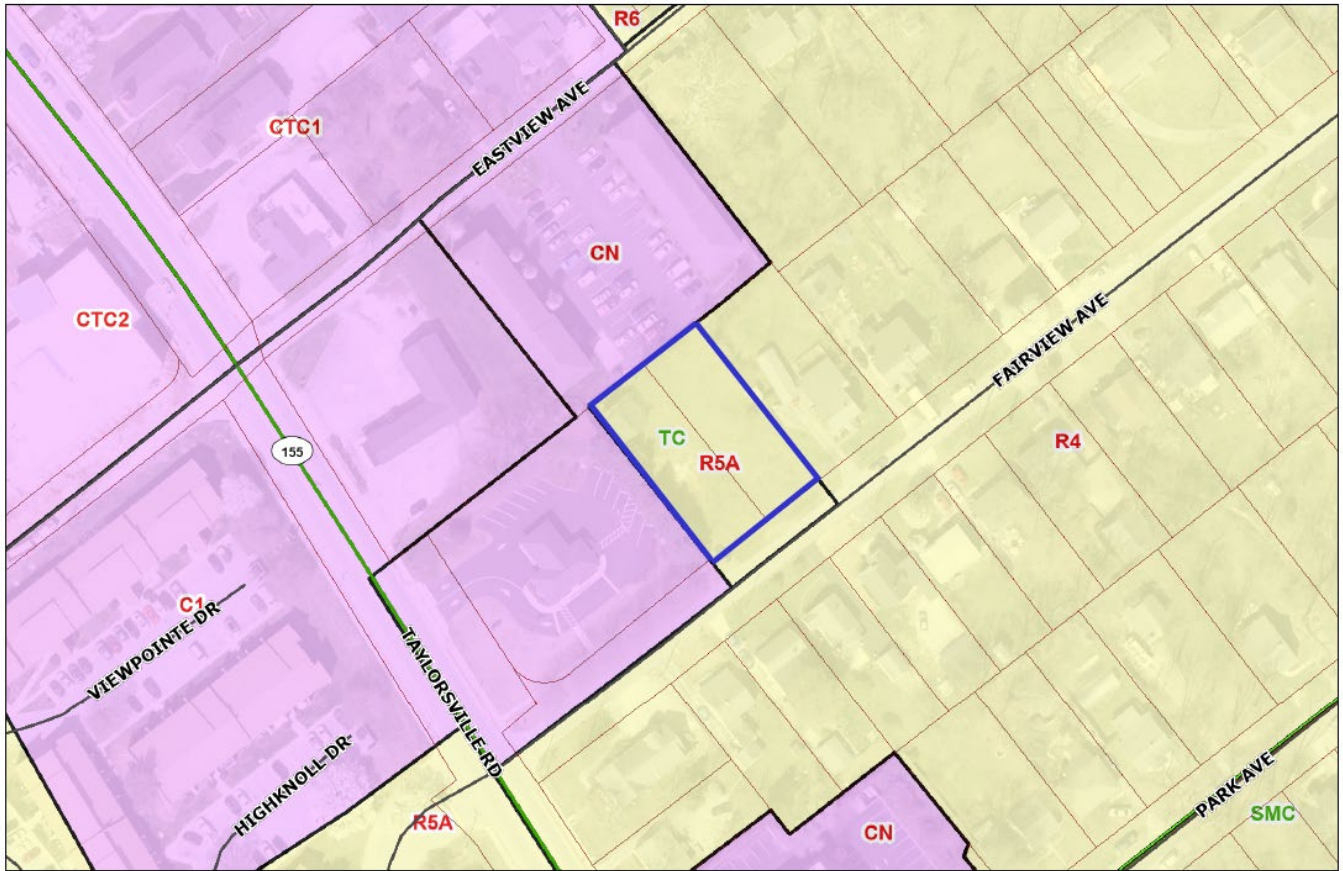
**NOTIFICATION**

Date	Purpose of Notice	Recipients
05/08/26	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 20

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

# 1. Zoning Map



2. Aerial Photograph





CITY OF JEFFERSONTOWN  
JEFFERSON COUNTY, KENTUCKY

ORDINANCE NO. 1404, SERIES 2020

AN ORDINANCE TO AMEND THE ZONING OF CERTAIN PARCELS OF LAND LOCATED WITHIN THE CITY OF JEFFERSONTOWN, KENTUCKY, FROM R-4 CLASSIFICATION TO R-5A CLASSIFICATION WITH A WAIVER, VARIANCE AND A DETAILED DISTRICT DEVELOPMENT PLAN

