

# Development Review Committee

## Staff Report

June 17, 2026



<b>Case No:</b>	26-DDP-0012
<b>Project Name:</b>	907 Ormsby Lane Condominiums
<b>Location:</b>	907 Ormsby Ln
<b>Applicant:</b>	Meridian Construction LLC
<b>Representative:</b>	Milestone Design
<b>Jurisdiction:</b>	Lyndon
<b>Council District:</b>	7 – Paula McCraney
<b>Case Manager:</b>	Mollie Share, Planner I

### REQUEST

- **Revised Detailed District Development Plan (RDDDP)** with revised binding elements.

### CASE SUMMARY

The subject site is approximately 5 acres, zoned R-6 Multi-Family Residential in the Neighborhood Form District, located in the City of Lyndon. The site is undeveloped. The applicant is proposing to construct an 80-unit apartment complex, consisting of eight 2-3 story buildings and 120 parking spaces.

#### Case History:

- **20-ZONE-0123:** A Change in Zoning from R-4 Single-Family Residential to R-6 Multi-family Residential, with a Detailed District Development Plan and Binding Elements and Variance (21-VARIANCE-0070) for a proposed 64-unit multi-family development.

### TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal.

### STAFF FINDING

Staff finds that the request is adequately justified and meets the applicable standards of review. The proposed development is consistent with the guidelines of Plan 2040 and meets the requirements of the Land Development Code.

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP

- 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 present on the subject site. Compliance with the applicable tree canopy requirements will be achieved through submission of a detailed landscape plan, which will be reviewed and approved by the Planning Commission staff prior to the issuance of construction permits. The front of the site is partially located within

the 100-year floodplain; however, there is no significant impact as no buildings, parking, or open space are located within it.

- 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 circulation within the development and the surrounding community have been incorporated into the proposal. Metro Public Works has reviewed and approved the preliminary development plan.

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

STAFF: 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.

- 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 use are compatible with both existing and anticipated future development in the area. The surrounding context consists of a mix of single and multi-family residential development, making the proposal consistent with the prevailing development pattern. Landscape buffering and screening will be provided to screen adjacent properties and parking areas where appropriate.

- 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 and to the requirements of the Land Development Code.

Community Form Goal 1, Policy 5 encourages a mixture of densities if the designs are compatible with those of nearby residences, i.e., landscape buffers, open space, site design, and building height. There are landscape buffers provided along the two property lines it shares with single-family homes on it, as well as along the roadway. The site provides open space in the rear and a large setback and detention basin in the front, as well as the parking itself being mostly screened by the building orientation, providing a site design that minimally disturbs the surrounding neighborhood. Additionally, the two-story buildings are located along the property line shared with the single-family homes while the three-story buildings are located along the property line shared with a site containing other three-story apartment units, allowing a transition in building height.

Housing Goal 1, Policy 1 encourages a variety of housing types including detached and attached single family, multi-family, mixed use, zero lot line, average lot, cluster, and cohousing. It also allows for accessory residential structures and apartments and encourages housing types that reflect the Form District pattern. The Neighborhood Form District places emphasis on diverse housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses, including high density multi-family housing, as stated in Community Form Goal 1, Policy 3.1.3

**REQUIRED ACTION:**

- **RECOMMEND** that the City of Lyndon **APPROVE** or **DENY** the **Revised Detailed District Development Plan** with revised binding elements.

