



26-DDP-0032

Development Review Committee
Staff Report
July 29, 2026

Preston Spring Drive and Crossing Spring Way Townhouses

Location: 4900 Crossing Spring Way
Applicant: Village at Preston Crossing Condominium Association
Representative: Clarisa de Luna
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 R-5A Multi-Family Residential within the Neighborhood Form District on 9.9 acres. The applicant did not file an extension of expiration for the previously approved revised development plan by the deadline; therefore, new approval is required. The original change in zoning was for a 32-unit development, which was partially completed, and the revised development plan reduced the total number of units to 26 across six 2-story townhome style buildings. The proposed development plan would bring the previously approved plan into compliance with no proposed changes.

CASE HISTORY

- **9-44-04:** Change in zoning from R-5 Single-Family, R-7 Multi-Family, and C-2 Commercial to R-5A Multi-Family
- **23-DDP-0035:** Revised Detailed District Development Plan with Revision to Binding Elements

TECHNICAL REVIEW

Comprehensive Plan 2040

Land Development Code (Louisville Metro 2025)

The Metropolitan Sewer District (MSD) and Transportation Planning have provided preliminary approval.

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 3.1.3 of Plan 2040

states, the Neighborhood form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas. The proposed plan meets this policy.

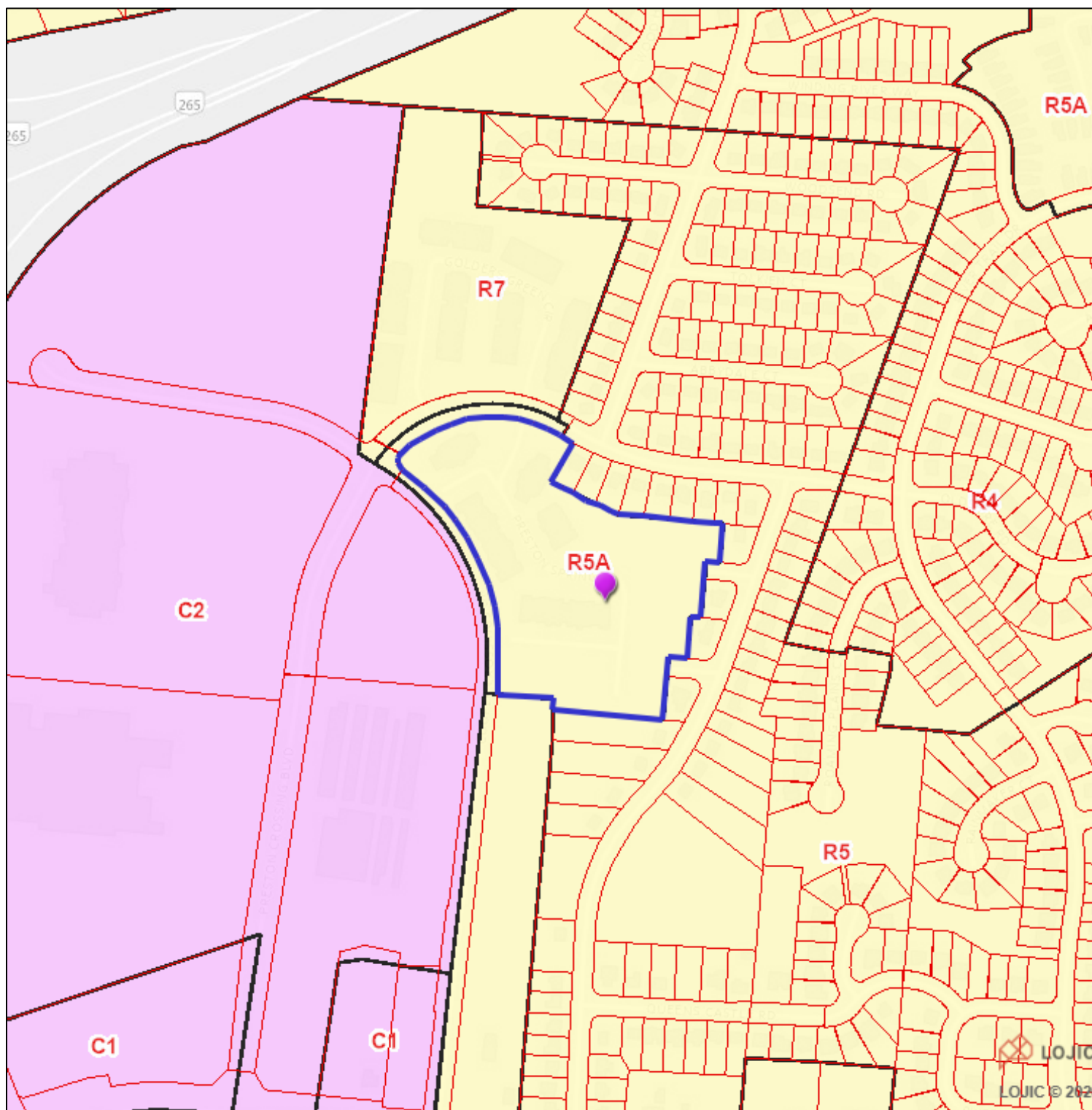
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/20/2026	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



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 elements 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. ~~Use of the subject site shall be limited to Multi-Family Residential /condominiums. There shall be no other use of the property unless prior approval is obtained from the Planning Commission or the LD& T Committee. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission/LD&T Committee may require a public hearing on the request to amend this binding element.~~
3. ~~The density of the overall development shall not exceed 10.33 dwelling units per acre (200 units on 19.36 acres).~~
4. ~~Signs shall be in accordance with the Chapter 8 or as presented at the public hearing.~~
5. ~~No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.~~
6. 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.
7. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, or demolition 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.
 - 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.

8. 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.~~
9. 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.
10. ~~The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the September 22, 2005 Land Development and Transportation Committee meeting or the April 24, 2024 Development Review Committee.~~
11. ~~The applicant shall provide documentation showing that the development complies with all the regulations from Chapter 4, Part 1, Section 3, Lighting, prior to the issuance of a construction permit. These regulations include the following items: Mounting Height Limit, Luminaire Shielding, Canopy Lighting Level, and Light Trespass.~~
12. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.

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 elements 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.
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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.
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.
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