



26-DDP-0018

Development Review Committee
Staff Report
July 15, 2026

River Green/Office Warehouse

Location: 2610 River Green Circle
Applicant: River Green Development, LLC
Representative: Heritage Engineering
Jurisdiction: Louisville Metro
Council District: 9 – Andrew Owen
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 C-M Commercial Manufacturing within the Suburban Workplace Form District on 2.6 acres. The proposed development plan would expand an existing activity center that fronts River Road, River Green Circle, and Buddeke Drive. The area that is to be developed is part of the River Green Business Park and the applicant is proposing to construct a two-story 48,575 square foot office/warehouse with associated parking.

CASE HISTORY

- **9-110-89:** Change in zoning from W-3 Waterfront District to C-M Commercial Manufacturing with General District Development Plan
- **12412:** Detailed District Development Plan for off-street parking

TECHNICAL REVIEW

- Comprehensive Plan 2040
- Land Development Code (Louisville Metro 2025)
- Waterfront Review Overlay District has provided preliminary approval.
- The Metropolitan Sewer District (MSD) has provided preliminary approval.
- Transportation Planning has 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: The subject site is partially within the FEMA 100 Year Floodplain, but the plan has received preliminary approval from MSD and the Waterfront Review Overlay District. Tree canopy requirements of the Land Development Code will be provided on the subject site.

(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.

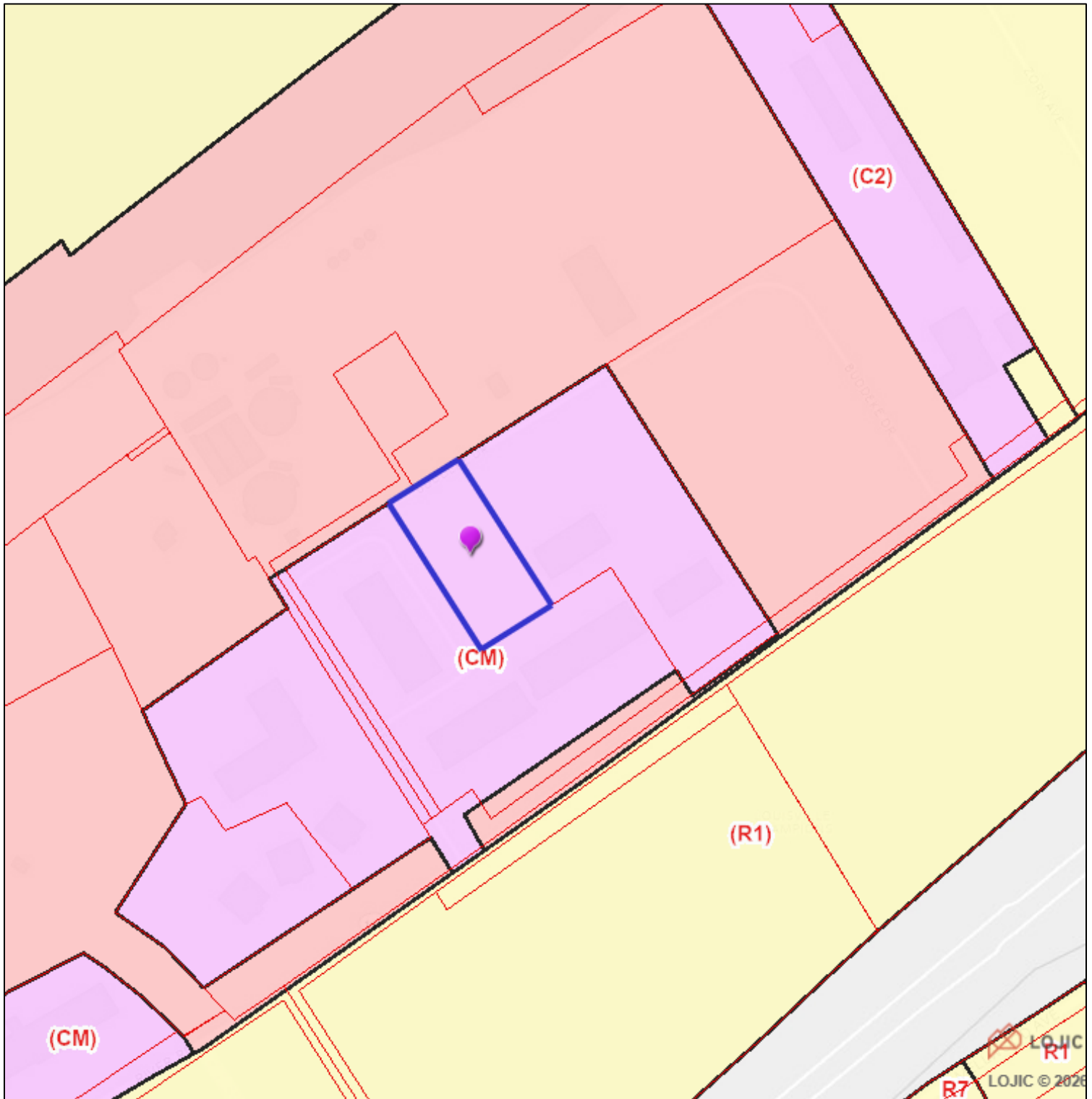
NOTIFICATION

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 9

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

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

1. ~~The development will be in accordance with the approved district development plan. No further development will occur without prior approval from the Planning Commission.~~ **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. ~~The development shall not exceed 444,800 square feet of gross floor area.~~
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 a building permit is requested.~~ **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 be reapproved by the City of Louisville Department of Inspections, Permits and Licenses and the Metropolitan Sewer District.~~ **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 Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.~~ **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) ~~All necessary recording fees shall be paid.~~

5. ~~If River Road is not reconstructed and widened within five years of the approval of this revised plan, the developer shall construct left and right turn lanes at the west entrance and the east entrance to the development immediately upon the expiration of this five year period. The lanes shall be constructed to standards to be approved by the City of Louisville Department of Public Works.~~
6. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. ~~All binding elements must be implemented prior to requesting issuance of the certificate.~~
7. ~~The above binding elements may be amended as provided for in the Zoning District Regulations.~~
8. ~~The landscape buffer along River Road shall conform to the plan shown on Landscape Exhibit I as submitted by the developer.~~
9. ~~The developer shall construct a left turn lane on River Road at the west entrance to the development prior to occupancy of the buildings in Phase 1 and shall construct the left turn lane at the east entrance prior to occupancy of the buildings in Phase 4. The lanes shall be constructed to standards to be approved by the City of Louisville Department of Public Works.~~
10. ~~In an effort to minimize impact of lighting on adjacent properties, lighting for the parking area shall be directed downward and toward the interior of the parking areas.~~
11. ~~Developer shall not disturb the existing wetland area until it receives necessary governmental approvals.~~
12. ~~Developer shall install plantings in the sizes shown on the landscape plan approved by the Commission's landscape architect. The red oaks shown along the north side of River Road shall be planted when River Road has been improved. Except as may be necessitated by construction, the developer will not ask the City to remove the existing trees along the north side of River Road until River Road is improved.~~
13. **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.