WHEREAS, the properties currently owned by Kristy L. Thompson & Emilio Arturo Higuera located at 10503 & 10505 Fairview Avenue within the City of Jeffersontown is currently zoned R-4; and

WHEREAS, the City Council finds that the current zoning of this property is inconsistent with the highest and best use of the property, and

WHEREAS, the City Council finds that it is in the best interests of the owner of the affected parcel and in the best interests of Jeffersontown and the Jeffersontown community that these parcels be rezoned from R-4 to R-5A; and

WHEREAS, the City Council desires to go forward with the rezoning of the subject property,

NOW THEREFORE, IT IS ORDAINED BY THE CITY OF JEFFERSONTOWN, KENTUCKY, AS FOLLOWS:

Section 1. The City of Jeffersontown, Kentucky, hereby changes the zoning of the property located at 10503 & 10505 Fairview Avenue from R-4 to R-5A, as those classifications are described by the City of Jeffersontown as of the date of final passage of this Ordinance.

1

Section 2. The City further grants a waiver from Chapter 10 to allow reductions in Landscape Buffer Area width, as recommended for approval by the Louisville Metro Planning Commission and further approves the requested Detailed Development Plan subject to all binding elements set forth in the February 6, 2020 minutes of the Planning Commission in Case No. 19-ZONE-0035, along with the City of Jeffersontown revisions, which are attached hereto as Exhibit "A".

Section 3. This Ordinance shall take effect upon passage and appropriate publication.

INTRODUCED AND READ AT A CITY COUNCIL MEETING OF THE CITY COUNCIL OF JEFFERSONTOWN, KENTUCKY, AT A MEETING HELD ON THE 17<sup>th</sup> DAY OF March, 2020.

READ, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JEFFERSONTOWN, KENTUCKY, AT A MEETING HELD ON THE 21<sup>st</sup> DAY OF April, 2020.

VETOED:

APPROVED:

BILL DIERUF, MAYOR

BILL DIERUF, MAYOR

DATE: \_\_\_\_\_

DATE: 4/22/2020

ATTEST:

BILL FOX, CITY CLERK

19-ZONE-0035 Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee and to the City of Jeffersontown 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 the City of Jeffersontown and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the City of Jeffersontown Public Works Department.
  - c. A minor subdivision plat or legal instrument shall be recorded dedicating additional right-of-way to Fairview Avenue as shown on the approved development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
  - 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 February 6, 2020 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.
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.
6. Prior to a Certificate of Occupancy being requested the property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
7. If a building permit is not issued within two years of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission and City of Jeffersontown.
8. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.

GENERAL

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE FENCING SHALL BE 6 FEET HIGH AND SHALL BE MADE OF 2x4 LUMBER OR EQUIVALENT. THE FENCING SHALL BE PLACED AT THE OUTER PERIMETER OF THE TREE CANOPY AND SHALL BE SET BACK AT LEAST 3 FEET FROM THE TREE TRUNKS. THE FENCING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.

2. THE DEVELOPMENT PLAN MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSONTOWN AND THE METROPOLITAN SEWER DISTRICT PRIOR TO OBTAINING A BUILDING PERMIT.

3. ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE CITY OF JEFFERSONTOWN PUBLIC WORKS DEPARTMENT PRIOR TO OBTAINING A BUILDING PERMIT.

4. A MINOR SUBDIVISION PLAT OR LEGAL INSTRUMENT SHALL BE RECORDED DEDICATING ADDITIONAL RIGHT-OF-WAY TO FAIRVIEW AVENUE AS SHOWN ON THE APPROVED DEVELOPMENT PLAN. A COPY OF THE RECORDED INSTRUMENT SHALL BE SUBMITTED TO THE DIVISION OF PLANNING AND DESIGN SERVICES PRIOR TO OBTAINING A BUILDING PERMIT.

5. A TREE PRESERVATION PLAN IN ACCORDANCE WITH CHAPTER 10 OF THE LDC SHALL BE REVIEWED AND APPROVED PRIOR TO OBTAINING APPROVAL FOR SITE DISTURBANCE.

6. THE MATERIALS AND DESIGN OF PROPOSED STRUCTURES SHALL BE SUBSTANTIALLY THE SAME AS DEPICTED IN THE RENDERING AS PRESENTED AT THE FEBRUARY 6, 2020 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.

