

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO DEVELOPMENT REVIEW COMMITTEE
July 15, 2026**

A meeting of the Louisville Metro Development Review Committee was held on July 15, 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
Joseph Haberman, Planning Manager
Rachel Casey, Planning Supervisor
Laura Ferguson, Assistant County Attorney
Zack Jones, Planner II
Sydney Fawcett, Planner I
Abby Bills, Planner I
Zach Schwager, Planner I
Haritha Gurivindapalli, Management Assistant

The following matters were considered:

DEVELOPMENT REVIEW COMMITTEE MINUTES
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APPROVAL OF MINUTES

JUNE 17, 2026, DEVELOPMENT REVIEW COMMITTEE MINUTES

00:03:20 On a motion by Commissioner Mims, seconded by Commissioner Lannert, the following resolution was adopted:

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the minutes of its meeting conducted on June 17, 2026.

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

OLD BUSINESS

CASE NO. MINUTES CORRECTION FOR 25-MSUB-0013

Request: Minutes Correction For 25-MSUB-0013 in 02.18.2026 DRC Minutes
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

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:

00:04:00 Rachel Casey stated that a correction is needed to Binding Element #9, replacing “Benford Way” with “Street B.” Casey responded to questions from Committee Members. (See recording for details)

Deliberation:

00:04:20 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.

MINUTES CORRECTION FOR 25-MSUB-0013

00:04:30 On a motion by Commissioner Mims, seconded by Commissioner Lannert, the following resolution, based on the staff report, the evidence and testimony heard today, was adopted:

RESOLVED, the Louisville Metro Development Review Committee does hereby **APPROVE** the proposed correction to the February 18, 2026, DRC Minutes for case number **25-MSUB-0013**.

The vote was as follows:

DEVELOPMENT REVIEW COMMITTEE MINUTES
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OLD BUSINESS

CASE NO. MINUTES CORRECTION FOR 25-MSUB-0013

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-STRCLOSURE-0010

Request:	Closure of Public Right-of-Way
Project Name:	809 Sobro LLC – Alley Closure
Location:	W. Breckinridge Street & S. 8 th Street
Applicant:	809 Sobro LLC
Representative:	LJB Inc.
Jurisdiction:	Louisville Metro
Council District:	6 – JP Lyninger
Case Manager:	Sydney Fawcett, AICP, Planner I

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:

00:05:15 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:

Karl Lentz, 2373 Armstrong Lane, Mt. Washington, KY

Summary of testimony of those in favor of the request:

00:08:00 Karl Lentz stated that there are currently no development plans for the site and noted that the fence was installed to address issues with people camping near the building. Lentz responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

None

Deliberation:

00:09:00 Committee deliberation

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NEW BUSINESS

CASE NO. 26-STRCLOSURE-0010

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.

Closure of Public Right-of-Way

00:09:45 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:

WHEREAS, the Development Review Committee finds that adequate public facilities are available to serve existing and future needs of the community. The proposed closure does not result in an increase in demand on public facilities or services as utility agencies have coordinated with the applicant and Office of Planning staff to ensure that facilities are maintained or relocated through agreement with the developer. No property adjacent or abutting the rights-of-way to be closed will be left absent of public facilities or services or be dispossessed of public access to their property. The applicant will provide necessary easements or relocation of equipment per utility agency requirements, and

WHEREAS, the Development Review Committee finds that any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer, including the cost of improvements to those rights-of-way and adjacent rights-of-way, or the relocation of utilities and any additional agreement reached between the utility provider and the developer, and

WHEREAS, the Development Review Committee finds that there are no other relevant matters to be considered by the Planning Commission; now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **PLACE** the case **26-STRCLOSURE-0010** on July 16, 2026, Planning Commission consent agenda.

