



26-WAIVER-0072

Development Review Committee
Staff Report
July 15, 2026

Landscape Waiver

Location: 2111 Lytle Street
Applicant: Hanka LLC
Representative: Renaissance Design Build, Inc.
Jurisdiction: Louisville Metro
Council District: 5 – Donna Purvis
Case Manager: Sydney Fawcett, AICP, Planner I

REQUEST & RECOMMENDED ACTION

1. **26-WAIVER-0072:** Waiver of Land Development Code (LDC) Section 10.2.12 to not provide the required Interior Landscape Areas (ILAs).
 - Staff finds the justification for the request is adequate and recommends the Development Review Committee **APPROVE** the Waiver

CASE SUMMARY

The subject site is approximately 0.63 acres zoned C-M Commercial Manufacturing within the Traditional Neighborhood form district. The subject site is located near the intersection of Lytle Street and N 22nd Street west of I-64. The applicant is proposing to convert an existing storage building to an athletic facility and is requesting a change in use which triggers landscaping requirements, including Interior Landscaping Areas (ILAs). However, there is no new construction being proposed, and the existing parking lot is to remain. The applicant does not want to alter the existing parking lot; therefore, a waiver is being requested.

TECHNICAL REVIEW

- Comprehensive Plan 2040
- Land Development Code (Louisville Metro 2025)

STANDARD OF REVIEW AND STAFF ANALYSIS FOR 26-WAIVER-0072

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

STAFF FINDING: The waiver will not adversely affect adjacent property owners as the applicant is proposing to replace the existing chain link fence with a 6-foot wooden fence to screen the existing parking lot from the adjacent property owners and mitigate potential impacts from vehicles

maneuvering on site. The required plantings and buffering along Lytle Street are being provided as well.

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

STAFF FINDING: The waiver will not violate specific guidelines of Plan 2040. Community Form Goal 1 Policy 10 suggests mitigating the impacts caused when incompatible developments unavoidably occur adjacent to each other. Buffers should be used between uses that are substantially different in intensity or density. Buffers should be variable in design and may include landscaping, vegetative berms and/or walls and should address issues such as lights from automobiles, loud noise, odors, smoke, automobile exhaust, and other visual nuisances. Community Form Goal 1 Policy 12 encourages designing parking areas located adjacent to residential areas to minimize adverse impacts from noise, lights, and other potential impacts. The applicant will be installing a 6-foot wooden fence to enclose the parking lot which will mitigate potential impacts from vehicles maneuvering on site.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF FINDING: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the applicant is not proposing any changes to the existing parking lot and no new construction is being proposed. However, the landscape requirements are triggered by the change in use on site.

(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 FINDING: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant as the parking lot without Interior Landscaping Areas (ILAs) is an existing condition of the subject property and providing the ILAs would require the applicant to significantly alter the parking lot. The applicant will be providing the required buffering and screening to mitigate the potential impacts of the existing parking lot.

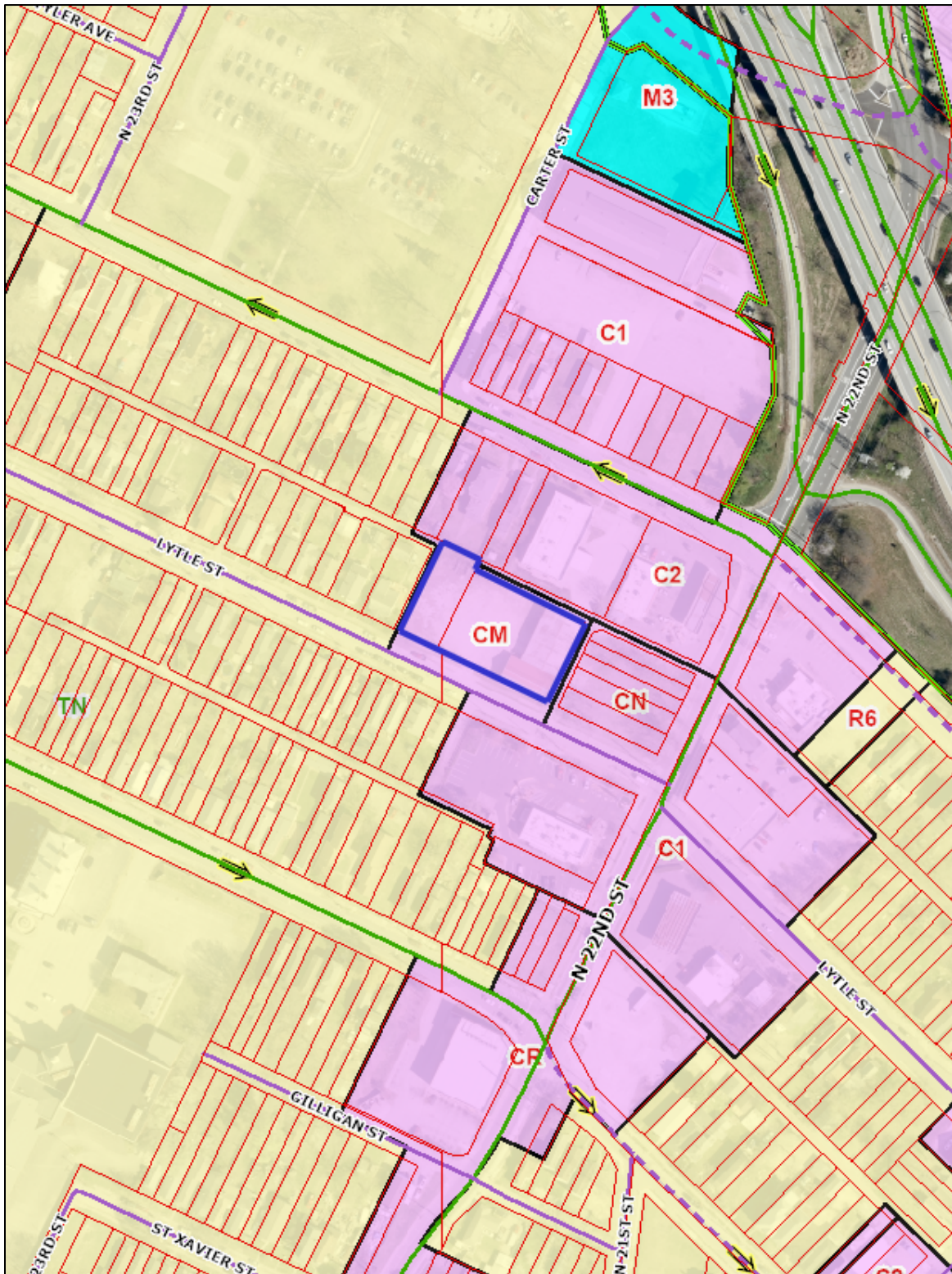
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
6/22/2026	Development Review Committee Public Hearing	1 st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 5

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