7. A CERTIFICATE OF OCCUPANCY MUST BE RECEIVED FROM THE APPROPRIATE CODE ENFORCEMENT DEPARTMENT PRIOR TO OCCUPANCY OF THE STRUCTURE OR LAND FOR THE PROPOSED USE. ALL BINDING ELEMENTS REQUIRING ACTION AND APPROVAL MUST BE IMPLEMENTED PRIOR TO REQUESTING ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, UNLESS SPECIFICALLY WAIVED BY THE PLANNING COMMISSION.

8. THE APPLICANT, DEVELOPER, OR PROPERTY OWNER SHALL PROVIDE COPIES OF THESE BINDING ELEMENTS TO TENANTS, PURCHASERS, CONTRACTORS, SUBCONTRACTORS AND OTHER PARTIES ENGAGED IN DEVELOPMENT OF THIS SITE AND SHALL ADVISE THEM OF THE CONTENT OF THESE BINDING ELEMENTS. THESE BINDING ELEMENTS SHALL RUN WITH THE LAND AND THE OWNER OF THE PROPERTY AND OCCUPANT OF THE PROPERTY SHALL AT ALL TIMES BE RESPONSIBLE FOR COMPLIANCE WITH THESE BINDING ELEMENTS, AT ALL TIMES DURING DEVELOPMENT OF THE SITE, THE APPLICANT AND DEVELOPER, THEIR HEIRS, SUCCESSORS; AND ASSIGNEES, CONTRACTORS, SUBCONTRACTORS, AND OTHER PARTIES ENGAGED IN DEVELOPMENT OF THE SITE, SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THESE BINDING ELEMENTS.

9. PRIOR TO A CERTIFICATE OF OCCUPANCY BEING REQUESTED THE PROPERTY OWNER/DEVELOPER MUST OBTAIN APPROVAL OF A DETAILED PLAN FOR SCREENING (BUFFERING/LANDSCAPING) AS DESCRIBED IN CHAPTER 10. SUCH PLAN SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY OF THE SITE AND SHALL BE MAINTAINED THEREAFTER.

10. IF A BUILDING PERMIT IS NOT ISSUED WITHIN TWO YEARS OF THE DATE OF APPROVAL OF THE PLAN, THE PROPERTY SHALL NOT BE USED IN ANY MANNER UNLESS A REVISED DISTRICT DEVELOPMENT PLAN IS APPROVED OR AN EXTENSION IS GRANTED BY THE PLANNING COMMISSION AND CITY OF JEFFERSONTOWN.

11. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.

10508 FAIRVIEW AVE  
KIMBERLY DELORCE  
P.O. BOX 199  
JEFFERSONTOWN, KY 40304

10508 FAIRVIEW AVE  
KIMBERLY DELORCE  
P.O. BOX 199  
JEFFERSONTOWN, KY 40304

Kristy Thompson and Emilio Higuera  
10009 Belltower Ct.  
Louisville, KY 40299

Louisville Metro Planning & Design  
444 S. 5<sup>th</sup> St.  
Louisville, KY 40202

April 9, 2026

RE: 10-zone-0035  
10503 Fairview Avenue  
Request for Extension of Expiring Application

Dear Louisville Metro Planning & Design Services:

I'm writing today to request an extension on the above referenced zoning approval. The past several years have been mired in health problems of a personal nature and we have not been in a position to pull permits for our project. We have financing and are in talks with our contractor to begin the project this coming fall. For this reason, we are requesting another extension.

Thank you for your work in this matter! Feel free to call, text or email me anytime.

Sincerely,



Kristy Thompson

502-742-7311

[KristyLThompson@hotmail.com](mailto:KristyLThompson@hotmail.com)

/kt



# Louisville Metro Government

## Text File

File Number: 26-DDP-0007

---

**Agenda Date:** 5/20/2026

**Version:** 1

**Status:** New Business

**In Control:** Development Review Committee

**File Type:** Planning Case

**Agenda Number:** 4.

# Development Review Committee

## Staff Report

May 20, 2026



<b>Case No:</b>	26-DDP-0007
<b>Project Name:</b>	T&C Maintenance Garage
<b>Location:</b>	6301 Pendleton Rd
<b>Applicant</b>	Peek A Boo LLC
<b>Representative:</b>	OHM Advisors
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	14 – Crystal Blast
<b>Case Manager:</b>	Catherine Gomez, Planner I

### **REQUEST**

- **Revised Detailed District Development Plan** subject to binding elements.