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES
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NEW BUSINESS

CASE NO. 26-STRCLOSURE-0017

Request:	Closure of Public Right-of-Way
Project Name:	Mermaid Lane Street Closure
Location:	Mermaid Lane
Owner:	Ford Motor Company
Applicant:	Sam Kandah, Ford Motor Company
Representative:	Lockett & Farley
Jurisdiction:	Louisville Metro
Council District:	17 – Markus Winkler
Case Manager:	Zack Jones, Planner II

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:

00:10:30 Zack Jones provided an overview of the request and presented a PowerPoint presentation. Jones responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

None

The following spoke in opposition of the request:

None

Deliberation:

00:14:20 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.

Closure of Public Right-of-Way

00:14:25 On a motion by Commissioner Mims, seconded by Commissioner Lannert, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

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NEW BUSINESS

CASE NO. 26-STRCLOSURE-0017

WHEREAS, the Development Review Committee finds that adequate public facilities are available to serve existing and future needs of the community. The proposed closure would not result in an increase in demand or strain on public facilities or services as utility agencies have coordinated with the applicant and Office of Planning staff to ensure that facilities are maintained or relocated through agreement with the developer. No property adjacent or abutting the rights-of-way to be closed will be left absent of public facilities or services or be dispossessed of public access to their property. The applicant will provide necessary easements or relocation of equipment per utility agency requirements, and

WHEREAS, the Development Review Committee finds that any cost associated with the rights-of-way to be closed will be the responsibility of the applicant or developer, including the cost of improvements to those rights-of-way and adjacent rights-of-way, or the relocation of utilities and any additional agreement reached between the utility provider and the developer, and

WHEREAS, the Development Review Committee finds that there are no other relevant matters to be considered by the Planning Commission; now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **PLACE** the case **26-STRCLOSURE-0017** on July 16, 2026, Planning Commission consent agenda.

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

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NEW BUSINESS

CASE NO. 26-WAIVER-0054

Request: Waiver of Land Development Code Section 5.5.1.A.5 to allow a detached canopy to be located between the principal structure and the public street.

Project Name: Broadway Gas Canopy

Location: 2701 West Broadway

Applicant: IM Real Estate Corporation

Representative: Shaik Mohiuddin

Jurisdiction: Louisville Metro

Council District: District 5 – Donna Purvis

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 5th Street.)

Agency Testimony:

00:15:15 Abby Bills provided an overview of the request and presented a PowerPoint presentation. Abby Bills responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Shaik Mohiuddin, 2701 West Broadway, Louisville, KY 40202

Summary of testimony of those in favor of the request:

00:17:20 Shaik Mohiuddin stated that the request is for a new canopy over the fuel pumps. Mohiuddin stated that existing underground fiberglass tanks will remain, necessary upgrades will be completed, and the old pumps will be removed and replaced with new ones. Mohiuddin responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

None

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NEW BUSINESS

CASE NO. 26-WAIVER-0054

Deliberation:

00:19:30 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.

Wavier of Land Development Code Section 5.5.1.A.5 to allow a detached canopy to be located between the principal structure and the public street.

00:19:40 On a motion by Commissioner Stuber, seconded by Commissioner Mims, 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 the waiver will not adversely affect adjacent property owners as the only adjacent residential property is located behind the existing building, and the proposed location of the gas canopy will ensure that pedestrian and vehicular traffic is separated from that residential use, and

WHEREAS, the Development Review Committee finds that the waiver will not violate specific guidelines of Plan 2040 or the Vision Russell Transformation Plan applicable to the site. In Plan 2040, Community Form Goal 2 Policy 9 seeks to “Encourage new developments and rehabilitation of buildings that provide commercial, office and/or residential uses.” The subject site was previously developed as a gas station but has been abandoned for around 15 years, based on Streetview imagery. The previous building and gas canopy have both been demolished, and a new structure has been constructed on the lot in its place. The applicant’s request for the gas canopy will complete the rehabilitation of the property and restore it to its original commercial use, which is in line with the guidelines of the Comprehensive Plan.

