

Louisville Metro Land Development & Transportation Committee - February 13, 2025  
Neighborhood Meeting - June 5, 2024

## Docket No. 24-ZONE-0105

Zone Change from R-4 to C-1 to allow a Goodwill retail store and  
future retail buildings on property located at  
8803, 8805 & 8807 Old Bardstown Road

Attorneys: Bardenwerper Talbott & Roberts, PLLC  
Land Planners, Landscape Architects & Engineers - Arnold Consulting



Search Addresses



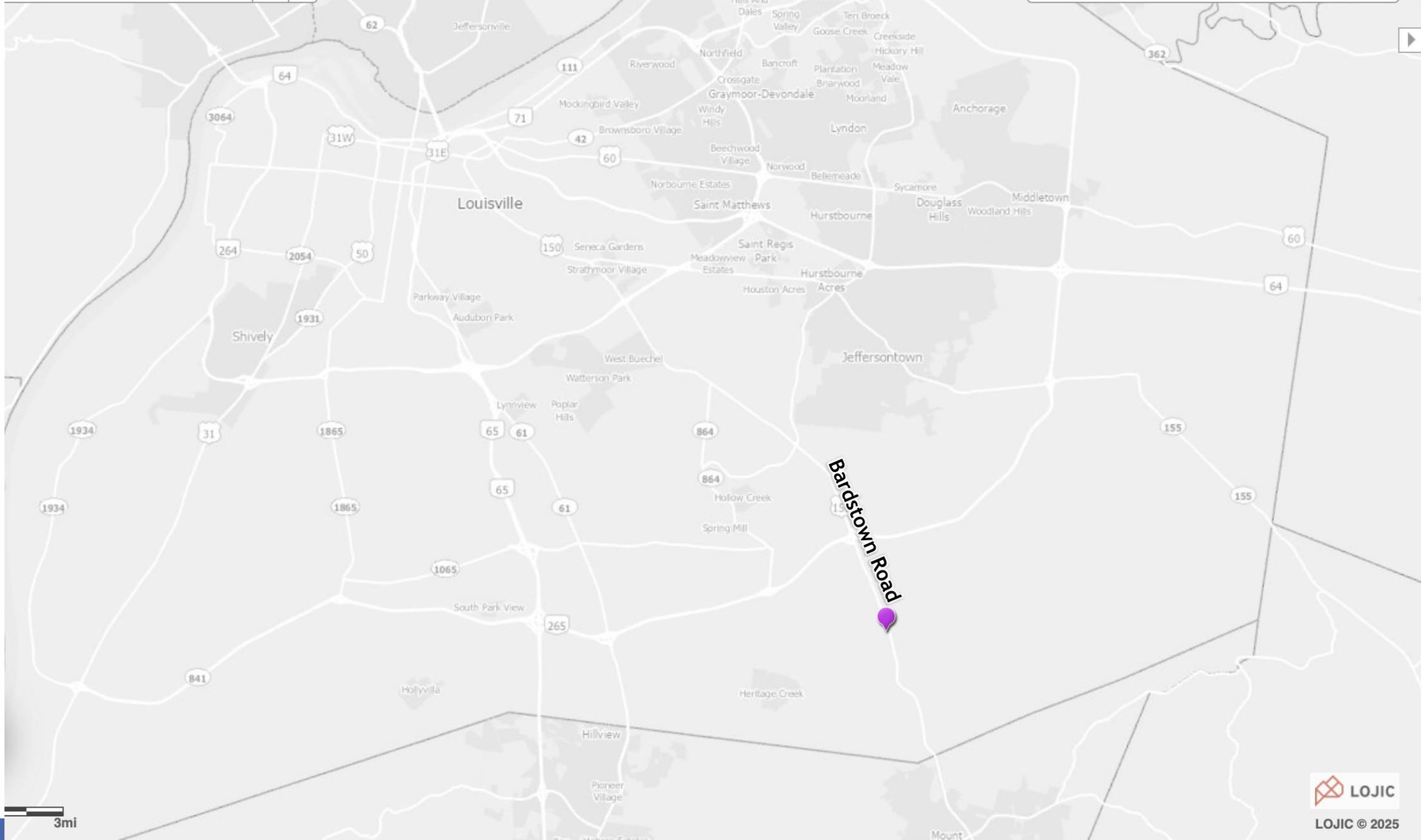
Gray

Basic

Aerial

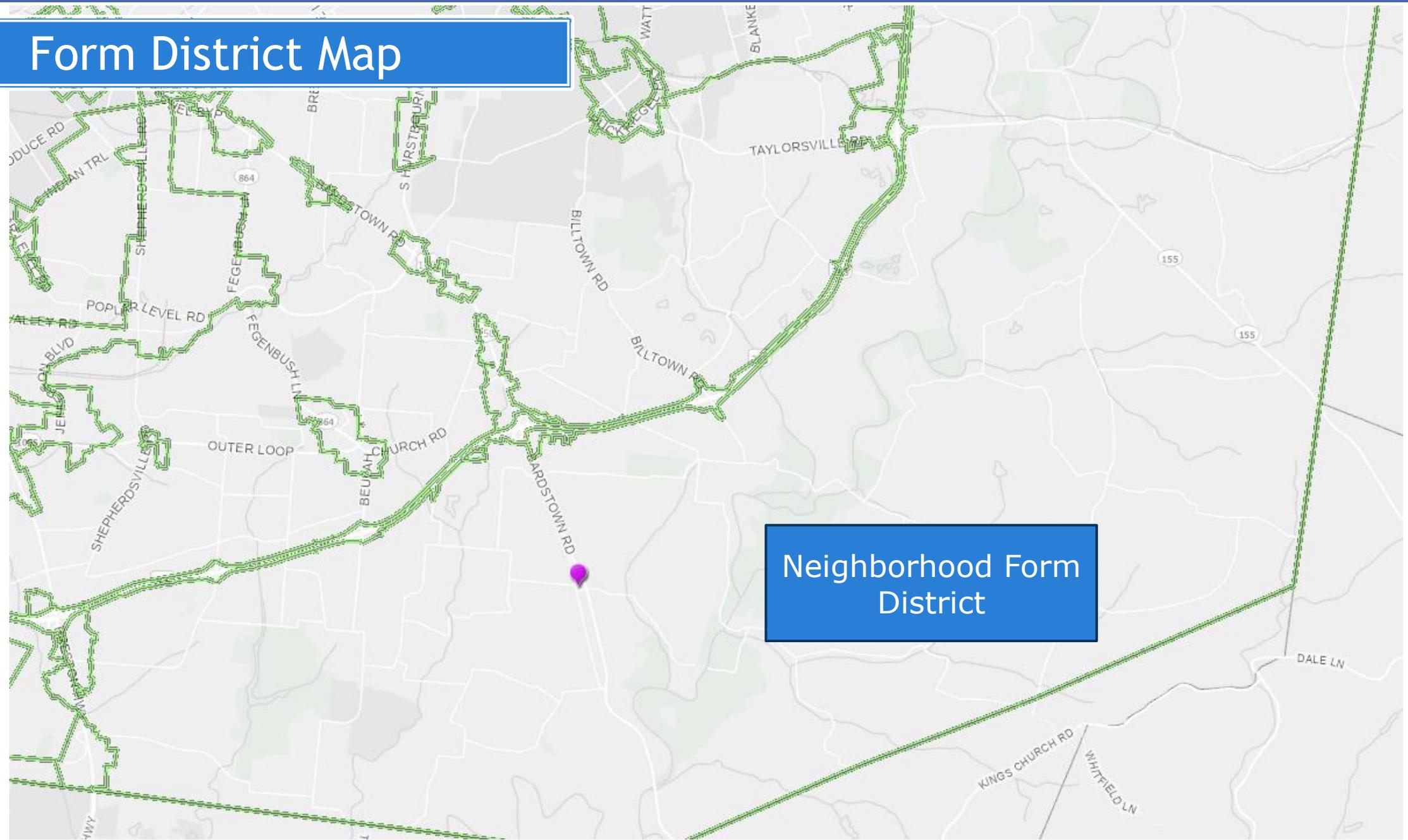
Base

Labels

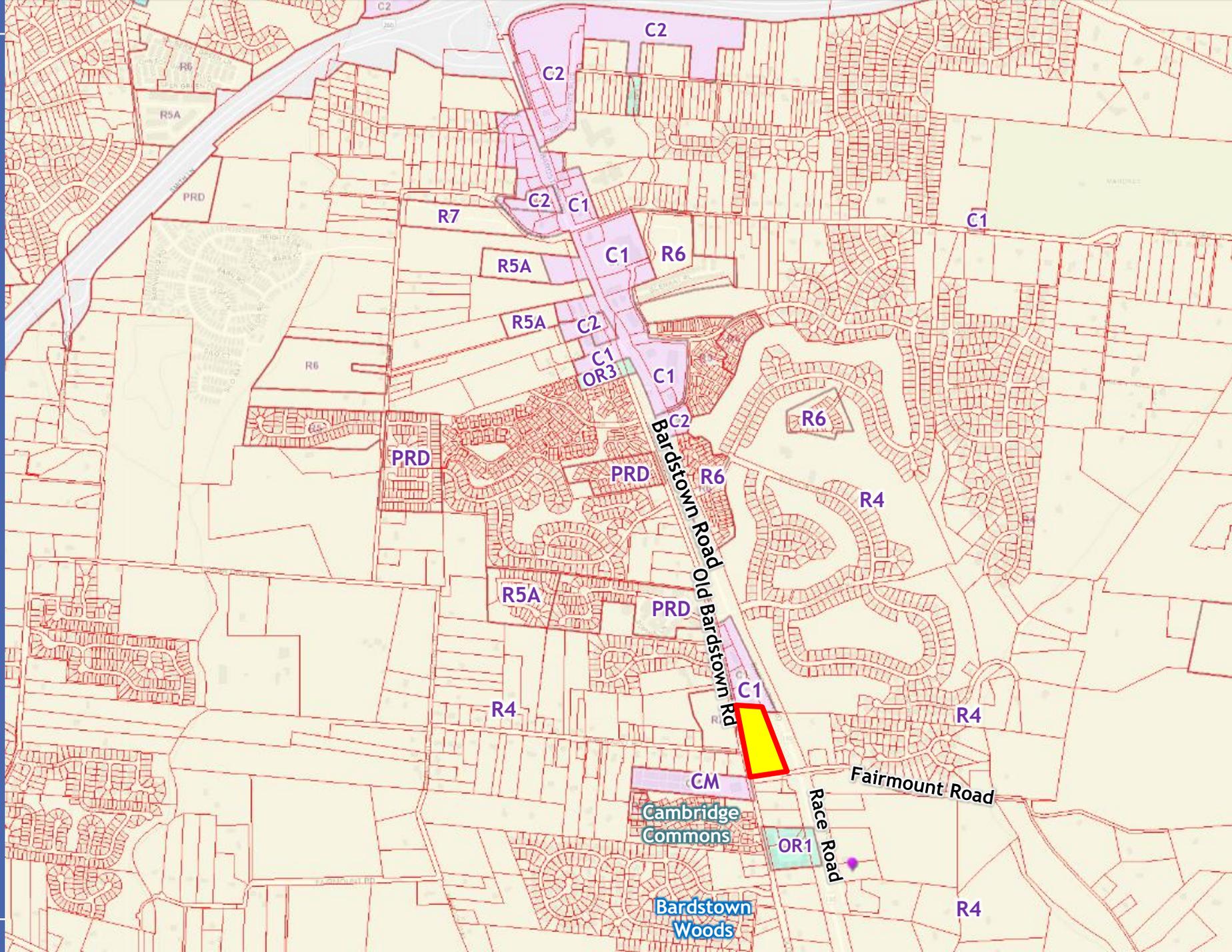


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# Form District Map



Neighborhood Form District





Southpointe Commons

Smith Lane PRD Sub (20-ZONE-0026)

Waldman Apts (R-7) (20-ZONE-0080)

Bates Elem.

Cedar Creek Bapt. Ch.