### **CASE SUMMARY**

The subject site is zoned M-2 Industrial in the Neighborhood Form District along Pendleton Road. The applicant is proposing a 6,150 square foot maintenance garage on a site with existing storage and maintenance buildings, and an office space related to the industrial use. The proposed garage will be used to store items that are currently stored outside.

#### Case History

- **9-35-93:** Change in zoning from R-4 Single Family Residential to OR-3 Office Residential and M-2 Industrial.

### **STAFF FINDING**

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

### **TECHNICAL REVIEW**

South Dixie Highway Master Plan (2018)  
Transportation Planning and MSD have preliminarily approved the proposal.

### **INTERESTED PARTY COMMENTS**

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

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

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

STAFF: There do not appear to be any historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site. The site is adjacent to Weaver Run, a protected waterway, and because of this, the site is required to have a 100ft Protected Waterway buffer from the top of the bank. Since the existing maintenance building is encroaching into the stream buffer, the applicant has requested a Variance to permit both the existing structure and the additional maintenance garage to encroach into the Protected Waterway buffer and is scheduled to be heard at the Board of Zoning Adjustment meeting on May 18<sup>th</sup>, 2026.

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

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

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

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

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

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

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

STAFF: The overall site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks. The proposed development's overall site design is compatible with the Neighborhood form district pattern of development.

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

STAFF: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. Community Form Goal 1 Policy 4 states that the proposal ensures new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects. Community Form Goal 1 Policy 9 ensures an appropriate transition between uses that are substantially different in scale and intensity or density of development. The transition may be achieved through methods such as landscaped buffer yards, vegetative berms, compatible building