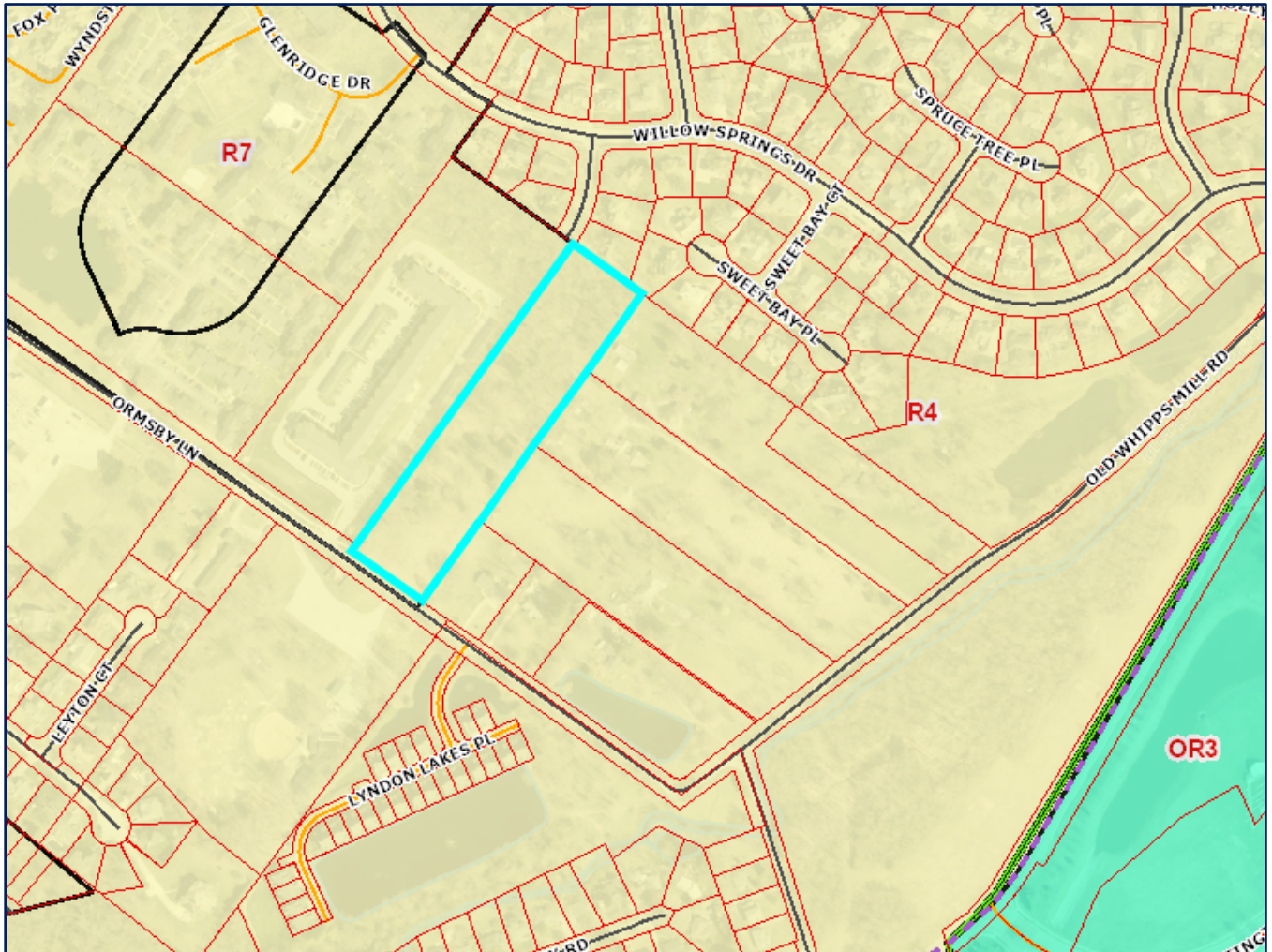
**NOTIFICATION**

Date	Purpose of Notice	Recipients
06/04/2026 06/05/2026	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 7

**ATTACHMENTS**

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

1. Zoning Map



2. Aerial Photograph



### 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 for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. ~~No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.~~
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 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. 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 Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
  - d. ~~The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 1, 2021 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.~~
5. 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.
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 this site, shall be responsible for compliance with these binding elements.
7. ~~Ormsby Lane shall be widened along the property frontage to a minimum of 18 feet prior to the issuance of a building permit.~~

8. Applicant shall not apply for, nor receive, any permit (building, clearing or otherwise), until receiving the approval of the City of Lyndon Council for the final renderings and elevations of the proposed structures on the. Exterior materials shall be either brick, stone, or masonry (including cement fiber board such as Hardi Board), or solid wood. Vinyl siding shall not be used as an exterior material, except for soffits.

#### **4. Proposed Binding Elements**

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  - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
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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 this site, shall be responsible for compliance with these binding elements.
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