

21-ZONE-0162

Logistics Air Park II



Louisville Metro Planning Commission

Dante St. Germain, AICP, Planner II

May 12, 2022

Requests

- **Change in Form District** from NFD to SWFD
- **Change in Zoning** from R-4 Single Family Residential to PEC Planned Employment Center
- **Variance** from Table 4.8.1 to permit encroachment into required stream buffer (required: 100', requested 0', variance of 100') (22-VARIANCE-0016)
- **Waiver** from 10.2.4.B.8 to eliminate the required 15' PEC LBA along south property line and eliminate required plantings (22-WAIVER-0053)
- **Revised Detailed District Development Plan** with Binding Elements

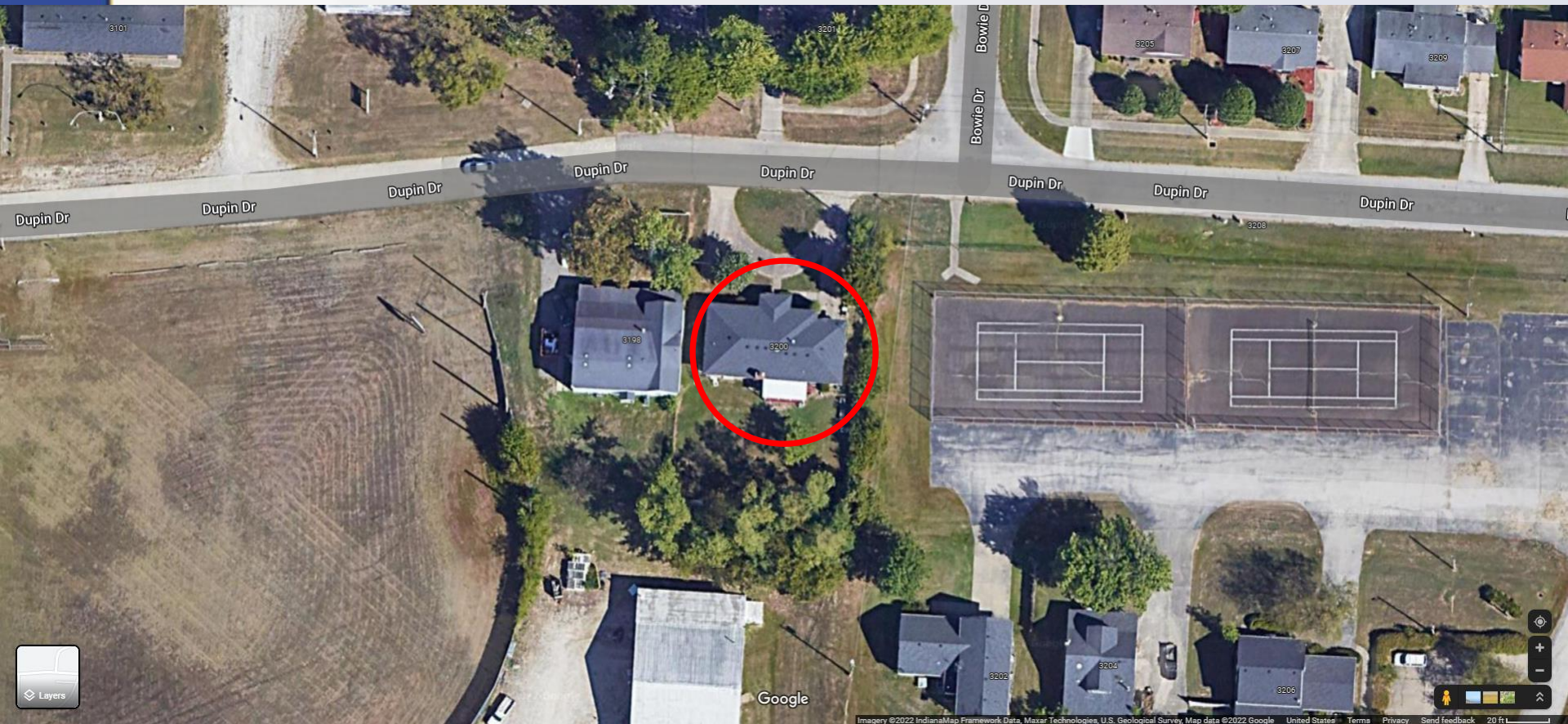
Site Context



Site Context



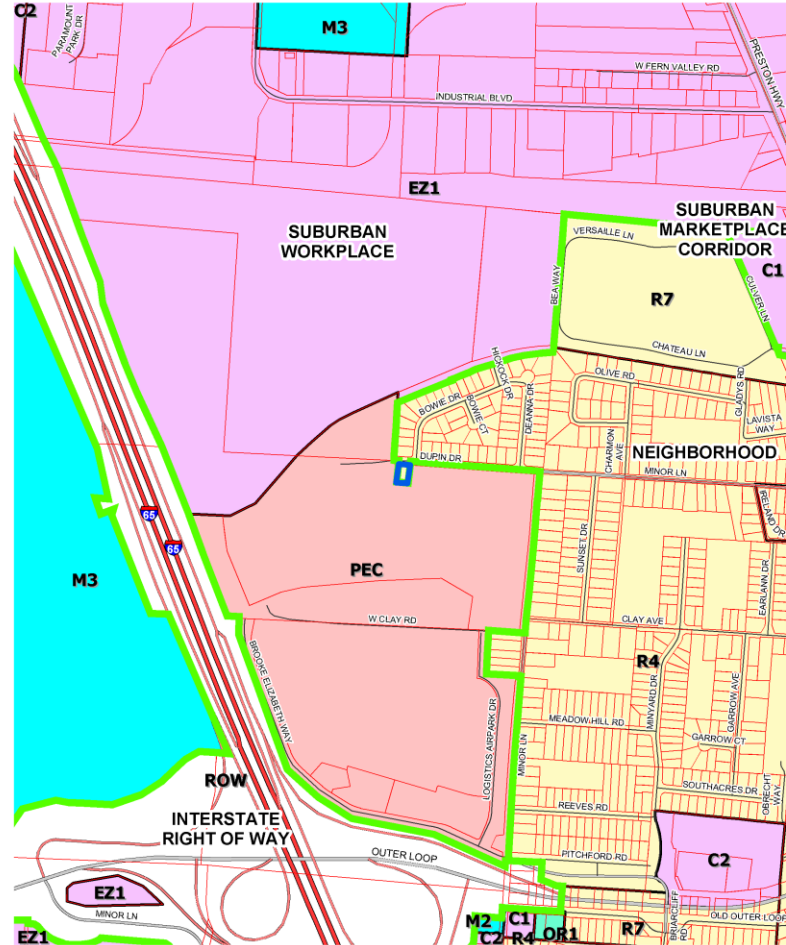
Site Context



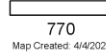
Case Summary

- Overall site is currently being redeveloped - previously in religious use
- Site to be rezoned developed with single-family residence - not to be preserved
- New warehouse/distribution center
- Access through Logistics Air Park I to the south