Additionally, the waiver will fall in line with the intent of the Vision Russel Transformation Plan applicable to the site. Goal C.2 of the neighborhood plan states that “Existing Russell businesses are encouraged to stay and grow, and new commercial activities are drawn to the area to further stimulate growth.” The waiver to allow the gas canopy, which contributes to the rehabilitation of the site, will stimulate growth along the West Broadway corridor, and

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NEW BUSINESS

CASE NO. 26-WAIVER-0054

WHEREAS, the Development Review Committee finds that the extent of the waiver is the minimum necessary to afford relief to the applicant as there is no area behind the building in which the canopy could be placed. A variance under case B-45-90 was previously approved to allow the existing building to encroach into the rear yard setback, leaving no additional space behind the building on what is already a small parcel, and

WHEREAS, the Development Review Committee finds that the strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land. There is no area on the parcel where a gas canopy compliant with the regulation could be built, due to the existing conditions of the development site as well as the small size of the parcel, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the requested Wavier of Land Development Code Section 5.5.1.A.5 to allow a detached canopy to be located between the principal structure and the public street.

The vote was as follows:

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

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NEW BUSINESS

CASE NO. 26-WAIVER-0072

Request:	Landscape Waiver to not provide the required Interior Landscaping Areas (ILAs)
Project Name:	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

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:

00:20:20 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:

Nathan Grimes, 1012 S 4th Street, Louisville, KY 40203

Summary of testimony of those in favor of the request:

00:24:10 Nathan Grimes explained that the property is used by the applicant for youth football training and other sports-related activities. The requested waiver would allow the existing parking lot to remain unchanged, as adding required interior landscape islands would interfere with training activities and reduce usable space for athletic programs. Grimes responded to questions from Committee Members. (See recording for details)

The following spoke in opposition to the request:

None

Deliberation:

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NEW BUSINESS

CASE NO. 26-WAIVER-0072

00:25:10 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.

26-WAIVER-0072: Wavier of Land Development Code (LDC) Section 10.2.12 to not provide the required Interior Landscape Areas (ILAs).

00:25:20 On a motion by Commissioner Stuber, 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 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, and

WHEREAS, the Development Review Committee finds that 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., and

WHEREAS, the Development Review Committee finds that 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, and

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NEW BUSINESS

CASE NO. 26-WAIVER-0072

WHEREAS, the Development Review Committee finds 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 impact of the existing parking lot, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the Wavier of Land Development Code (LDC) Section 10.2.12 to not provide the required Interior Landscape Areas (ILAs) (**26-WAIVER-0072**).

The vote was as follows:

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

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NEW BUSINESS

CASE NO. 26-WAIVER-0077

Request:	Waiver of Land Development Code Section 3.1.3.I.3 to permit a Signature entrance to exceed the maximum height of 6 feet along a designated scenic corridor within the Floyds Fork Special Zoning Overlay
Project Name:	Echo Trail Signature Entrance
Location:	2405 Echo Trail
Applicant:	Long Run Creek Properties
Representative:	Mindel Scott
Jurisdiction:	Louisville Metro
Council District:	District 11 – Kevin Kramer
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:

00:26:10 Rachel Casey presented the case on behalf of Catherine Gomez. Casey provided an overview of the request and presented a PowerPoint presentation. Casey responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Joe Reverman, 5151 Jefferson Blvd, Louisville, KY 40219

Kent Gootee, 5151 Jefferson Blvd, Louisville, KY 40219

Summary of testimony of those in favor of the request:

00:30:30 Joe Reverman provided an overview of the request and presented a PowerPoint presentation. Reverman stated that the taller sign would improve visibility and safety for motorists entering the subdivision, while its design incorporates natural materials such as stone veneer and wood to complement the scenic character of the area. Reverman responded to questions from Committee Members. (See recording for details)

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NEW BUSINESS

CASE NO. 26-WAIVER-0077

00:37:45 Kent Gootee stated that the regulations allow two entrance wall signs up to 25 feet long and 6 feet high, making the proposed sign a significant reduction in overall sign size. Gootee stated that the request for additional height represents a reasonable compromise because the proposal would have less impact on the scenic corridor than what is otherwise permitted. Gootee responded to questions from Committee Members. (See recording for details)

