



# 26-DDP-0024

Development Review Committee  
Staff Report  
July 15, 2026

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## 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

### REQUEST & RECOMMENDED ACTION

1. **Revised Detailed District Development Plan** with Revision to Binding Elements
  - Staff finds the justification for the request is adequate and recommends the Development Review Committee **APPROVE** the Revised Detailed District Development Plan

### CASE SUMMARY

The subject site is currently zoned PEC Planned Employment Center within the Suburban Workplace Form District on 3.8 acres. The proposed development plan would expand an existing industrial use that fronts Fern Valley Road. The area that is to be developed is part of the Poplar Park industrial area and the applicant is proposing to construct a 32 feet tall, 10,000 square feet workspace.

### CASE HISTORY

- **9-41-75:** Change in zoning from Multi-Family to Industrial
- **19-DDP-0072:** Detailed District Development Plan for warehouse

### TECHNICAL REVIEW

- Comprehensive Plan 2040
- Land Development Code (Louisville Metro 2025)
- The Metropolitan Sewer District (MSD) has provided preliminary approval.
- Transportation Planning has provided preliminary approval.

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**STANDARD OF REVIEW AND STAFF ANALYSIS FOR REVISED DETAILED DISTRICT DEVELOPMENT PLAN WITH REVISION TO BINDING ELEMENTS**

(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 FINDING:** 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.

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

**STAFF FINDING:** 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.

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

**STAFF FINDING:** 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 FINDING:** 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.

(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 FINDING:** The overall site design and land uses are compatible with the existing and future development of the area.

(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 FINDING:** 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.

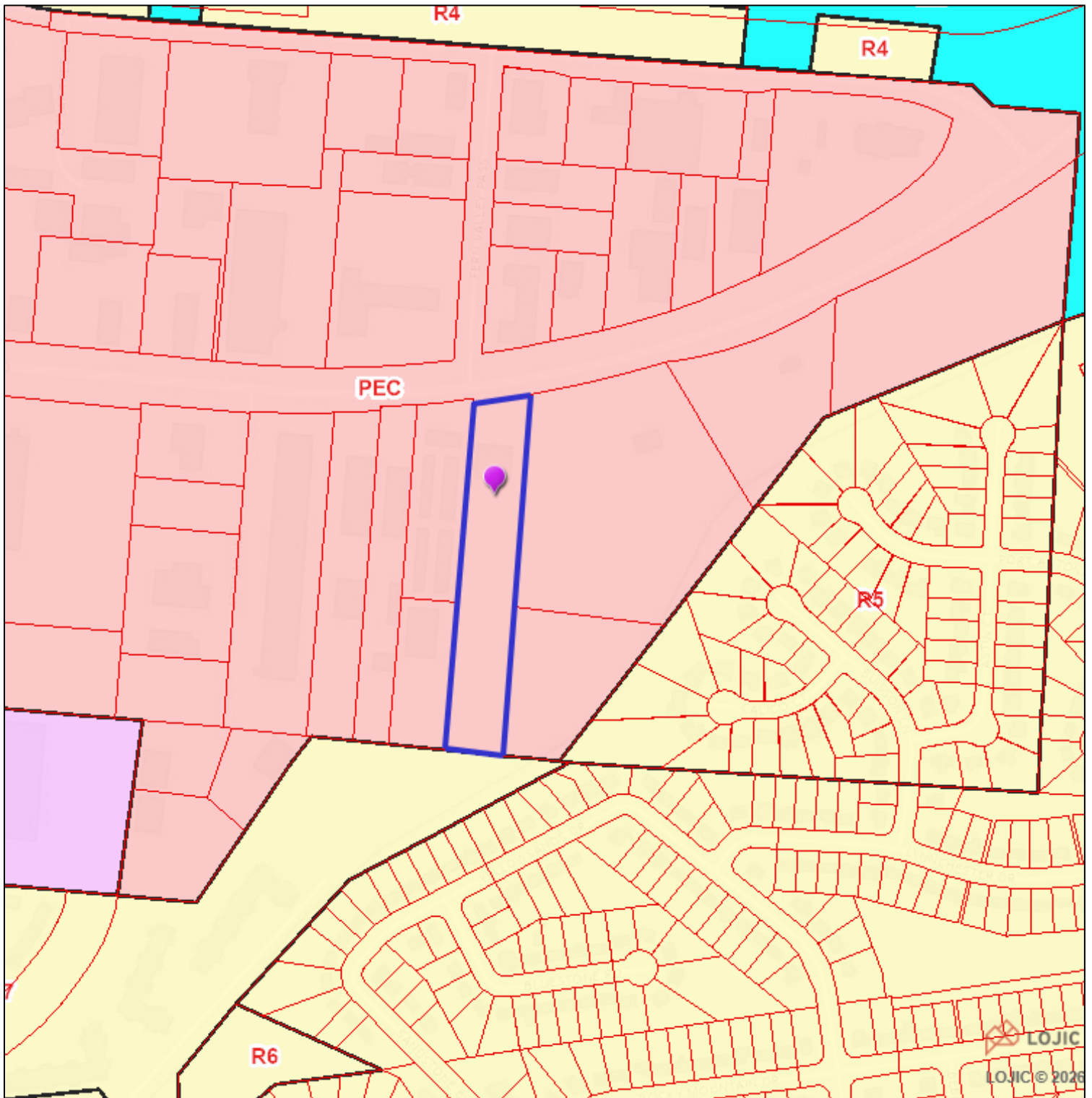
**NOTIFICATION**

| DATE     | PURPOSE OF NOTICE                           | RECIPIENTS  |
|----------|---|---|
| 7/1/2026 | Development Review Committee Public Hearing | 1st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 24 |