Zoning/Form Districts



3200 Dupin Drive
feet

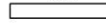


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Zoning/Form Districts



3200 Dupin Drive
feet



230

Map Created: 9/30/2021

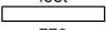


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Aerial Photo



3200 Dupin Drive
feet



770

Map Created: 4/4/2022



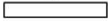
LOJIC

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Aerial Photo



3200 Dupin Drive
feet



230

Map Created: 9/30/2021



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Site Photos-Site Context



Property to be rezoned

21-ZONE-0162

Site Photos-Surrounding Area

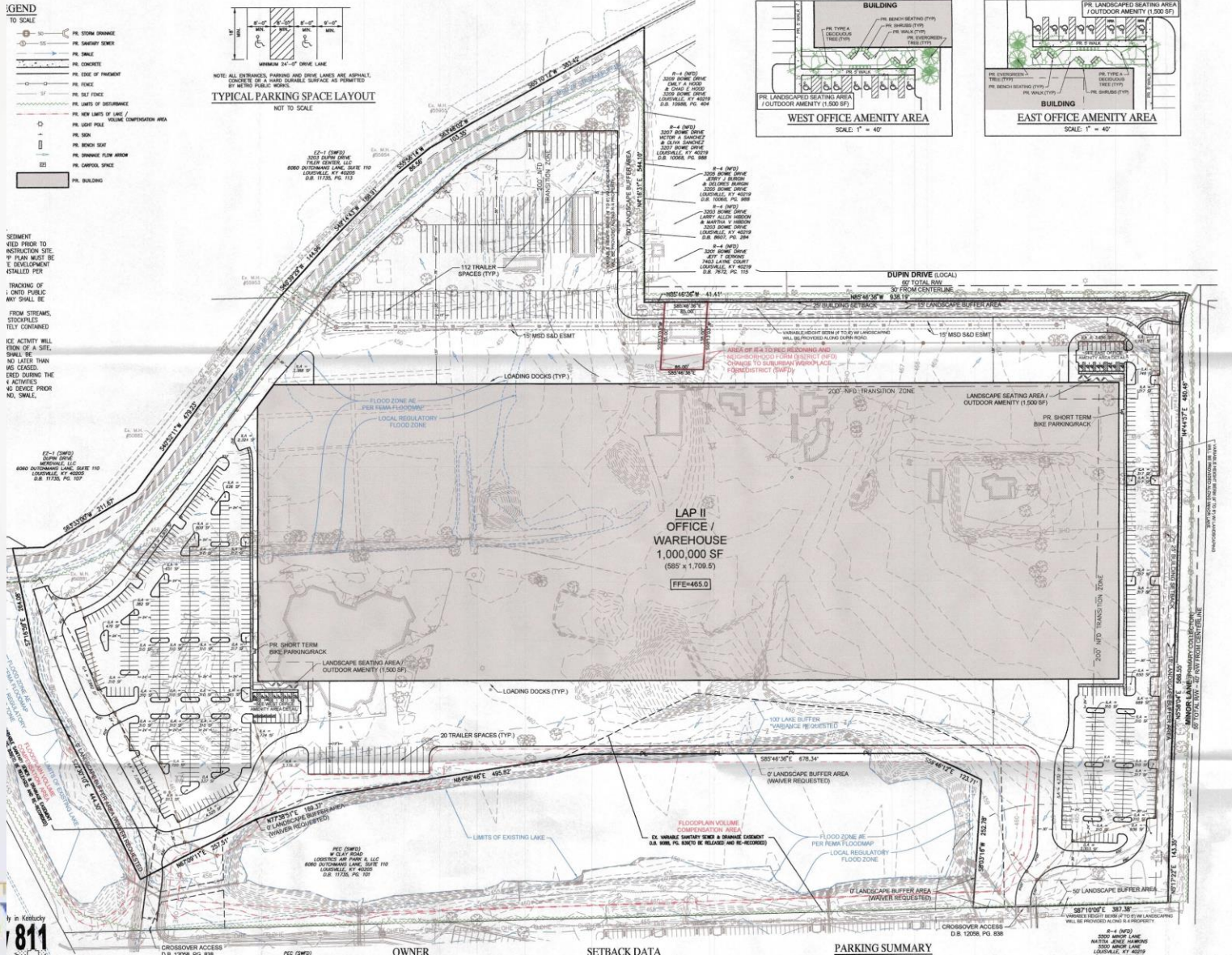
Single Family
across Dupin
Drive



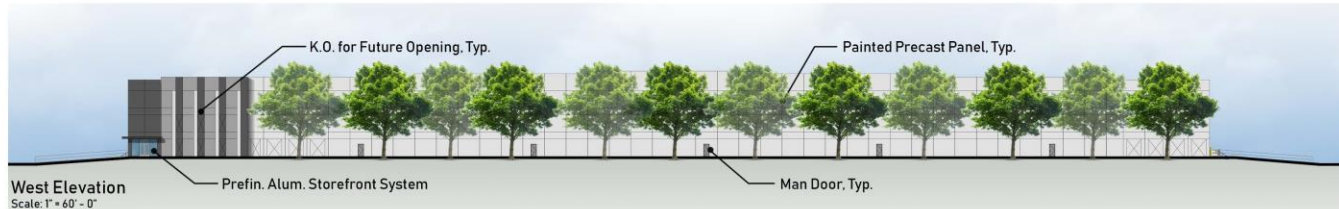
Distribution
Center at
LAP I to the
south



Applicant's Development Plan



Elevations



Building facade trees shall be planted per Chapter 5 part 6 - section 5.6.1.B.1.A.iv of the Land Development Code
Received January 31, 2022

Design Option
Louisville, KY 01.02.2020
Planning & Design

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CLAYCO
THE ART & SCIENCE OF BUILDING

21-ZONE-0162

Elevations



Primary Entry



Secondary Entry

CLAYCO
THE ART & SCIENCE OF BUILDING

Received January 31, 2022
Building facade trees shall be planted per Chapter 5 part 6 - section 5.6.1.B.1.A.iv of the Land Development Code

Design Option
Louisville, KY 01.02.2020
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Staff Finding

- Change in form district is generally compliant with Plan 2040
- Rezoning is generally compliant with Plan 2040
- Would unify a site already mostly zoned PEC/SW
- Adequate buffering to nearby residences
- Would meet the Community Form policies
- Variance & waiver adequately justified
- Site plan meets requirements of LDC and guidelines of Plan 2040
- Site plan must be approved by Metro Council

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Form-District** from NFD to SWFD
- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to PEC
- **APPROVE** or **DENY** the **Variance**
- **APPROVE** or **DENY** the **Waiver**
- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Revised Detailed District Development Plan with Binding Elements**