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

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

**REQUIRED ACTION:**

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

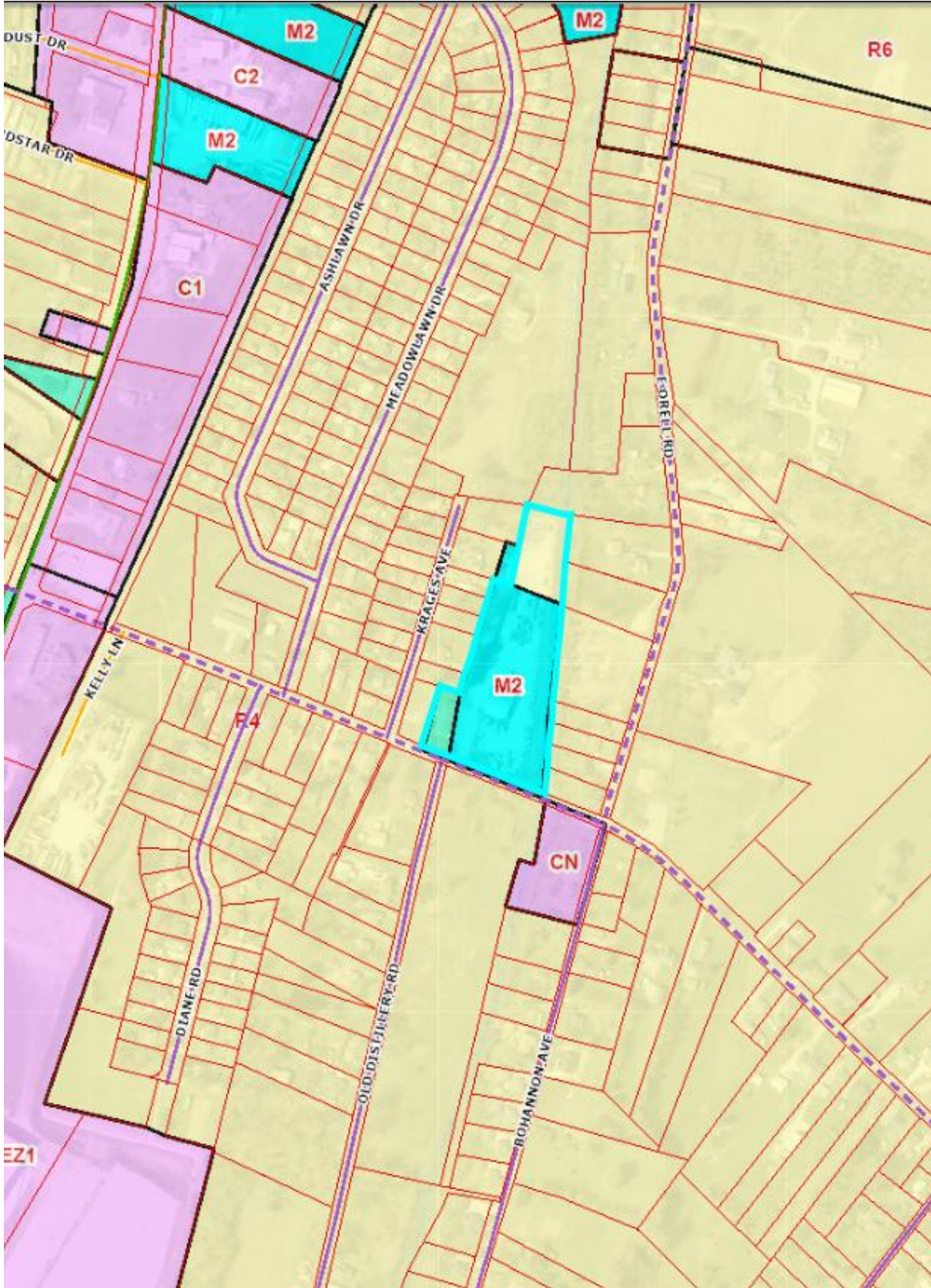
**NOTIFICATION**

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

**ATTACHMENTS**

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

1. Zoning Map



2. Aerial Photograph



3. **Existing Binding Elements with Proposed Revisions**

1. The development shall be in accordance with the approved district development plan, **all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.** ~~land use and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission.~~
2. ~~The structure and all additions shall be residential in character. The residential character including landscaping shall be maintained. Exterior additions or alterations shall not be made without prior approval of the Planning Commission's LD&T Committee.~~
3. ~~The development shall not exceed 3,724 square feet of gross floor area.~~
4. ~~There shall be no vehicular access to Pendleton Road. The only access to the site shall be from the adjacent M-2 zoned parcel to the east.~~
5. ~~There shall be no freestanding sign permitted on site.~~
6. ~~No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.~~
7. There shall be no outdoor lighting permitted on site.
8. ~~There shall be no outdoor storage permitted on the site.~~
9. ~~No structures (including signs), parking, maneuvering, loading or unloading, or outdoor storage shall occur in the south, west, and north setbacks shown on the development plan.~~
10. ~~The applicant shall submit a plan for approval by the Planning Commission staff's landscape architect showing trees/tree masses to be preserved. The plan shall exhibit the following information:~~
  - a. ~~Proposed Site Plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, etc.).~~
  - b. ~~Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).~~
  - c. ~~Accurate location of all existing trees/tree masses.~~
  - d. ~~Location of construction fencing for each tree/tree mass designated to be preserved.~~
11. Construction fencing shall be erected **when off-site tree canopy exists within 3' of a common property line. Fencing shall be in place** prior to any grading or construction to protect the existing root systems from compaction activities ~~preventing compaction of root systems of trees to be preserved.~~ The construction fencing shall enclose the **entire** area beneath the dripline of the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
12. Before a building or alteration permit and/or a certificate of occupancy is requested:

- a. The development plan must be re-approved by the **Louisville Metro** Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in **Chapter 10 of the Land Development Code Article 12**. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
  - c. ~~A minor plat or legal instrument shall be recorded consolidating the property into one lot and dedicating additional right-of-way to Pendleton Road to provide a total of 30 feet from the centerline. A copy of the recorded instrument shall be submitted to the Planning Commission.~~
- ~~13. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved, or an extension is granted by the Planning Commission.~~
14. 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.

#### 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. There shall be no outdoor lighting permitted on site.
3. Construction fencing shall be erected when off-site tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area.
4. Before a building or alteration permit and/or a certificate of occupancy is requested:
  - a. The development plan must be re-approved by the Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 of the Land Development Code. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
5. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.



