

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO DEVELOPMENT REVIEW COMMITTEE
May 20, 2026**

A meeting of the Louisville Metro Development Review Committee was held on May 20, 2026, at 1:00 p.m. at the Old Jail Auditorium, 514 West Liberty Street Louisville, KY 40202.

Committee Members Present:

Bill Fischer, Chair
Steve Lannert
David Steff
Beth Stuber
Jim Mims

Staff Members Present:

Julia Williams, Assistant Planning Director
Rachel Casey, Planning Supervisor
Laura Ferguson, Assistant County Attorney
Sydney Fawcett, Planner I
Catherine Gomez, Planner I
Tyler Pobiedzinski, Planner I
Haritha Gurivindapalli, Management Assistant

The following matters were considered:

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APPROVAL OF MINUTES

MAY 6, 2026, DEVELOPMENT REVIEW COMMITTEE MINUTES

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

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

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES
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NEW BUSINESS

CASE NO. 26-EXTENSION-0005

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

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

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

Agency Testimony:

00:03:20 Sydney Fawcett provided an overview of the request and presented a PowerPoint presentation. Fawcett responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

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

Summary of testimony of those in favor:

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

The following spoke in opposition to the request:

None

Deliberation:

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00:12:55 Committee deliberation

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

Extension of Expiration:

00:13:10 On a motion by Commissioner Mims, seconded by Commissioner Stuber, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

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

The vote was as follows:

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

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NEW BUSINESS

CASE NO. 26-EXTENSION-0006

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

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

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

Agency Testimony:

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

The following spoke in favor of the request:

Kristy Thompson, 10009 Belltower Ct, Louisville, KY 40299

Emilio Higuera, 10009 Belltower Ct, Louisville, KY 40299

Summary of testimony of those in favor:

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

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

The following spoke in opposition of the request:

Rebecca Park, 10512 Fairview Avenue, Louisville, KY 40299

Summary of testimony of those in opposition:

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

Rebuttal:

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

Deliberation:

00:24:20 Committee deliberation

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Extension of Expiration:

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

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

The vote was as follows:

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

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NEW BUSINESS

CASE NO. 26-DDP-0007

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

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

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

Agency Testimony:

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

The following spoke in favor of the request:

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

Summary of testimony of those in favor of the request:

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

The following spoke in opposition of the request:

None

Deliberation:

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CASE NO. 26-DDP-0007

00:40:20 Committee deliberation

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

Revised Detailed District Development Plan subject to binding elements

00:39:35 On a motion by Commissioner Steff, seconded by Commissioner Lannert, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

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

WHEREAS, the Development Review Committee finds that provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works and the Kentucky Transportation Cabinet have approved the preliminary development plan, and

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

WHEREAS, the Development Review Committee finds that the Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community, and

WHEREAS, the Development Review Committee finds the overall site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks. The proposed

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development's overall site design is compatible with the Neighborhood Form District pattern of development, and

WHEREAS, the Development Review Committee finds that the development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. Community Form Goal 1 Policy 4 states that the proposal ensures new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects. Community Form Goal 1 Policy 9 ensures an appropriate transition between uses that are substantially different in scale and intensity or density of development. The transition may be achieved through methods such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions and setback requirements. The development will maintain the landscape buffer areas required between industrial and residential development. Community Goal 1 Policy 11 ensures setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet Form District guidelines.

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

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

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

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

The vote was as follows:

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

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ADJOURNMENT

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

Chair

Planning Director