00:38:40 Joe Reverman explained that the proposed sign would be located at least 15 feet from the right-of-way and further set back from both Floyds Flats Trail and Echo Trail. The sign would not be internally illuminated, though limited landscape lighting may be installed as permitted by code. Reverman responded to questions from Committee Members. (See recording for details)

00:41:00 Kent Gootee explained that the subdivision entrance road will slope downward into the site, so the sign location will be slightly elevated to improve visibility from Echo Trail. He stated that the requested sign height is intended to enhance safety and make the entrance easier to identify. Gootee explained that the developer proposed single, double-sided entrance sign because it is consistent with signage used in other subdivisions and presents a more attractive entrance feature. Gootee responded to questions from Committee Members. (See recording for details)

The following spoke in opposition to the request:

None

Deliberation:

00:44:50 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.

Wavier of Land Development Code Section 3.1.3.I.3 to permit a signature entrance to exceed the maximum height of 6 feet located along a designated scenic corridor within the Floyd's Fork Special Zoning Overlay.

00:51:35 On a motion by Commissioner Mims, seconded by Commissioner Steff, the following resolution, based on the staff report, staff analysis, and the evidence and testimony heard today, was adopted:

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NEW BUSINESS

CASE NO. 26-WAIVER-0077

WHEREAS, the extent of the waiver of the regulation is not the minimum necessary to afford relief to the applicant since the height of the message portion of the sign is not exceeding 6 feet in height, only the structure holding the sign is. If the proposed column were reduced to meet the height of the subdivision sign, then the waiver would be justified, however, that is not what the applicant is proposing; and

WHEREAS, the waiver will have an impact on the visual quality of the designated Floyds Fork Special Zoning Overlay scenic corridor by not preserving the scenic vista and landscape of Echo Trail, which is a designated scenic corridor. The purpose of the Floyds Fork Special Zoning Overlay District is to protect the quality of the natural environment by promoting compatible development of land and structures. One of the District's primary objectives is to respect the high-quality visual character of the area. The excessive height of the monument sign would have a negative effect on the visual quality of the scenic corridor and does not promote compatible land development. The proposed monument sign would have been permitted outside of this District, however, the Comprehensive Plan and Land Development Code hold development to a higher standard to maintain the purpose and objects of the district; and

WHEREAS, the strict application of the provisions of the regulation would not deprive the applicant of reasonable use of land or would create unnecessary hardship on the applicant. The applicant is permitted to have a signature entrance sign that is 6 feet in height along the scenic corridor; now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **CONTINUE** the case to the July 30, 2026, Planning Commission public hearing.

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-DDP-0016

Request:	Detailed District Development Plan with Binding Elements and associated Waiver
Project Name:	Middletown Acquisition LLC
Location:	209 N English Station Road
Applicant:	Louisville Water Company
Representative:	Milestone Design Group
Jurisdiction:	Middletown
Council District:	19 – Anthony Piagentini
Case Manager:	Sydney Fawcett, AICP, 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:

00:52:20 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:

Sophia Mazzocco, 108 Daventry Lane, Louisville, KY 40223

Summary of testimony of those in favor of the request:

00:56:30 Sophia Mazzocco provided an overview of the request and presented a PowerPoint presentation. Mazzocco outlined the current development plan, elevations, landscaping, parking and access. Mazzocco responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

None

Deliberation:

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NEW BUSINESS

CASE NO. 26-DDP-0016

01:06:30 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.

Wavier of Middletown Land Development Code Section 10.2.4.B to allow a utility easement to encroach more than 50% into a property perimeter Landscape Buffer Area (26-WAIVER-0062)

01:08:00 On a motion by Commissioner Mims, 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 the requested waiver will not adversely affect adjacent property owners as the applicant will still be required to obtain an approved landscape plan and provide trees on site. The required 15-foot PEC Planned Employment Center Landscape Buffer Area (LBA) and associated plantings will be provided along the southern and eastern property lines, and

WHEREAS, the Development Review Committee finds that the waiver will not violate specific guidelines of Plan 2040. Plan 2040 Community Form Goal 1 Policy 4 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. The surrounding developments have varying landscape buffers. The existing drainage easement prevents the applicant from providing the required PEC landscape buffer without requesting a waiver, and