**AGENCY NOTES**

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
  - ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.
  - NO SANITARY IMPROVEMENTS SHALL BE ON THE SITE. SANITARY SEWER SERVICE PROVIDED BY NEW PSC OR LITTER OR APPROVAL TO CONNECT THE EXISTING PSC FROM THE STATE PLUMBING DEPARTMENT ALONG WITH A DEED OF RESTRICTION ON THE LOT.
  - A PORTION OF THE PROPERTY LIES WITHIN ZONE "AE" FLOOD HAZARD AREA PER FEMA'S FIRM MAP PANELS 21111C0121F & 21111C0136F DATED 02/26/2021 & 02/21/2021, RESPECTIVELY. NO IMPROVEMENTS ARE PROPOSED IN THE FEMA FLOODPLAIN.
  - NO AUTOMOTIVE STORAGE SHALL BE PERMITTED WITHIN THE PROPOSED STORAGE LIMITS LOCATED WITHIN THE FEMA FLOODPLAIN.
  - MSD SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUES OF BUILDING PERMITS.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STAND SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - 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 0.57 AC.
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
  - ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - KTYC APPROVAL REQUIRED.
  - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  - SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
  - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - ADDITIONAL 3,475 SF OF ROW SHALL BE DEDICATED TO ALLOW FOR THE CONSTRUCTION OF A FUTURE 10' SIDEWALK AND 5' VERGE. PEEK A BOO LLC HAS OPTED TO PAY LIEU IN FEE FOR THE CONSTRUCTION OF THE SIDEWALK. CONSTRUCTION OF SIDEWALK SHALL BE PERFORMED BY OTHERS.
- FIRE**
- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
  - LOCAL FIRE AUTHORITY JURISDICTION (AHJ) CONTACT:
    - NAME: COLONEL ZION JASON MEIMAN
    - PHONE: (502) 935-3878
    - EMAIL: jmeiman@prfire.org
  - HYDRANTS: PRIOR TO THE COMBUSTIBLE PHASE OF CONSTRUCTION AN ADEQUATE WATER SUPPLY INCLUDING ACCESSIBLE HYDRANTS FOR FIREFIGHTING PURPOSES MUST BE MADE AVAILABLE, AND NO UTILITIES SHALL BE CONNECTED TO THE STRUCTURE UNTIL ADEQUATE SUPPLY IS PROVIDED (LMCO 94.81)
  - GATES: NO GATES SHALL BE INSTALLED WHICH LIMIT OR RESTRICT ACCESS TO A RESIDENTIAL AREA, EXCEPT AS APPROVED BY THE AHJ OF THE REFERENCED FIRE DISTRICT.
  - EMERGENCY RESPONDER RADIO COVERAGE: EMERGENCY RADIO SYSTEMS ARE REQUIRED TO MEET MINIMUM SIGNAL STRENGTH CRITERIA, TO BE CONFIRMED VIA THIRD PARTY TESTING, PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IN SOME BUILDINGS.
  - REQUIREMENTS FOR SPECIFICATIONS OF FIRE DEPARTMENT CONNECTIONS (FDC), THREADS, SIZE, LOCATION, PLACEMENT OF THE KNOX BOX, OR FIREFIGHTER SAFETY BUILDING MARKING SIGNAGE MUST BE OBTAINED FROM THE AHJ OF THE REFERENCED FIRE DISTRICT.
  - PERMITTED PROJECTS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

**GENERAL NOTES**

- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA THE BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINARIES TO DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
- ALL LOADING DOCK AREAS, DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PAD TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.

**VARIANCES REQUESTED**

- 26-VARIANCE-0048: CHAPTER 4.8.1 LDC: PROTECTED WATERWAYS OTHER THAN WETLANDS: A STREAMSIDE ZONE OF 25', MIDDLE ZONE 50' AND OUTER ZONE OF 25' IS REQUIRED IN A PROTECTED WATERWAY. ENCROACHMENT INTO THE MIDDLE 50' ZONE TO PAVE AN EXISTING GRAVEL LOT AND OUTER ZONE OF 25' TO PAVE AN EXISTING GRAVEL LOT AND CONSTRUCT A BUILDING IS REQUESTED.

**SITE DATA**

**LAND USE**

SITE ADDRESS: 6301 PENDLETON ROAD 40272  
 OWNER: PEEK A BOO LLC  
 PARCEL: 105900130000  
 TAX BLOCK & LOT: T.B. 1059; T.L. 13  
 EXISTING APPLICATIONS: 21-MPLAT-0052  
 MINOR PLAT  
 EXISTING ZONING DISTRICT: M2, OR3, R4  
 EXISTING FORM DISTRICT: NEIGHBORHOOD  
 EXISTING USE: CONTRACTORS STORAGE YARD/SHOP  
 PROPOSED USE: NO CHANGE PROPOSED  
 EXISTING PARCEL AREA: (4.80 AC) 209,219 SF  
 DEED BOOK & PAGE: D.B. 12118 PG. 751