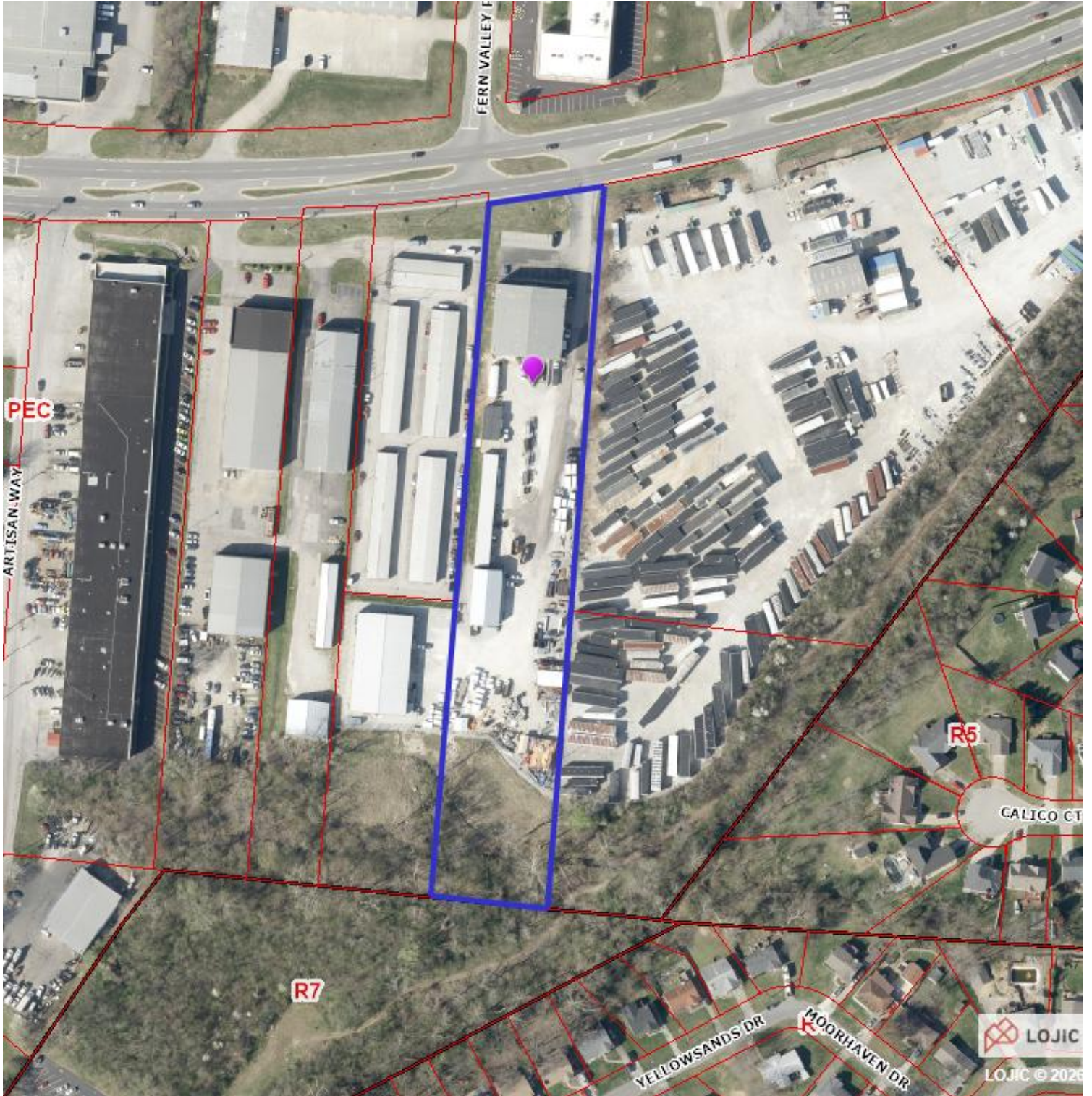
**ATTACHMENTS**

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

1. ZONING MAP



2. AERIAL PHOTOGRAPH



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**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 ~~(and to the City of Lyndon, St. Matthews, Hurstbourne, or Middletown etc)~~ for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. ~~Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.~~
3. ~~No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.~~
4. 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.
5. 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 the Kentucky Transportation Cabinet.~~
  - c) ~~A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.~~
  - 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.~~ **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.**
  - e) ~~The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at~~

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~~the April 23, 2020 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.~~

- ~~6. 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.~~
- ~~7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.~~
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 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 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.