

Development Review Committee

Staff Report

May 20, 2026



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|--------------------------|----------------------------|
| Case No: | 26-DDP-0007 |
| Project Name: | T&C Maintenance Garage |
| Location: | 6301 Pendleton Rd |
| Applicant | Peek A Boo LLC |
| Representative: | OHM Advisors |
| Jurisdiction: | Louisville Metro |
| Council District: | 14 – Crystal Blast |
| Case Manager: | 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 18th, 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.

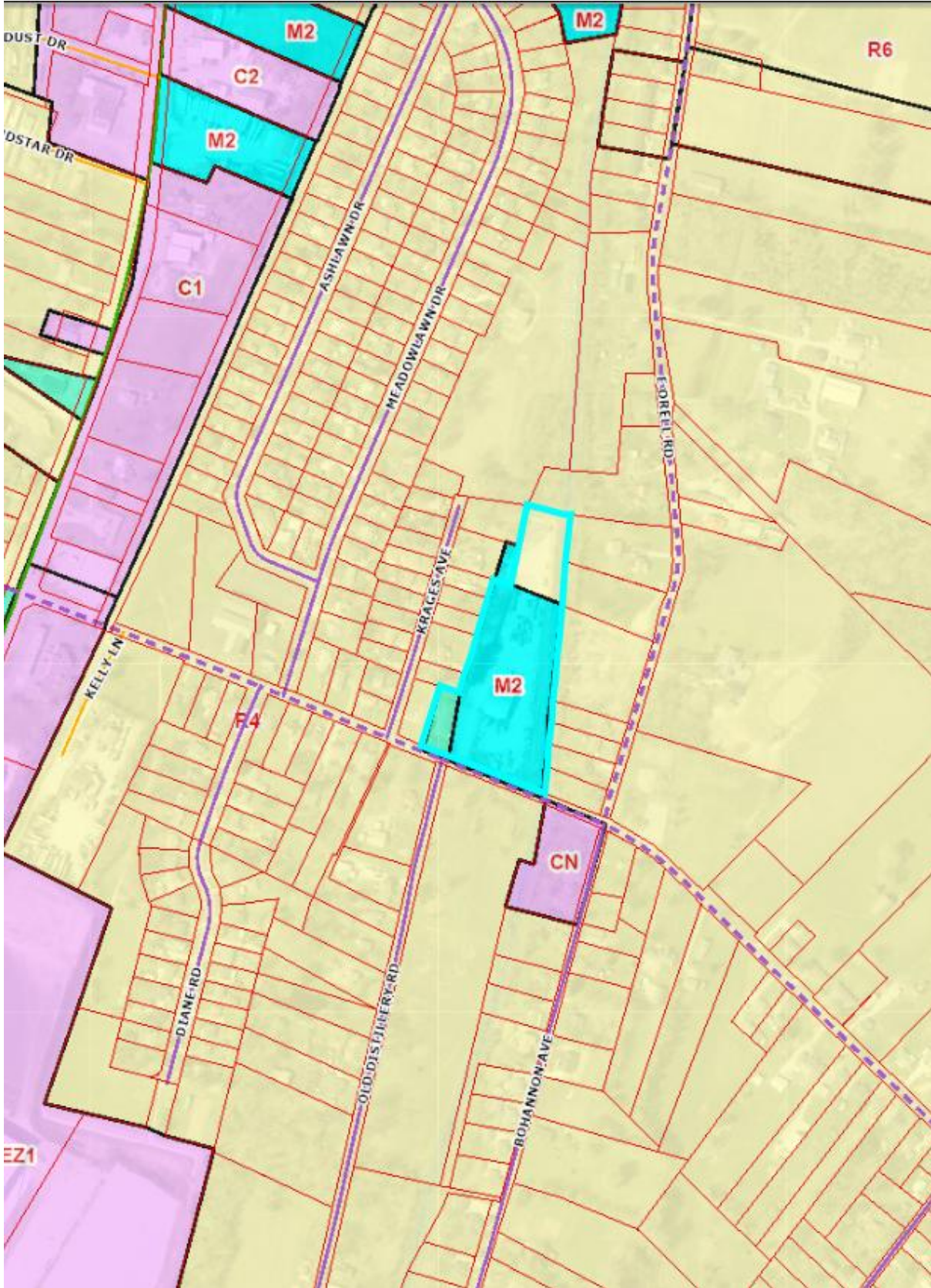
NOTIFICATION

| Date | Purpose of Notice | Recipients |
|----------|--------------------|--|
| 5/4/2026 | Hearing before DRC | 1 st 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.