

Development Review Committee
Staff Report
June 17, 2026



Case No:	26-WAIVER-0049
Project Name:	Concrete Kingdom
Location:	6319 Bardstown Rd
Applicant:	Nicole Woods
Representative:	Nicole Woods
Jurisdiction:	Louisville Metro
Council District:	22 – Kevin Bratcher
Case Manager:	Catherine Gomez, Planner I

REQUEST

- **Waiver** of Land Development Code (LDC) Section 4.4.8.C.1.a to permit outdoor sales and display area to exceed 800 square feet.

CASE SUMMARY

The subject site is approximately 1.5 acres in the C-2 Commercial zoning district and Town Center Form District. The site is located near the intersection of Bardstown Road and Storage Way. The subject property is currently developed as a retail space for outdoor yard displays. No construction is proposed at this time. However, the existing outdoor display and sales area is exceeding 800 square feet, which is not permitted. The applicant is requesting 3,500 square feet of outdoor display and sales area, exceeding the requirement by 2,700 square feet.

STAFF FINDING

Staff finds that the requested waiver is adequately justified for approval based on the analysis contained in the standard of review.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as the location of the proposed outdoor display and sales area will remain the same as before, except for the sales display in the right-of-way, which will be moved to the rear of the building.

- a. The waiver will not violate specific guidelines of Plan 2040; and

STAFF: The waiver will not violate specific guidelines of Plan 2040. The Town Center form typically has a compact mixture of moderately intense uses including shopping, restaurants, offices and residences. Buildings are generally close to and oriented toward the street. These characteristics strengthen the role of the Town Center as a community focal point. The amount of floor space in town centers is usually between 100,000 and 400,000 square feet reflecting a market area designed to serve a population of between 25,000 to 75,000. For this request specifically, the retail space is outdoors instead of inside a principal building. Community Form

1, Policy 3.2 suggests using Form District pattern as a basis for site design standards such as lot dimensions, building scale, size, height, as well as how buildings relate to other nearby buildings and the site itself.

- b. The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the applicant is dependent on having the outdoor display and sales area for their retail business due to the product.

- c. Either
(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant as the items for sale are large and would require significant investment to put inside a building.

REQUIRED ACTION:

- **APPROVE or DENY** the **Waiver** of Land Development Code (LDC) Section 4.4.8.C.1.a to permit outdoor sales and display area to exceed 800 square feet.

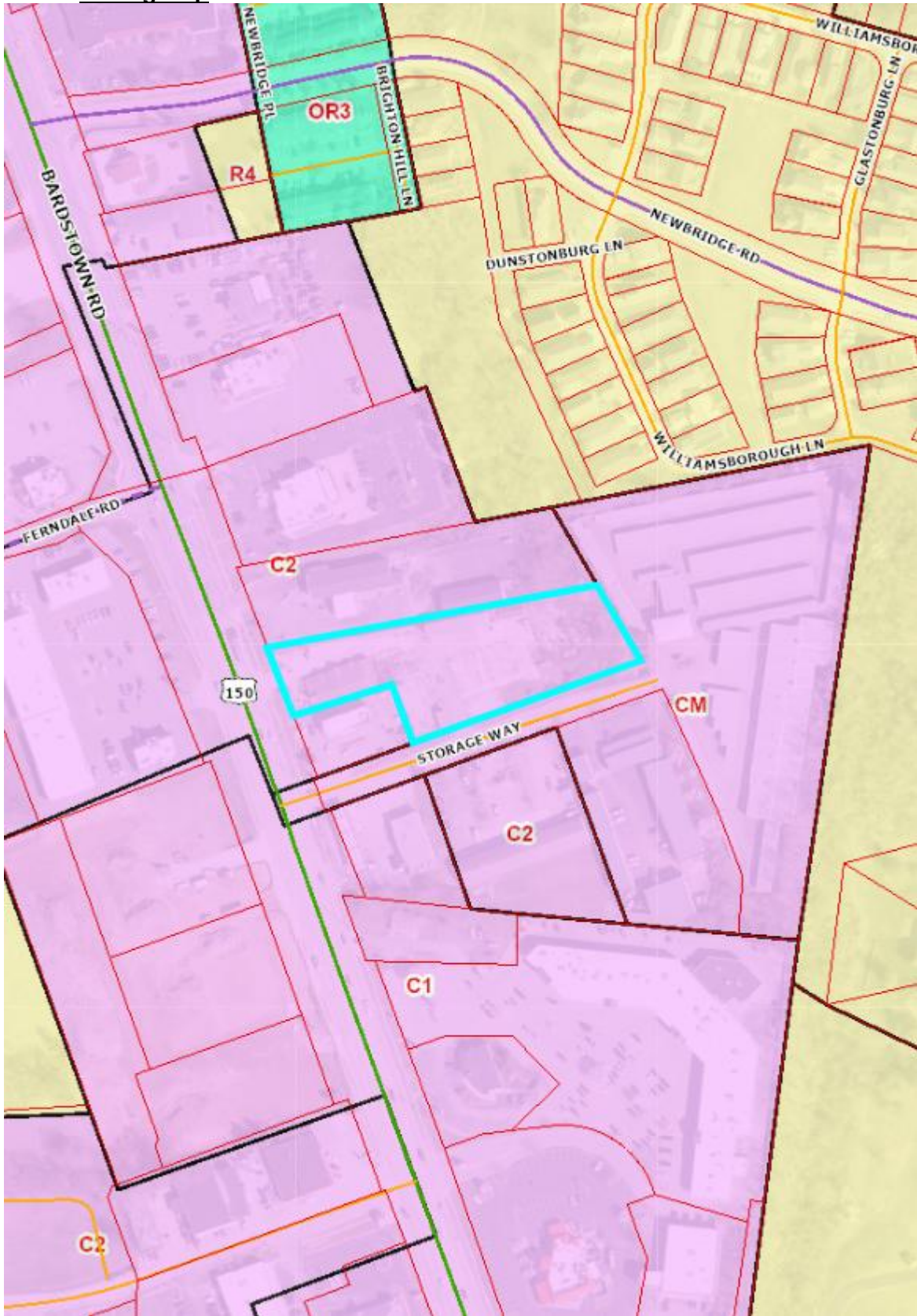
NOTIFICATION

Date	Purpose of Notice	Recipients
06/03/2026	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 22

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