WHEREAS, the Development Review Committee finds that the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the drainage easement is an existing condition of the subject property. The applicant is able to provide the required plantings within the easement to provide additional screening to the adjacent properties and I-265, and

WHEREAS, the Development Review Committee finds that the strict application of the provisions of the regulation would create an unnecessary hardship on the applicant as properties with similarly intense zoning districts would not typically require a landscape buffer area. The 15 foot landscape buffer area is required for properties zoned PEC Planned Employment Center regardless of the surrounding zoning districts; now, therefore be it.

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NEW BUSINESS

CASE NO. 26-DDP-0016

RESOLVED, that the Louisville Metro Development Review Committee does hereby **RECOMMEND** that the City of Middletown **APPROVE** the requested Wavier of Middletown Land Development Code Section 10.2.4.B to allow a utility easement to encroach more than 50% into a property perimeter Landscape Buffer Area (**26-WAIVER-0062**).

The vote was as follows:

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

Detailed District Development Plan (RDDDP) with binding elements.

01:08:45 On a motion by Commissioner Mims, 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 environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site., 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. Metro Public Works have provided preliminary plan approval for the plan, and

WHEREAS, the Development Review Committee finds that all open space requirements of the Lyndon Land Development Code have been met. Provisions for sufficient private and recreational open space have been provided in the proposal, through balconies and a mulch path around the main open space area, and

WHEREAS, the Development Review Committee finds that there are no open space requirements for the proposed development, and

WHEREAS, the Development Review Committee finds the Metropolitan Sewer District has preliminarily approved the 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

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CASE NO. 26-DDP-0016

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 screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks, 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. Plan 2040 characterizes Suburban Workplace as predominantly industrial and office uses where the buildings are set back from the street in a landscaped setting. In order to provide adequate transportation access in suburban workplaces, connected roads, public transportation, and pedestrian facilities should be encouraged. Community Form Goal 1 Policy 4 calls to ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern 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 11 advocates for setbacks, lot dimensions, and building heights are compatible with those of nearby developments that meet Form District guidelines. The proposal demonstrates compatibility in terms of scale and height with adjacent developments.

Community Form Goal 1 Policy 12 seeks to ensure that parking, loading and delivery is adequate and convenient for motorists and does not negatively impact nearby residents or pedestrians. The proposal provides access to off-street parking via a variable access easement along the west property line and Data Vault Drive along the northern property line. Aside from the requested waiver, the development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to the requirements of the Land Development Code, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **RECOMMEND** that the City of Middletown **APPROVE** the Detailed District Development Plan **SUBJECT** to the following Binding Elements:

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

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 and to the City

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of Middletown for review and approval; any changes/additions/alterations not so referred shall not be valid.

2. 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.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is issued:
 - a. The development plan must receive full construction approval from Construction Review, 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 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan.
4. 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.

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0018

Request:	Revised Detailed District Development Plan with Revision to Binding Elements
Project Name:	River Green Office/Warehouse
Location:	2610 River Green Circle
Applicant:	River Green Development, LLC
Representative:	Heritage Engineering
Jurisdiction:	Louisville Metro
Council District:	9 – Andrew Owen
Case Manager:	Zach Schwager, 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:

01:09:30 Zach Schwager provided an overview of the request and presented a PowerPoint presentation. Schwager responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Andrew Watson, 11700 Diode Ct, Louisville, KY 40299

Summary of testimony of those in favor of the request:

01:11:50 Andrew Watson provided an overview of the request and presented a PowerPoint presentation. Watson outlined the current development plan, elevations, parking and access. Watson responded to questions from Committee Members. (See recording for details)

The following spoke in opposition of the request:

None

Deliberation:

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0018

01:20:00 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 (RDDDP) with revised binding elements.