Soccer Fields

Cedar Heights MH Park

Brentlinger Ln Townhomes (R-6) (19-ZONE-0087)

Mfd home add'n to adj MH park (19-MSUB-0007)

Large site of recent shopping center plans (12630)

Glenmary Subdivision

Revenant at Cedar Creek (20-ZONE-0060)

Cedar Creek Gardens (09-06-05)

2 patio home communities (10-04-98 & 13855)

Glenmary Grove Senior Living Apts

Limestone PRD (20-ZONE-0092)

Trad. At Beaumont Patio Homes

SITE

Former quarry site (south from this site across Cedar Ck Rd is MSD Cedar Ck WTP)

Fairmount Woods Townhomes #24-ZONEPA-0135

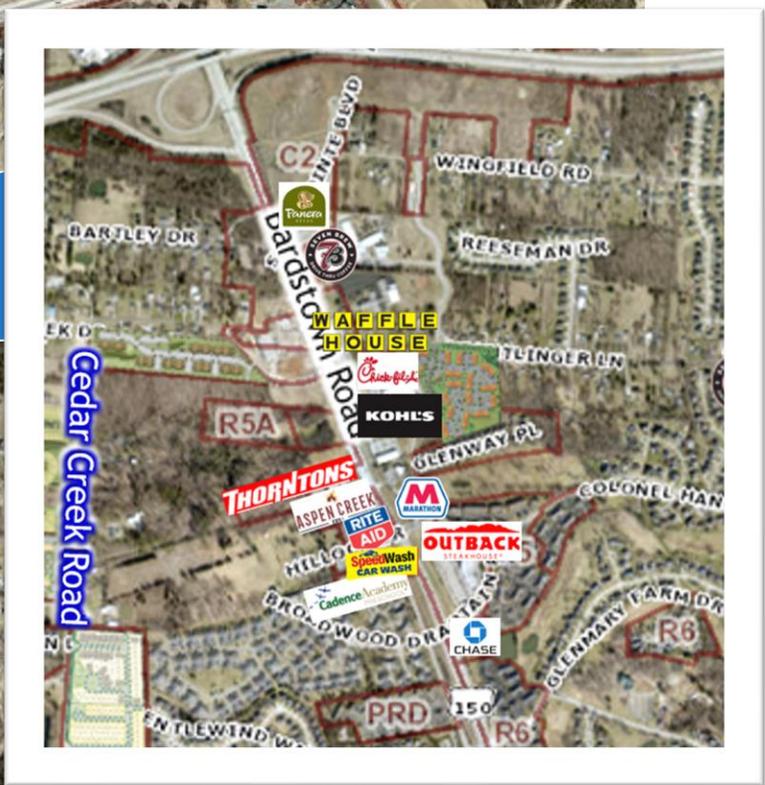