**BUILDING DATA/OPEN SPACE**

PROPOSED BUILDING HEIGHT: 30'  
 PROPOSED BUILDING FOOTPRINT: 6,150 S.F.  
 EXISTING BUILDING FOOTPRINT:  
 EXISTING OFFICE: 3,420 S.F.  
 EXISTING MAINTENANCE SHOP: 5,720 S.F.  
 EXISTING STORAGE BUILDING: 8,456 S.F.  
 TOTAL PROPOSED GROSS FLOOR AREA: 23,746 S.F.  
 % INCREASE TO EXISTING: 34.95%  
 FLOOR TO AREA RATIO:  
 MAX: 1.0  
 PROPOSED: (6,150 PROP + 3,420 EX + 5,720 EX + 8,456 EX)/209,219 0.11

**PARKING CALCULATIONS**

MINIMUM PARKING REQUIRED: 12 SPACES  
 MAXIMUM PARKING PERMITTED (2 SPACES/1 UNIT): 28 SPACES  
 TOTAL PARKING PROVIDED: 16 SPACES  
 ACCESSIBLE PARKING PROVIDED: 2 SPACES  
 BICYCLE PARKING SPACES REQUIRED/PROVIDED: 3 SPACES

**TREE CANOPY CALCULATIONS**

SITE AREA: 209,219  
 TREE CANOPY COVERED: 15% (31,383 S.F.)  
 EXISTING TREE COVERAGE: 19% (39,765 S.F.)  
 PRESERVED TREE CANOPY: 19% (39,765 S.F.)  
 NEW TREE CANOPY REQUIRED: 0% (0 S.F.)  
 TOTAL TREE CANOPY PROVIDED: 19% (39,765 S.F.)

NOTE: ONLY HALF OF TREE CANOPY REQUIRED. BUILDING AREA INCREASE IS LESS THAN 50% AND GREATER THAN 20%.

**IL/VUA CALCULATIONS**

EXISTING VEHICULAR USE AREA (VUA): 103,914 S.F.  
 REDUCTION IN VUA (PROPOSED BUILDING FOOTPRINT): 5.91% (6,150 S.F.)  
 INTERIOR LANDSCAPE AREA (7.5%): 0 S.F.  
 ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 0 TREES

**EPSC DATA (IN DISTURBED AREA)**

SITE DISTURBANCE: 25,000 S.F. (0.57 AC)  
 EXISTING IMPERVIOUS AREA: 25,000 S.F. (GRAVEL)  
 PROPOSED IMPERVIOUS AREA: 25,000 S.F. (PAVED)  
 INCREASE IN IMPERVIOUS: 0.0% (0 S.F.)  
 SENSITIVE FEATURES: FLOODPLAIN & STREAM  
 SOIL TYPE: No, Uahc  
 HYDROLOGIC SOIL GROUP: B & C

**PRELIMINARY DETENTION CALCULATION**

EXISTING C: 0.95  
 PROPOSED C: 0.95  
 ΔC: 0

**BUILDING SETBACKS**

FRONT/STREET SIDE: 15' FT.  
 SIDE: 10' (NON-LOADING)  
 REAR: 15'

**LEGEND**

EXISTING LEGEND:	PROPOSED LEGEND:
--- CONTOURS	--- CONTOURS
--- PROPERTY LINE	--- FLOW DIRECTION
--- R.O.W. LINE	--- STORM SEWER
--- BUILDING SETBACK LINE	--- CONCRETE PAVEMENT
--- STORM SEWER	
--- SANITARY SEWER	
--- TREE MASS	
--- 100-YEAR FEMA FLOODPLAIN	
--- CHAINLINK FENCE	
--- EXISTING TREE CANOPY	

**VICINITY MAP**  
N.T.S.

**RECEIVED**  
MAY 08 2026  
OFFICE OF PLANNING

**OHM**  
ARCHITECTS ENGINEERS PLANNERS  
400 Missouri Ave, Suite 100,  
Jeffersonville, IN 47130  
(502) 537-7620  
OHM-ADVISORS.COM