01:20:30 On a motion by Commissioner Stuber, 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 the subject site is partially within the FEMA 100 Year Floodplain, but the plan has received preliminary approval from MSD and the Waterfront Review Overlay District. Tree canopy requirements of the Land Development Code will be provided on the subject site, 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. Metro Public Works has approved the preliminary development plan, and

WHEREAS, the Development Review Committee finds that there are no open space requirements for the proposed development, and

WHEREAS, the Development Review Committee finds that the MSD has preliminarily approved the development plan and will ensure the provision of adequate drainage facilities on the subject site 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, and

WHEREAS, the Development Review Committee finds that the development plan conforms to all applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. Policy 3.1.10 of Plan 2040 states, the Suburban Workplace form is characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. Suburban

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0018

Workplaces often contain a single large-scale use or a cluster of uses within a master planned development, 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.
2. 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.
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 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 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
4. 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.
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

DEVELOPMENT REVIEW COMMITTEE MINUTES

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NEW BUSINESS

CASE NO. 26-DDP-0018

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.

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES
July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0021

Request:	Detailed District Development Plan with Binding Elements
Project Name:	Wesley Manor Senior Independent Living
Location:	5400 E Manslick Road
Applicant:	Wesley Manor Retirement Community
Representative:	Qk4
Jurisdiction:	Louisville Metro
Council District:	24 – Ginny Mulvey-Woolridge
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:

01:21:20 Rachel Casey presented the case on behalf of Catherine Gomez. Casey provided an overview of the request and presented a PowerPoint presentation. Casey responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Ashley Bartley, 9920 Corporate Campus Dr, Ste 1200, Louisville, KY 40223

Andrew Alden, 1414 Underwood Avenue, Wauwatosa, WI 53213

Greg Ehsherd, 400 West Market Street, Ste 1800, Louisville, KY 40202

Summary of testimony of those in favor of the request:

01:29:35 Ashley Bartley provided an overview of the request and presented a PowerPoint presentation. Bartley outlined the proposed site plan, parking, building elevations and access. Bartley answered questions from Committee Members. (See recording for details)

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0021

01:34:45 Andrew Alden stated that buildings are designed with indoor parking on the first floor and residential units on the upper floors, creating a more private living environment. Alden stated that all building elevations will receive equal architectural attention, the exterior will maintain a residential appearance with consistent materials and detailing on all sides. Alden also confirmed there will be a vehicular connection to the adjacent site. Alden answered questions from Committee Members. (See recording for details)

The following spoke in opposition to the request:

Bill Wells, 9120 Copley Lane, Louisville, KY 40219

Summary of testimony of those in opposition to the request:

01:37:30 Bill Wells expressed both support and concerns about the proposal. Wells urged the development to exceed the standards of similar Louisville projects by prioritizing thoughtful design, accessibility, energy efficiency, and senior-friendly features that enhance interaction, dignity, and quality of life for aging residents. Wells responded to questions from Committee Members. (See recording for details)

Rebuttal:

01:43:10 Ashley Bartley stated that they will provide pedestrian connectivity through sidewalks, trails, and crosswalks that link the project to surrounding areas, preserving woodland and recreational spaces, maintaining existing roadway access with a relocated entrance. Bartley stated that high-quality construction materials such as brick, stone, and fiber cement siding will be used for construction. Bartley agreed to consider additional pedestrian connections to improve campus-wide walkability. Bartley answered questions from Committee Members. (See recording for details)

Deliberation:

01:47:50 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.

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July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0021

Detailed District Development Plan with binding elements.

01:48:10 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:

WHEREAS, the Development Review Committee finds that there do not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site. The required 50 foot Gene Snyder buffer area will be provided, 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 the applicant provides open space in the form of recreational use as required by the Land Development Code and meets the needs of this proposed development, 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 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 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