SecurCare Self Storage

Car/Boat/RV Parking #24-ZONE-0115

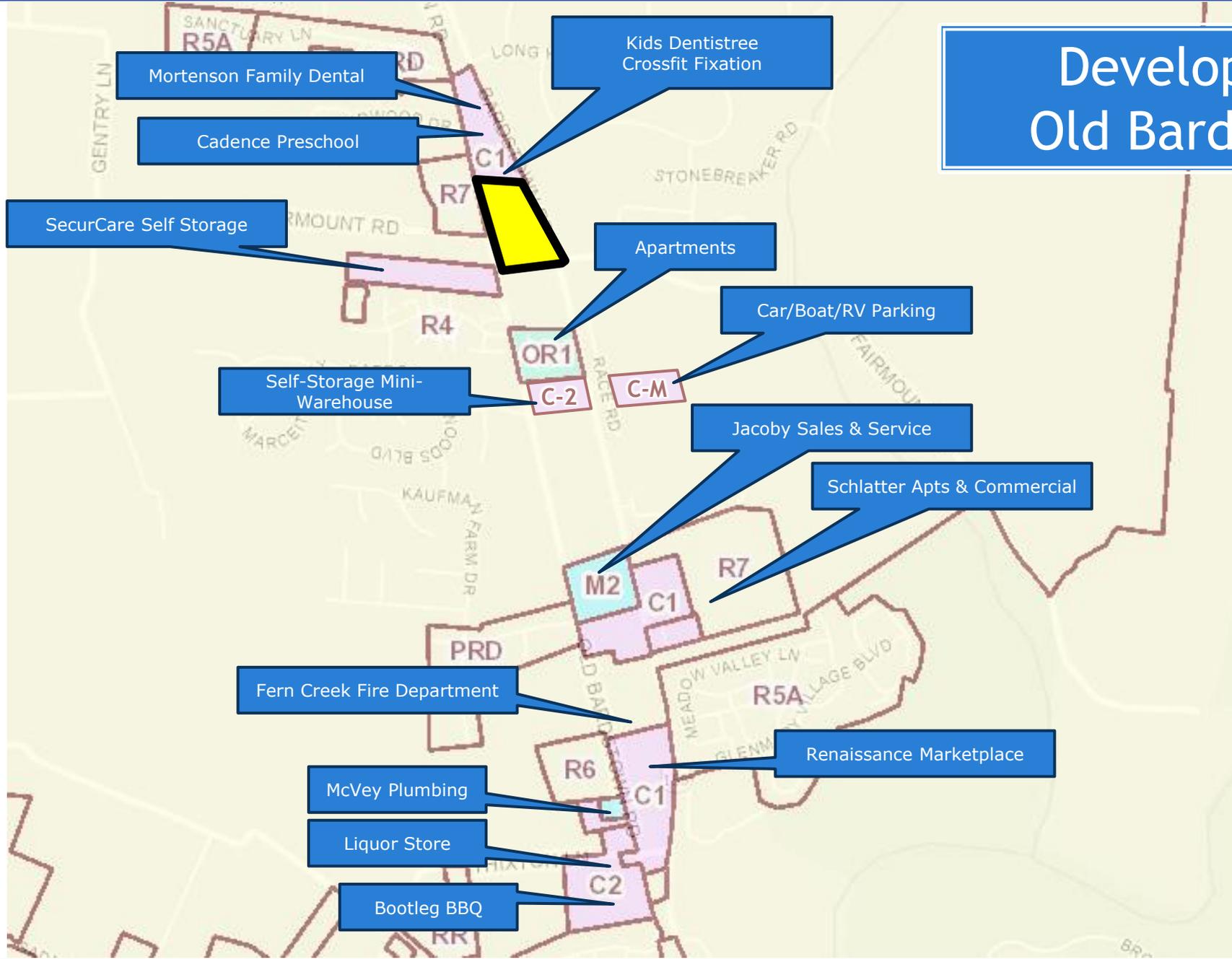
Cambridge Commons Patio Homes

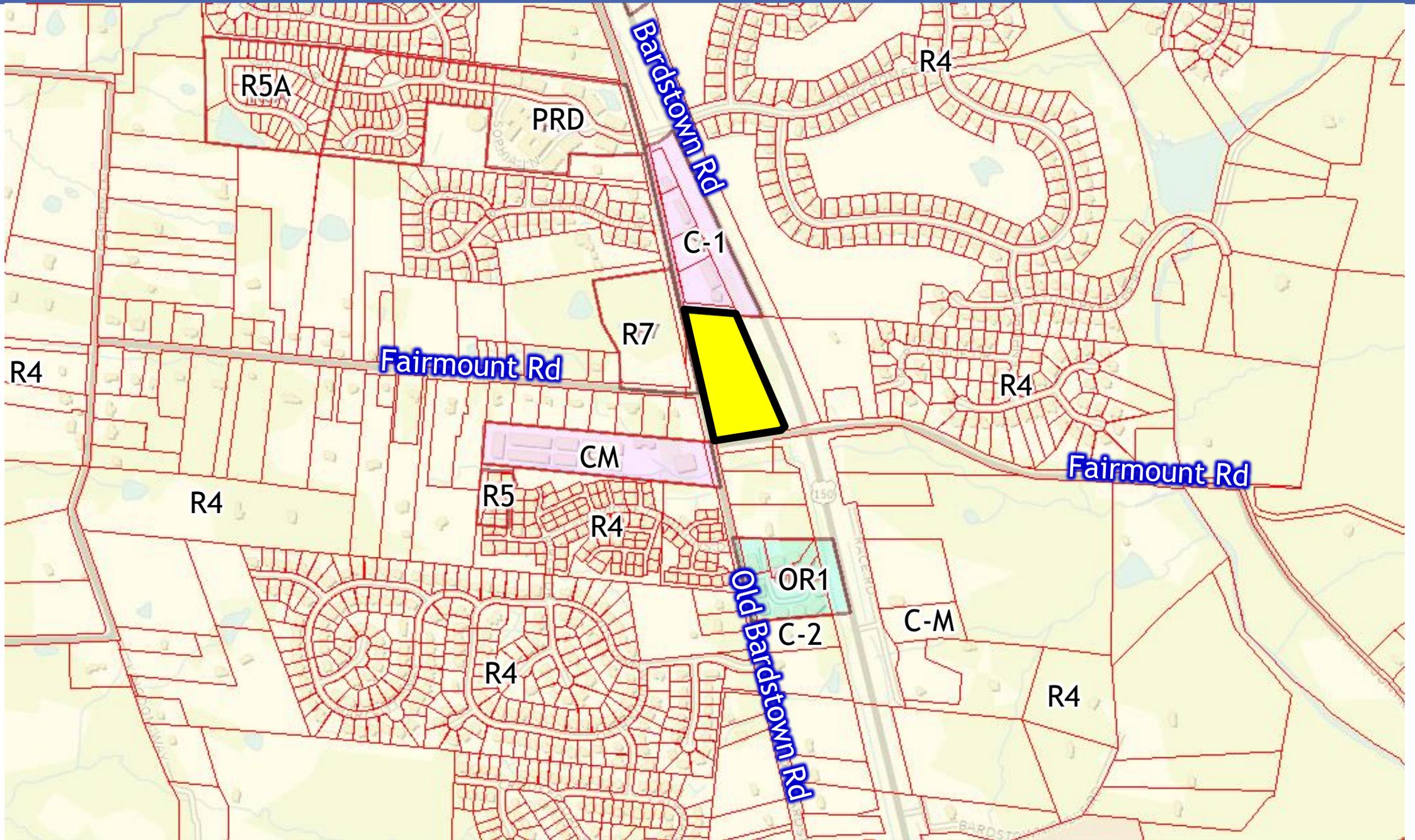
Mini-Warehouse #24-ZONE-0113

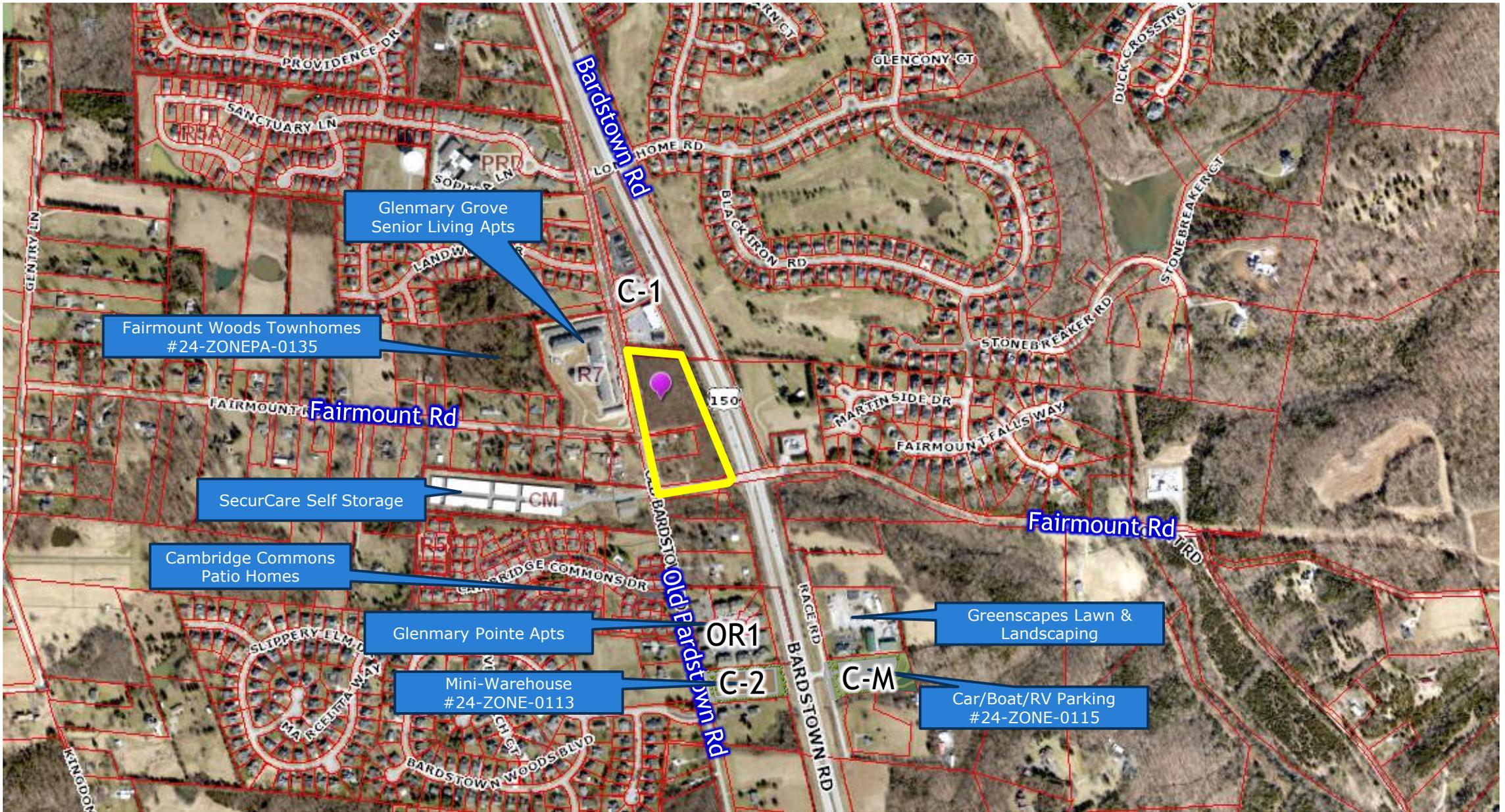
Schlatter Rd Apts #23-ZONE-0126



# Development within the Old Bardstown Road Island







Glenmary Grove Senior Living Apts

Fairmount Woods Townhomes #24-ZONEPA-0135

Fairmount Rd

SecurCare Self Storage

Cambridge Commons Patio Homes

Glenmary Pointe Apts

Mini-Warehouse #24-ZONE-0113

C-1

150

OR1

C-2

C-M

Fairmount Rd

Greenscapes Lawn & Landscaping

