



26-DDP-0014

Development Review Committee
Staff Report
July 29, 2026

Cardinal Storage

Location: 13319 Aiken Road
Applicant: Cardinal Project LLC
Representative: Land Design & Development, Inc
Jurisdiction: Middletown
Council District: 17 – Markus Winkler
Case Manager: Tyler Pobiedzinski, Planner I

REQUEST & RECOMMENDED ACTION

1. Revised Detailed District Development Plan with Revised Binding Elements
 - Staff finds the justification for the request is adequate and recommends the Development Review Committee **RECOMMEND** that the City of Middletown **APPROVE** the Revised Detailed District Development Plan

CASE SUMMARY

The subject site is zoned M-2 and M-3 Industrial within the Suburban Workplace Form District and comprises two tracts totaling approximately 10.2 acres located within the City of Middletown. The applicant proposes to redevelop the site with a combination of climate-controlled and non-climate-controlled mini-storage buildings totaling approximately 62,500 square feet and a new 5,000-square-foot office building. One tract is currently developed and occupied by a moving company, while the second tract is currently undeveloped. The proposed development includes the demolition of two existing office buildings and their replacement with a new office building in a similar location. The existing truck maintenance building is proposed to remain. The development will extend onto the undeveloped tract and include the construction of self-storage facilities, expanding the overall operations of the site.

TECHNICAL REVIEW

- The developed tract was previously subject to a Conditional Use Permit to allow commercial composting within the M-2 Industrial District under Docket Number B-269-02. The approval was later modified under Docket Number B-15770-11 to permit the acceptance of off-site materials for the same use. This Conditional Use Permit was abandoned as part of the previous development plan approved under Docket Number 22-CAT2-0007. The undeveloped tract was included as part of a larger rezoning from M-2 to M-3 under Docket Number 9-5-90. As part of that approval, a Conditional Use Permit was granted for a hot-mix asphalt plant located on what is today the adjoining property to the north. The undeveloped tract was identified for future aggregate stockpiling

associated with that operation; however, a review of historical aerial imagery indicates that aggregate stockpiling and a hot-mix asphalt plant were never established.

- Metropolitan Sewer District and Transportation Planning has provided preliminary approval.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR REVISED DETAILED DISTRICT DEVELOPMENT PLAN

- 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: Natural resources on the subject site have been adequately addressed. Chenoweth Run, a protected waterway, is located adjacent to the property and the applicant has maintained the required 100-foot stream buffer. Where limited encroachments occur within the outer 25-foot stream buffer zone, equivalent or greater buffer area has been provided elsewhere on the site as permitted by the City of Middletown Land Development Code. The development also preserves approximately 16.5% tree canopy, exceeding the 15% minimum required by the City of Middletown. No historic resources, floodplain impacts, or other significant environmental constraints appear to be affected by the proposal.

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

STAFF FINDING: Adequate vehicular access is provided through the proposed circulation pattern allows for safe and efficient movement throughout the site. The development has been reviewed by Transportation Planning, and no significant transportation concerns have been identified. Given the nature of the proposed mini-storage use, pedestrian activity is expected to be limited.

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

STAFF FINDING: No open space is required 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: Adequate drainage facilities have been provided to serve the proposed development. The Metropolitan Sewer District has reviewed and approved the proposed drainage plan and determined that the development can be accommodated without creating adverse drainage impacts on the subject site or surrounding properties.

- 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 proposed site design is compatible with the existing and anticipated future development pattern of the area. The mini-storage use is consistent with the industrial zoning and surrounding land uses. Building placement has been designed to minimize impacts on adjacent properties, while compliance with applicable buffering, tree canopy, and stream protection requirements further enhances compatibility with the surrounding 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 goals, objectives, and policies of the Comprehensive Plan and the requirements of the Land Development Code. Community Form Goal 1, Policy 8 encourages industrial development to locate in areas that are readily served by existing infrastructure and transportation facilities. The proposal redevelops industrially zoned property within the Suburban Workplace Form District with a mini-storage use that is compatible with surrounding industrial development patterns and supported by existing public infrastructure and transportation networks.