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NEW BUSINESS

CASE NO. 26-DDP-0021

5 allows a mixture of densities if their designs are compatible. Community Form Goal 1 Policy 11 ensures setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet Form District guidelines. Community Form Goal 1 Policy 13 integrates parking garages into their surroundings and provides an active inviting street-level appearance. Community Form Goal 2 Policy 14 encourages adjacent development sites to share entrance and parking facilities to reduce the number of curb cuts and the amount of surface parking. Community Form Goal 3 Policy 2, 3, and 6 states to design open space to meet outdoor recreation, natural resource protection, aesthetic, cultural and educational, public, or health and safety needs. Open space may also be associated with civic uses, managed for production of resources and designed to ensure compatibility between differing land uses. Housing Goal 1 Policy 2 Promote housing options and environments that support aging in place. Encourage housing for older adults and people with disabilities to be located close to shopping and transit routes and, when possible, medical and other supportive facilities. The proposed development will be an expansion of the existing retirement home on the Wesley Manor Campus, so resources and supportive facilities are already established to maintain the development of more senior housing in the area, now, therefore be it.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** the Detailed District Development Plan **SUBJECT** to the following 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. 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.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:

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NEW BUSINESS

CASE NO. 26-DDP-0021

- a. The development plan must receive full construction approval from Construction Review, 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 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners 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.
 - 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.
4. 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.
 5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
 6. 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.

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July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0021

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES

July 15, 2026

NEW BUSINESS

CASE NO. 26-DDP-0024

Request:	Revised Detailed District Development Plan with Revision to Binding Elements
Project Name:	Intertech Group, LLC – Shop Addition
Location:	5836 Fern Valley Road
Applicant:	Intertech Group, LLC
Representative:	White Professional Contracting
Jurisdiction:	Louisville Metro
Council District:	24 – Ginny Mulvey-Woolridge
Case Manager:	Zach Schwager, 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:

01:49:00 Zach Schwager provided an overview of the request and presented a PowerPoint presentation. Schwager responded to questions from Committee Members. (See recording for details)

The following spoke in favor of the request:

Nathan Grimes, 1012 S 4th Street, Louisville, KY 40203

Summary of testimony of those in favor of the request:

01:51:40 Nathan Grimes explained that the project is intended to provide additional space to support the operations already taking place on the site. Nathan Grimes responded to questions from Committee Members. (See recording for details)

The following spoke in opposition to the request:

JC Taliaferro, 6309 Fern Valley Pass, Louisville, KY 40228

Summary of testimony of those in opposition to the request:

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NEW BUSINESS

CASE NO. 26-DDP-0024

01:53:00 JC Taliaferro raised concerns about the proposed new building's location truck access routes, potential increases in traffic and safety issues at the Fern Valley intersection. Taliaferro responded to questions from Committee Members. (See recording for details)

Rebuttal:

01:54:50 Nathan Grimes confirmed that the new building will be located directly behind the existing building and will not extend beyond either side of the existing structure, also noted that new and existing buildings will be adjacent. Grimes stated that there is no change in traffic pattern and noted that trucks would continue using the same access route to the back of the property. Grimes answered questions from Committee Members. (See recording for details)

Deliberation:

01:56:10 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 with revised binding elements.

01:56:30 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:

WHEREAS, the Development Review Committee finds that there are no natural resources on the subject property other than the existing tree canopy at the rear and tree canopy requirements of the Land Development Code (LDC) will be provided. There is no increase in impervious surface area, 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. Metro Public Works has approved the preliminary development plan, and

DEVELOPMENT REVIEW COMMITTEE MINUTES

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NEW BUSINESS

CASE NO. 26-DDP-0024

WHEREAS, the Development Review Committee finds that there are no open space requirements for the proposed development, 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 compatible with the existing and future development of the area, and

WHEREAS, the Development Review Committee finds that the development plan conforms to all applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. Policy 3.1.10 of Plan 2040 states, the Suburban Workplace form is characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting. Suburban Workplaces often contain a single large-scale use or a cluster of uses within a master planned development, 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.
2. 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.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:

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CASE NO. 26-DDP-0024

- a. The development plan must receive full construction approval from 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 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
4. 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.
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.

The vote was as follows:

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

DEVELOPMENT REVIEW COMMITTEE MINUTES
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ADJOURNMENT

The meeting adjourned at approximately 3:00 p.m.

Chair

Planning Director