Car/Boat/RV Parking #24-ZONE-0115

Bardstown Rd

Old Bardstown Rd

Bardstown Rd

PROVIDENCE DR

SANCTUARY LN

PRD

SODIA LN

LOI HOME RD

BLACKIRON RD

GLENCONY CT

DUCK CROSSING LN

STONEBREAKER CT

STONEBREAKER RD

MARTIN SIDE DR

FAIRMOUNT FALLS WAY

CAMBRIDGE COMMONS DR

SLIPPERY ELM DR

MARGENTA WAY

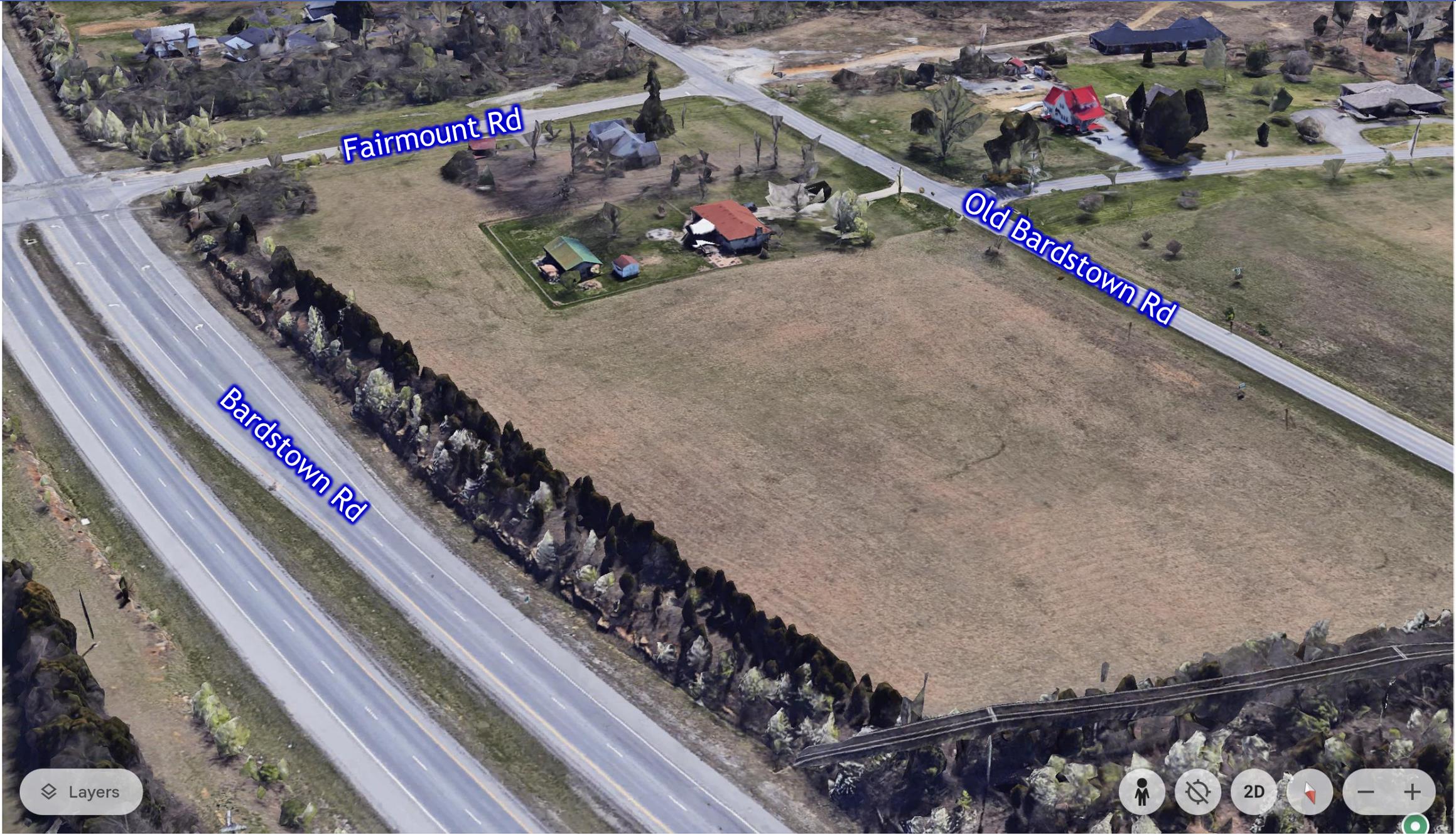
BARDSTOWN WOODS BLVD

GENTRY LN

LANDW

FAIRMOUNT

KINGDON



Fairmount Rd

Old Bardstown Rd

Bardstown Rd

Layers



# Proposed Development Plan

Bardstown Rd

LOT #1

LOT #2

LOT #3

LOT #4

C739.89'  
BS 22°10'06" E  
R5609.58'  
A740.42'