STATE OF KENTUCKY  
**KEITH R. HOLZ**  
34802  
LICENSED PROFESSIONAL ENGINEER

OWNER/DEVELOPER  
6301 PENDLETON ROAD  
LOUISVILLE, KY 40272  
(502) 937-3433

ISSUED FOR:	PERMITTING	REVISION	DESCRIPTION
20260413	DATE		

**T+C CONTRACTING, INC.**  
MAINTANCE GARAGE  
6301 Pendleton Road, Louisville, KY 40272

**DETAILED DISTRICT DEVELOPMENT PLAN**

**DEV**

DRAWING PATH: P:\4501\_4599\458250010\_T+C\_Maintenance\_Garage\Drawings\Site\Development\PLAN.dwg, April 20, 2026, 3:25 PM

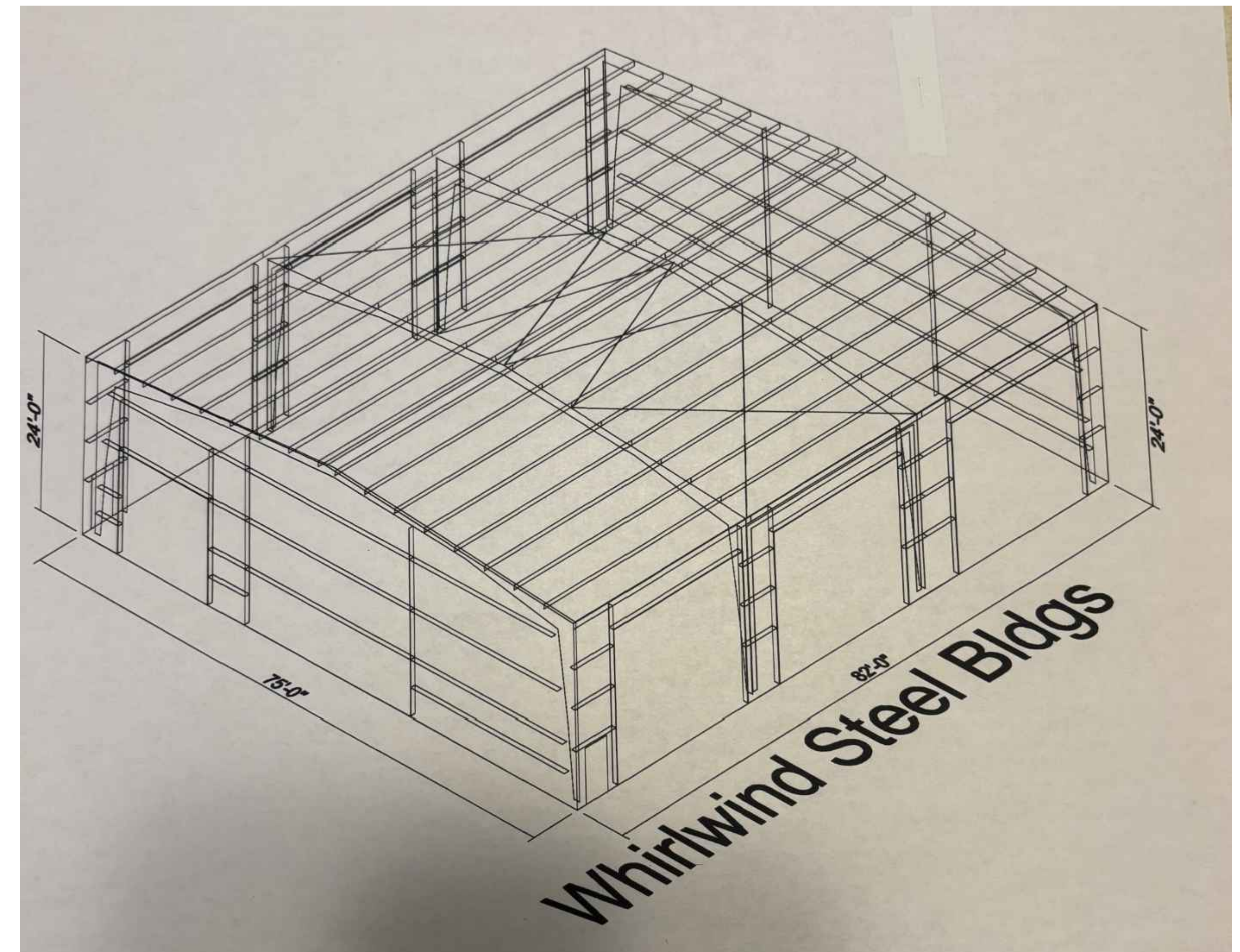
COPYRIGHT ©2026 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS.



NE CORNER  
N.T.S



SW CORNER  
N.T.S



PLAN  
N.T.S