

**Development Review Committee**  
**Staff Report**  
June 17, 2026



<b>Case No:</b>	26-DDP-0020
<b>Project Name:</b>	2728, 2730, 2732 S 3 <sup>rd</sup> St – Revised Development Plan
<b>Location:</b>	2728, 2730, & 2732 S 3 <sup>rd</sup> Street
<b>Applicant:</b>	Lewis Capital Holdings LLC
<b>Representative:</b>	Jacob Guhy
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	15 – Jennifer Chappell
<b>Case Manager:</b>	Sydney Fawcett, Planner I

**REQUEST**

- **Revised Detailed District Development Plan** with revisions to Binding Elements

**CASE SUMMARY**

The subject site is approximately 0.27 acres zoned C-1 Commercial and located in the Traditional Neighborhood form district. The subject site is located at the corner of South 3rd Street and M Street west of I-65. The applicant is proposing to construct three 2,395 square foot single-family homes with an associated parking pad accessed via alley in the rear.

Related Cases

- **9-14-84:** Change in Zoning from M-2 Industrial to C-1 Commercial for a funeral home and a Detailed District Development Plan.

**STAFF FINDING**

Staff finds that the request is adequately justified and meets the applicable standards of review.

**TECHNICAL REVIEW**

Public Works and MSD have preliminarily approved the proposal.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR REVISED DETAILED DISTRICT DEVELOPMENT PLAN**

- 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 or cultural resources located on the subject site. Street trees will be provided along the South 3<sup>rd</sup> Street and M Street frontages.

- 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 transportation within and around the development and the community have been provided. Metro Public Works has 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 for the proposed development.

- 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 uses are compatible with both existing and future development in the area. The surrounding area includes established multifamily and single-family developments, making the proposed use consistent with the development pattern. The site plan incorporates appropriate setbacks and site design, further showing compatibility with adjacent properties.

- 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, as well as the requirements of the Land Development Code. Plan 2040 Community Form Goal 1 Policy 3.1.2 characterizes the Traditional Neighborhood form district of predominately residential uses, by a grid pattern of streets with sidewalks and often including alleys. Traditional Neighborhood Form requires a particular emphasis on new developments using traditional building scales and site layouts. Plan 2040 Community Form Goal 1 Policy 4 calls to ensure new development is compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. The development is consistent with Housing Goal 1, Policy 3 of Plan 2040. This policy encourages developments to create a variety of housing types that meet the needs of all residents including an adequate supply of affordable housing and physically accessible housing. The proposed development creates more inclusive and accessible housing opportunities while preserving the existing residential site design in the general area.

**REQUIRED ACTION:**

- **APPROVE** or **DENY** the **Revised Detailed District Development Plan** with binding elements.

**NOTIFICATION**

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
<b>6/1/2026</b>	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 15

**ATTACHMENTS**

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



2. Aerial Photograph



### 3. Existing Binding Elements with Proposed Revisions

1. The development ~~will~~ **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. No further development will occur.**
- ~~2. The development shall not exceed 13,555.52 square feet of gross floor area. There shall be no more than six visitation rooms within the building.~~
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 building permits 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 be reapproved by the Water Management Section of the Jefferson County Public Works and Transportation Cabinet and the City of Louisville Department of Public Works. **The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works, and the Metropolitan Sewer District.**~~
  - ~~b. The size and location of any proposed signs must be approved by the Planning Commission. The Commission may require that signs be smaller than would be otherwise permitted by the regulations.~~
  - ~~c. The property owner must obtain approved of and implement a plan for screening along the north property line of the lot known as 2728 South Third Street and along the north property line of the property on the east side of Third Street.~~
- ~~5. If building permits are not obtained within one year from the date of approval of the plan or rezoning whichever is later the property shall not be used in any manner.~~
6. **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.**
- ~~7. The above binding elements may be amended as provided for in the Zoning District Regulations.~~
8. **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.**

#### 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. 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.
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. 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.