47.63'  
S 28°33'40" E

PROPOSED BUILDING  
10,595 SF.  
58 PARKING SPACES

PROPOSED BUILDING  
6,000.00 SF.  
39 PARKING SPACES

PROPOSED BUILDING  
6,000 SF.  
36 PARKING SPACES

LOADING DOCK  
COMPACTOR

PROPOSED BUILDING  
16,003 SF.  
41 PARKING SPACES

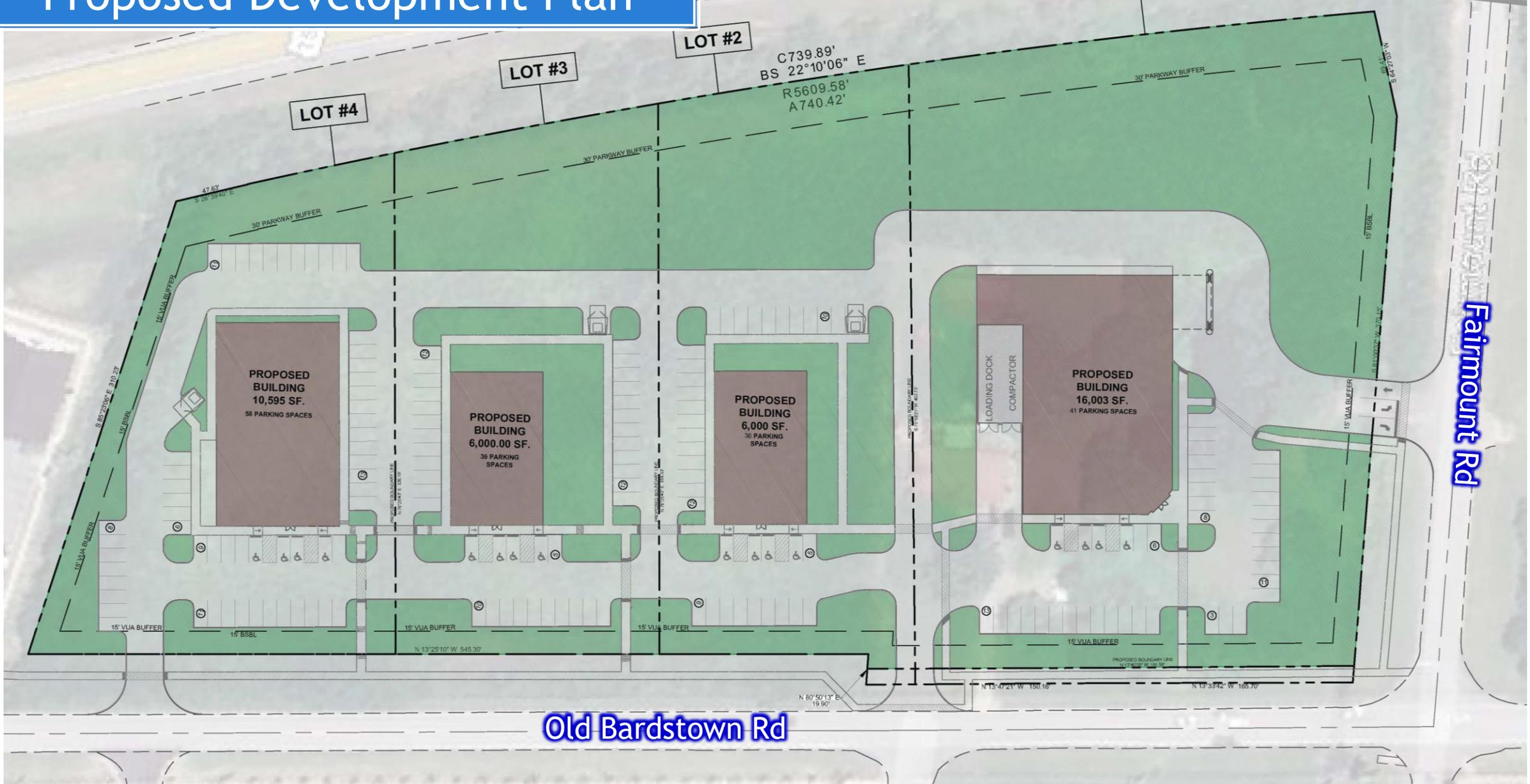
Fairmount Rd

Old Bardstown Rd

N 80°50'13" E  
19.90'

N 15°47'21" W 150.16'

N 13°33'42" W 165.70'



# Proposed Development Plan

Bardstown Rd

LOT #1

LOT #2

LOT #3

LOT #4

C739.89'  
BS 22°10'06" E  
R5609.58'  
A740.42'

Approx Location of  
Tree Pres. Area

PROPOSED  
BUILDING  
10,595 SF.  
58 PARKING SPACES

PROPOSED  
BUILDING  
6,000.00 SF.  
39 PARKING SPACES

PROPOSED  
BUILDING  
6,000 SF.  
36 PARKING SPACES

LOADING DOCK  
COMPACTOR  
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BUILDING  
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Fairmount Rd

