

Development Review Committee

Staff Report

June 17, 2026



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

REQUEST

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

CASE SUMMARY

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

Case History:

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

TECHNICAL REVIEW

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

STAFF FINDING

Staff finds that the request is adequately justified and meets the applicable standards of review. The proposed development is consistent with the guidelines of Plan 2040 and meets the requirements of the Land Development Code.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP

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

STAFF: There are no significant natural resources present on the subject site. Compliance with the applicable tree canopy requirements will be achieved through submission of a detailed landscape plan, which will be reviewed and approved by the Office of Planning prior to the issuance of construction permits. The property is classified as a historic site due to the presence of the historic home known as the "Sellers House."

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

STAFF: Provisions for safe and efficient vehicular and pedestrian circulation within the development and the surrounding community have been incorporated into the proposal. Metro Public Works has reviewed and approved the preliminary development plan.

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

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

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

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

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

STAFF: The overall site design and proposed land use are compatible with both existing and anticipated future development in the area. The surrounding context consists of a mix of residential and commercial development, including multiple other multifamily developments north of the subject site. This makes the proposal consistent with the prevailing development pattern and with the intended pattern of the Neighborhood form district. Landscape buffering and screening will be provided to screen adjacent properties and roadways where appropriate.

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

STAFF: The development plan complies with the applicable guidelines and policies of the Comprehensive Plan and to the requirements of the Land Development Code. Community Form Goal 1 Policy 4 seeks to "Ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District." The proposed development is compatible with the scale and site design of the surrounding area, as there are multiple other multifamily developments in the general vicinity, in addition to the general mix of commercial and residential development along the Preston Hwy corridor.

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

REQUIRED ACTION:

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

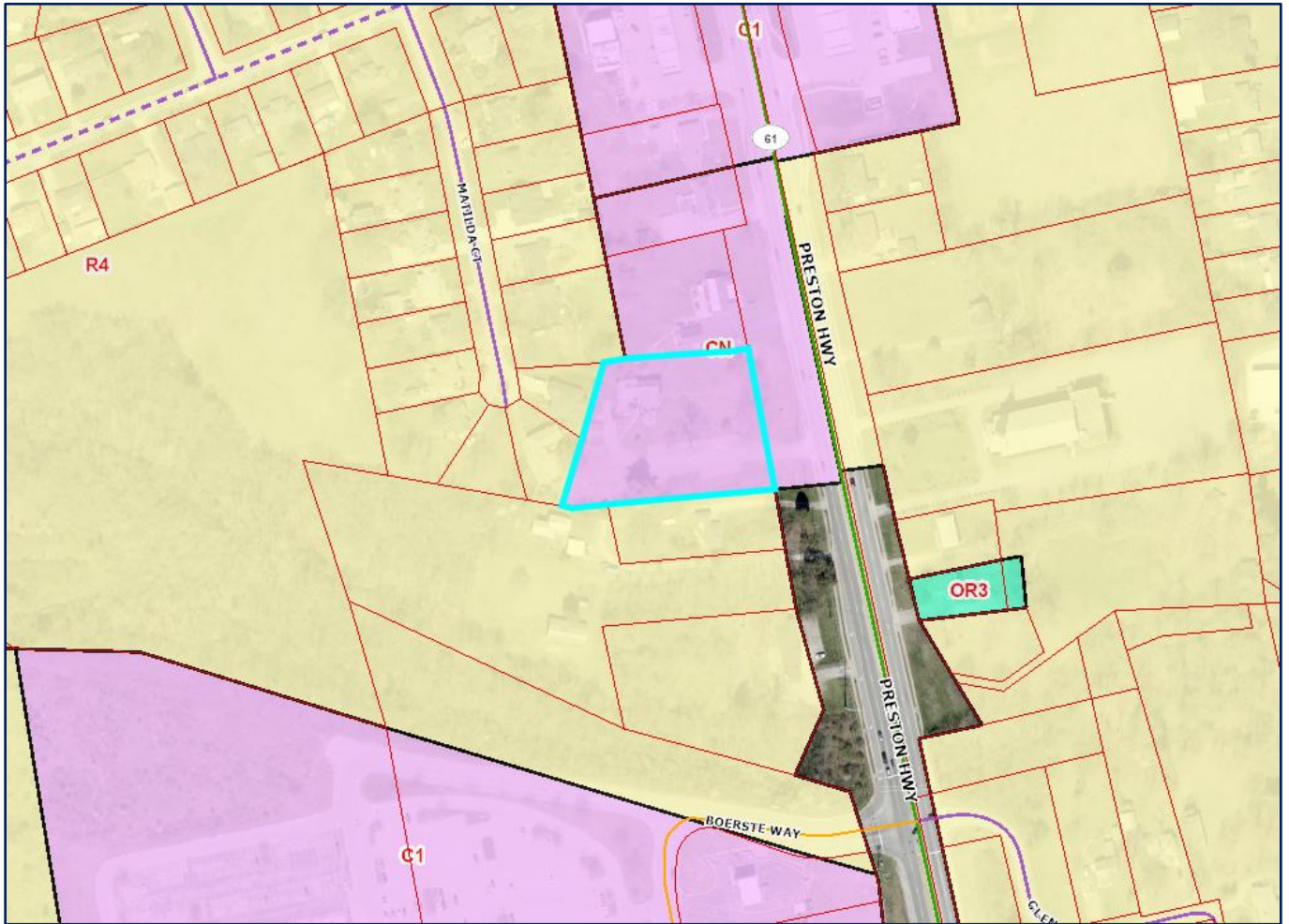
NOTIFICATION

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

ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



3. Existing Binding Elements with Proposed Revisions

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No application to amend binding elements or to revise the development plan shall be accepted without the applicant providing evidence that it provided adjoining property owners and the Okolona Baptist Church fifteen (15) days written notice of the request.
- ~~3. The residential character of the existing structure shall be maintained. Changes to the following items on the existing structure shall not be made without prior approval of the Planning Commission's designee:
 - a. roof line
 - b. building material
 - c. porch
 - d. windows~~
- ~~4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.~~
5. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
6. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Public Works, the Metropolitan Sewer District and Construction Review.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - c. The property owner/ developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - ~~e. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 4, 2021 Development Review Committee meeting.~~

- ~~f. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.~~
- ~~g. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between Tracts 1 and 2 and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.~~
7. ~~A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.~~
8. ~~There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system.~~
9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
10. ~~No idling of trucks shall take place within 200 feet of residential structures. No overnight idling of trucks shall be permitted on site.~~
11. ~~The hours of operation of any business conducted on the site shall be limited to 8:00 a.m. to 8:00 p.m. Monday through Saturday.~~
12. ~~The following C-N uses shall be allowed on the subject property:~~
- ~~a. Antique shops and interior decorating shops~~
 - ~~b. Restaurant~~
 - ~~c. Gift shop~~
 - ~~d. Offices, professional and business~~

4. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No application to amend binding elements or to revise the development plan shall be accepted without the applicant providing evidence that it provided adjoining property owners and the Okolona Baptist Church fifteen (15) days written notice of the request.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Public Works, the Metropolitan Sewer District and Construction Review.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - c. The property owner/ developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.