

ORDINANCE NO. _____, SERIES 2026

AN ORDINANCE RELATING TO THE DETAILED DISTRICT DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 8803, 8805, AND 8807 OLD BARDSTOWN ROAD CONTAINING APPROXIMATELY 7.02 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 26DDP0005).

SPONSORED BY: COUNCIL MEMBER ANDREW OWEN

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) previously approved the zoning change in connection with 8803, 8805 & 8807 Old Bardstown Road pursuant to Ordinance No. 96, Series 2025 (the “2025 Ordinance”); and

WHEREAS, as part of the 2025 Ordinance, Binding Element #12 required that any significant changes or alterations to the proposed structures (e.g. building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property, or any amendments to the binding elements shall require Council review and approval; and

WHEREAS, a revised detailed district development plan has been proposed for 8803, 8805 & 8807 Old Bardstown Road, pursuant to Case No. 26DDP0005, which would delete Binding Elements #9 and #10 regarding building height on the C-1 and OR-1 portion, respectively, of the site, and to delete Binding Element #2 and #4.g., as Office of Planning staff no longer includes those items as binding elements as both items are already covered by the Land Development Code; and

WHEREAS, the revised development plan contemplates increases in total square footage, number of parking spaces and building height in addition to the proposed changes to binding elements, all of which trigger Council review and approval based on the 2025 Ordinance; and

WHEREAS, the Council has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the “Planning Commission”) and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 26DDP0005; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission approving the detailed district development plan in Case No. 26DDP0005 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: That the detailed district development plan for the properties located at 8803, 8805 & 8807 Old Bardstown Road containing approximately 7.02 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 26DDP0005, is hereby approved.

SECTION II: This Ordinance shall take effect upon its passage and approval or otherwise becoming law.

Sonya Harward
Metro Council Clerk

Brent Ackerson
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM:

Michael J. O'Connell
Jefferson County Attorney

By: _____

O-225-26-- Detailed District Development Plan for 8803, 8805 & 8807 Old Bardstown Road 07-29-26 (lf)