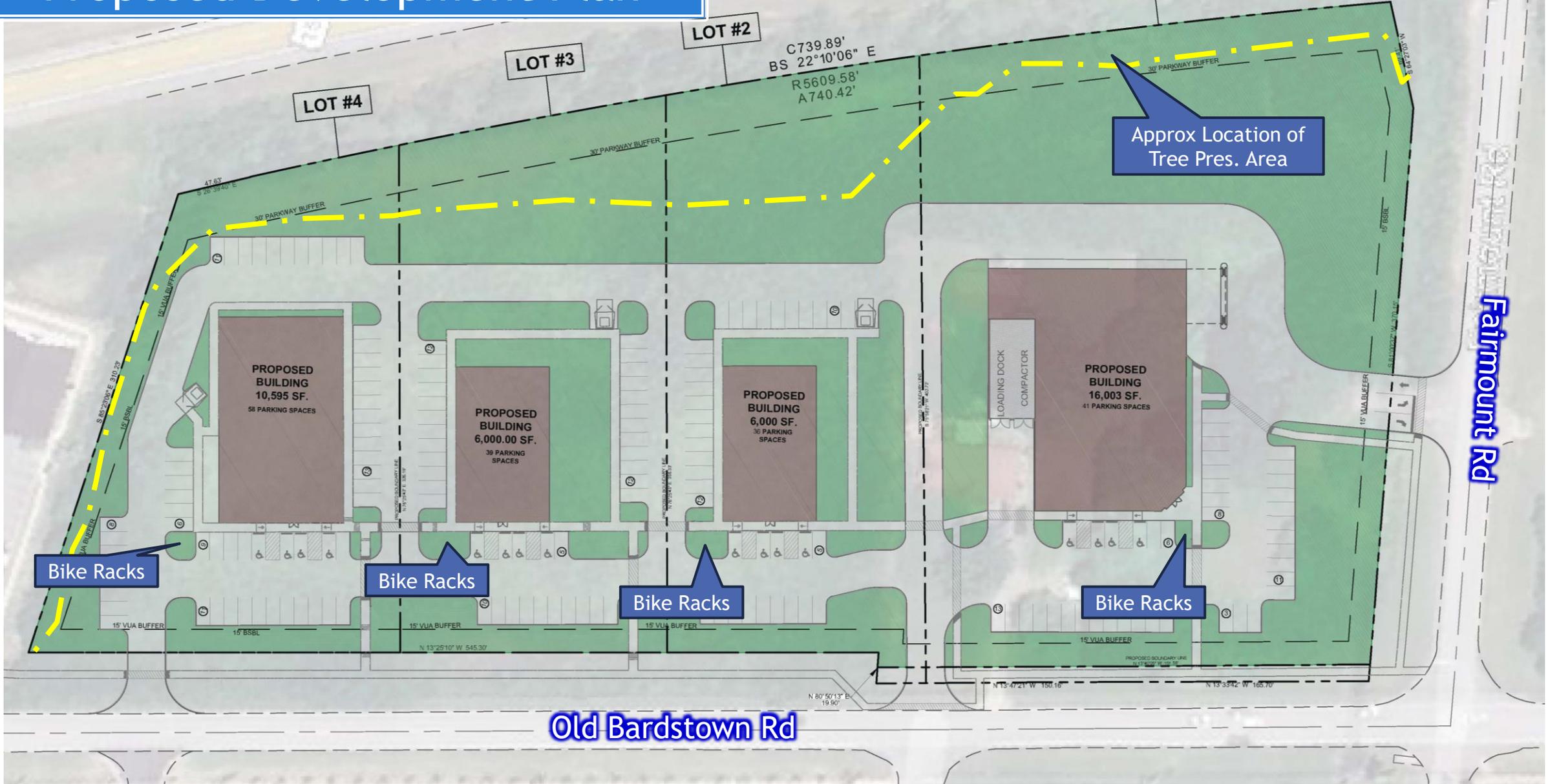
Bike Racks

Bike Racks

Bike Racks

Bike Racks

Old Bardstown Rd





View of site from Fairmount Road



**SITE**

View of Old Bardstown Road looking south. Site is to the left.



View of site from corner of Old Bardstown Road and Fairmount Road looking north. Site is to the right.