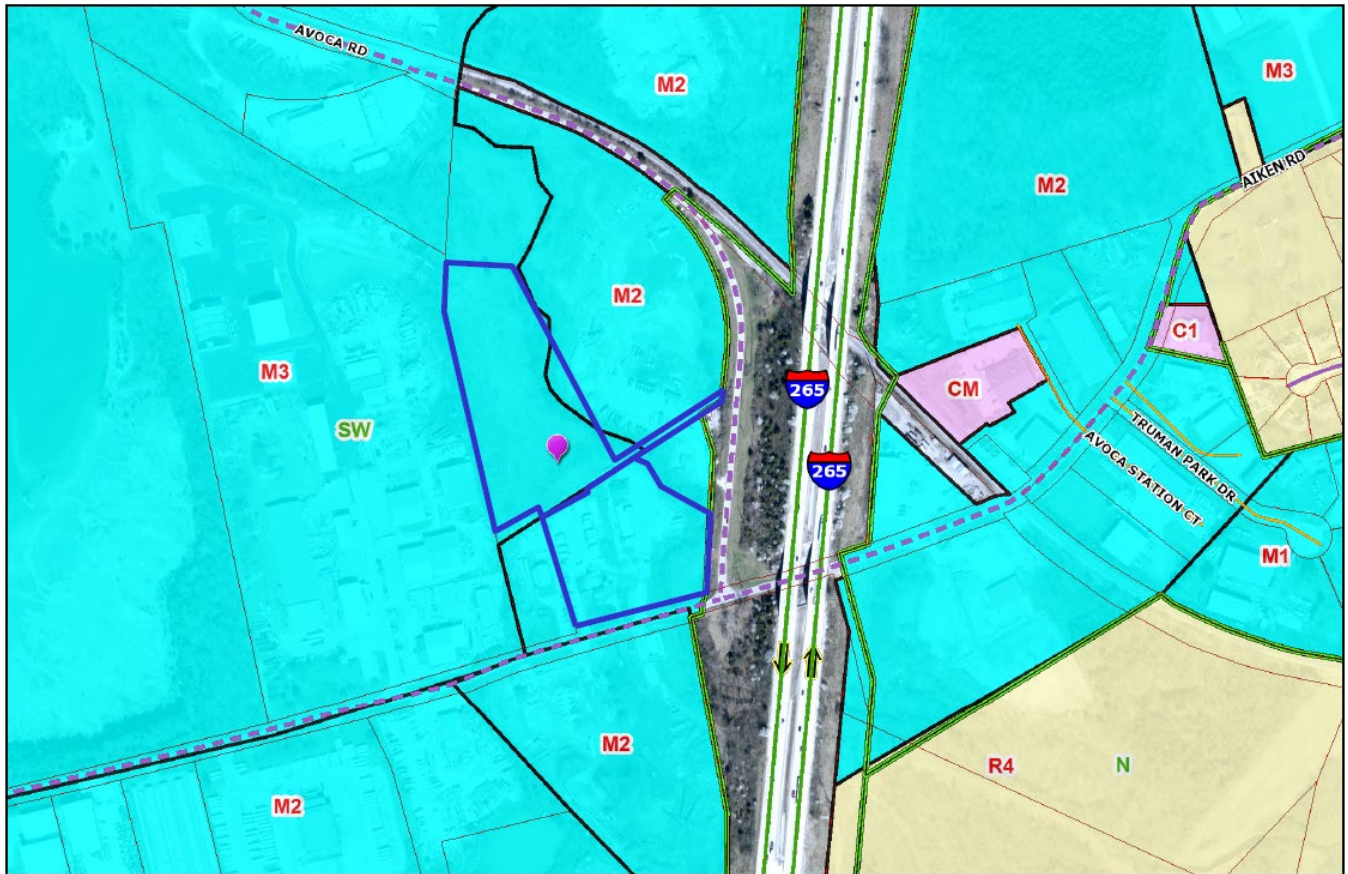
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/17/2026	Development Review Committee Public Hearing	1st tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 17

