

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**February 18, 2026**

**NEW BUSINESS**

**CASE NO. 25-MSUB-0013**

Request: Major Preliminary Subdivision with Conditions of Approval  
Project Name: Shepherdsville Rd Section 2  
Location: 8809 Shepherdsville Rd  
Applicant: Mindel Scott  
Representative: Mindel Scott  
Jurisdiction: Louisville Metro  
Council District: 23 – Jeff Hudson  
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:**

00:56:51 Abby Bills provided an overview of the request and presented a PowerPoint presentation. Bills responded to questions from Committee Members. (see recording for details)

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

Rayko Simona Anderson, Mindel Scott & Associates, 5151 Jefferson Boulevard  
Louisville, KY 40219

**Summary of those in favor:**

00:59:22 Rayko Simona Anderson spoke in favor of the request and presented a PowerPoint presentation. Simona Anderson responded to questions from Committee Members. (see recording for details)

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

**None**

**Deliberation:**

01:01:23 Committee deliberation

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**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.**

**Major Preliminary Subdivision with Conditions of Approval**

01:02:06 On a motion by Commissioner Stuber, seconded by Commissioner Mims, the following resolution, based on the staff report, the staff analysis, and the evidence and testimony heard today, was adopted:

**RESOLVED**, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Major Preliminary Subdivision **SUBJECT** to the following Conditions of Approval:

1. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
2. A note shall be placed on the preliminary plan, construction plan and the record plat that states, "Construction fencing shall be erected prior to any grading or construction activities – preventing compaction of root systems of trees to be preserved. The fencing shall enclose the 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."
3. 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 Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from Louisville Metro Public Works.
4. Prior to the recording of the record plat, copies of the recorded documents listed below shall be filed with the Planning Commission.

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- a. Articles of Incorporation is a form approved by Counsel for the Planning Commission and the Certificate of Incorporation of the Homeowners Association.
  - b. A deed of restriction in a form approved by Counsel of the Commission outlining responsibilities for the maintenance of open space.
  - c. Bylaws of the Homeowner's Association in a form approved by the Counsel for the Planning Commission.
5. The applicant shall submit a landscape plan for approval by Planning Commission staff showing plantings and/or other screening and buffering materials to comply with the Chapter 10 of the Land Development Code prior to recording the record plat. The applicant shall provide the landscape materials on the site as specified on the approved Landscape Plan prior to issuance of Certificates of Occupancy for the site.
  6. If proposed, the signature entrance shall be submitted to the Planning Commission staff for review and approval prior to recording the record plat.
  7. At the time the developer turns control of the homeowner's association over to the homeowners, the developer shall provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowner's association account. The subdivision performance bond may be required by the Planning Commission to fulfill this funding requirement.
  8. All street signs shall be installed by the Developer and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street, and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
  9. The applicant shall install signs, approved by the Metro Public Works Dept., which indicate the future extension of the public right of way for ~~Binford Way~~ **Street B**. Such signs shall be installed prior to release of bonds for the installation of the street infrastructure.

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10. Open space lots shall not be further subdivided or developed for any other use and shall remain as open space in perpetuity. A note to this effect shall be placed on the record plat.

**The vote was as follows:**

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