# Birdseye View of the Site



# Proposed Elevations



VIEW FROM OLD BARDSTOWN ROAD

# Proposed Elevations



VIEW FROM OLD BARDSTOWN ROAD

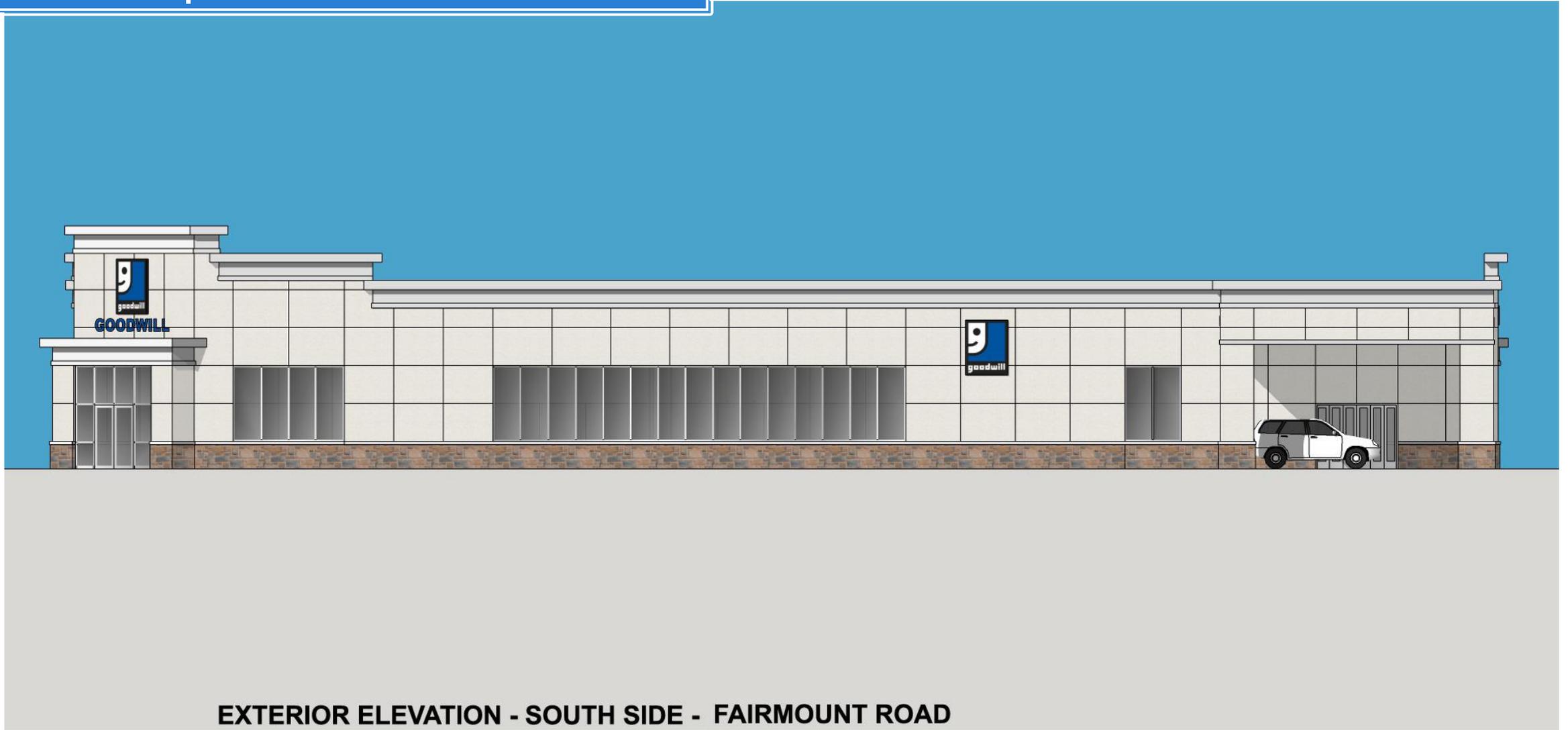
# Proposed Elevations



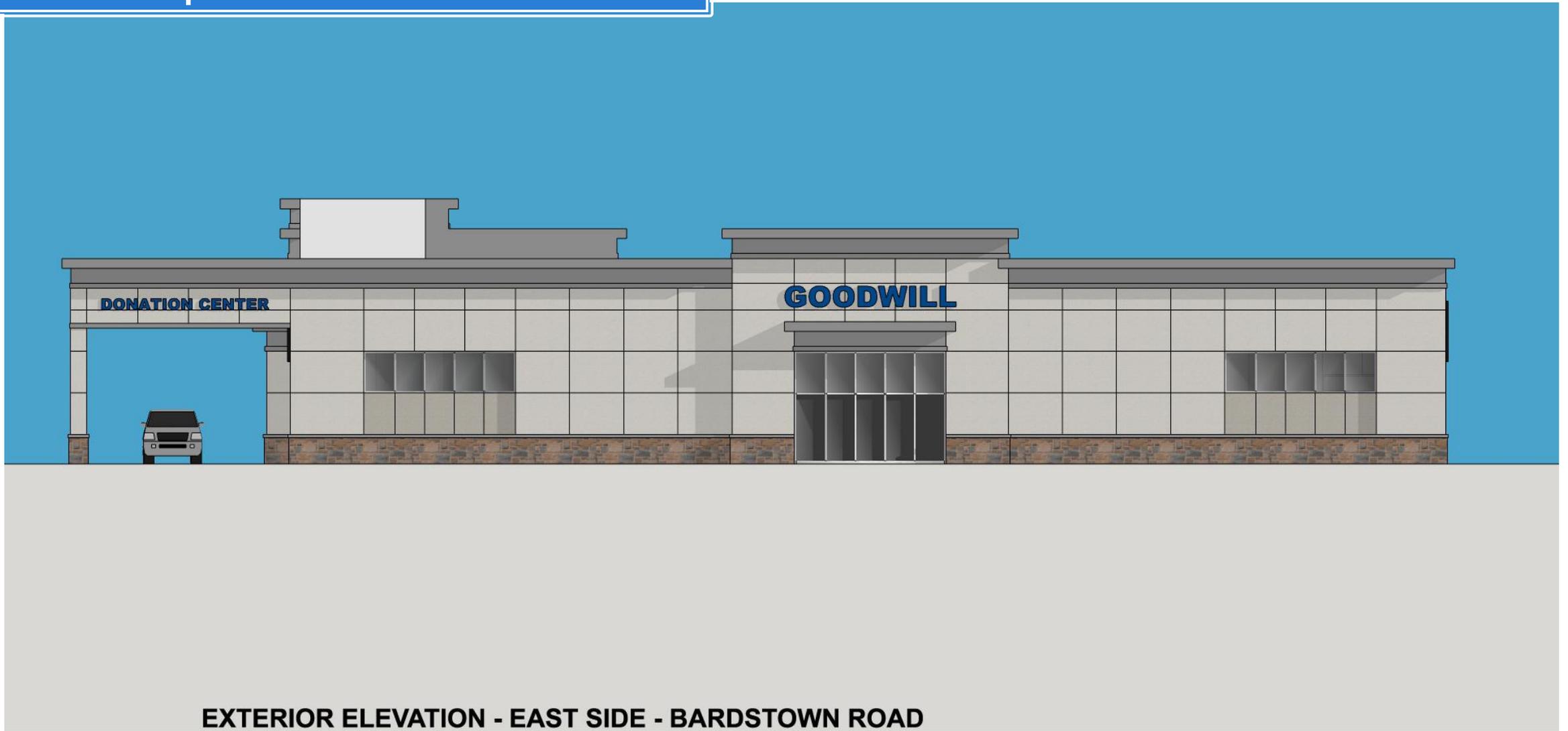
# Proposed Elevations



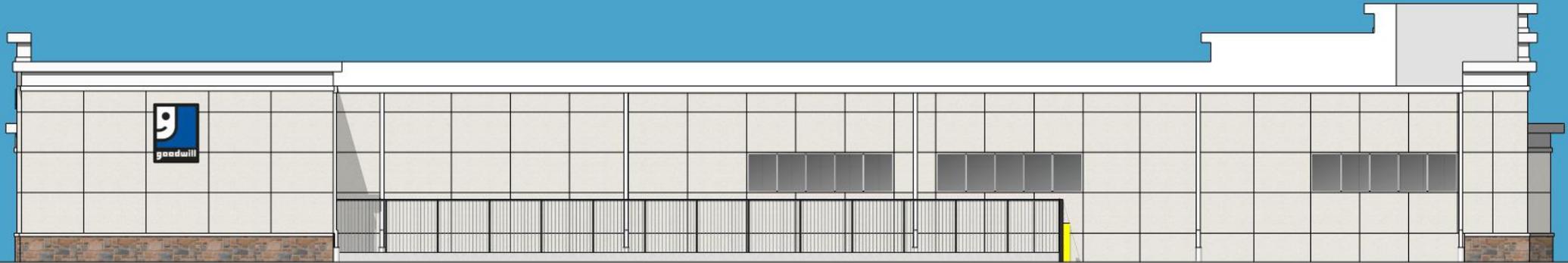
# Proposed Elevations



# Proposed Elevations



# Proposed Elevations



**EXTERIOR ELEVATION - NORTH SIDE**

# Questions?