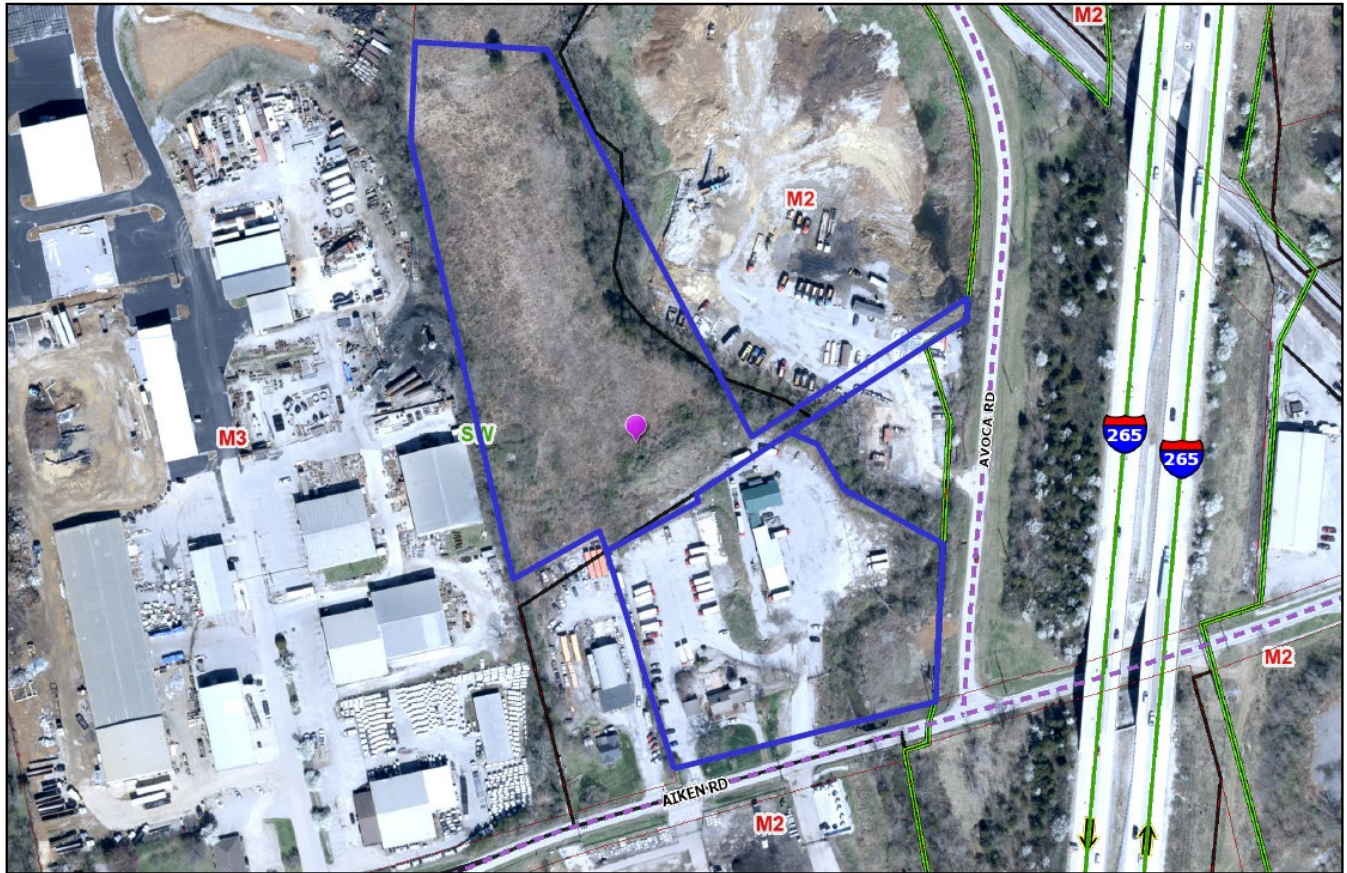
ATTACHMENTS

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

ZONING MAP



AERIAL PHOTOGRAPH



BINDING ELEMENTS WITH PROPOSED REVISIONS

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, and the City 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 (and to the City of Middletown) for review and approval; any changes/additions/alterations not so referred shall not be valid.**
2. ~~The development of the office shall not exceed 900 square feet of gross floor area.~~ **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 a building permit is requested:~~
 - a) ~~The development plan must be reapproved by the Jefferson County Department of Public works and Transportation and the Metropolitan Sewer District~~
 - b) ~~The size and location of any proposed freestanding sign must be approved by the Planning Commission and the City of Middletown. The Planning Commission and the City of Middletown may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.~~
 - c) ~~All necessary recording fees shall be paid.~~**Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit (Note: Alteration and demolition to be used for sites within an historic preservation district, national register site, or other historic building) is issued:**
 - 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 building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.**
4. ~~There shall be no concrete plant on the subject property without the approval of the Planning Commission of a new development plan indicating such use. Any such application shall require~~

prior notification of any hearing or meeting of the Land Development and Transportation Committee at least 14 days in advance of such hearing or meeting to all adjoining property owners, to all persons (if any) who spoke in opposition at the public hearing for Docket 9-5-90C, and to Billy Holloway Aggregates, Inc. 12613 Avoca Road. **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.**

5. ~~No storage of aggregate shall occur within 30 feet of any property line, except the south property line abutting 2 residential lots against which there shall be no storage within 100 feet.~~
6. ~~No outdoor advertising signs/(billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.~~
7. ~~Owner/Applicant/Developer shall dedicate 40 feet of right of way for the construction of an 8-foot shoulder along the south side of Avoca Road for future improvements.~~
8. ~~A note shall be placed on the development plan stating that the Jefferson County Works Department has the option to change the location of access points if deemed necessary.~~
9. ~~If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission, and the City Commission.~~
10. ~~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.~~
11. ~~The above binding elements may be amended as provided for in the Zoning District Regulations, upon approval by the City Commission.~~

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 (and to the City of Middletown) 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 (Note: Alteration and demolition to be used for sites within an historic preservation district, national register site, or other historic building) is issued:
 - 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 building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
4. 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.