

LOGISTICS AIR PARK II

DEVELOPER:
NICKLIES DEVELOPMENT
6060 DUTCHMANS LANE, SUITE 110
LOUISVILLE, KY 40205

ENGINEERS:
HERITAGE ENGINEERING, LLC.
642 SOUTH 4TH STREET, SUITE 100
LOUISVILLE, KY 40202

PLANNING COMMISSION
MAY 12, 2022

REZONING & DEVELOPMENT PLAN

- 53.43 Acre Site (0.26 Acre)
- Proposed PEC Zoning & SWFD
- 1,000,000 SF OFFICE/WAREHOUSE
- 13.4 ACRES OF TREE CANOPY TO
BE PLANTED

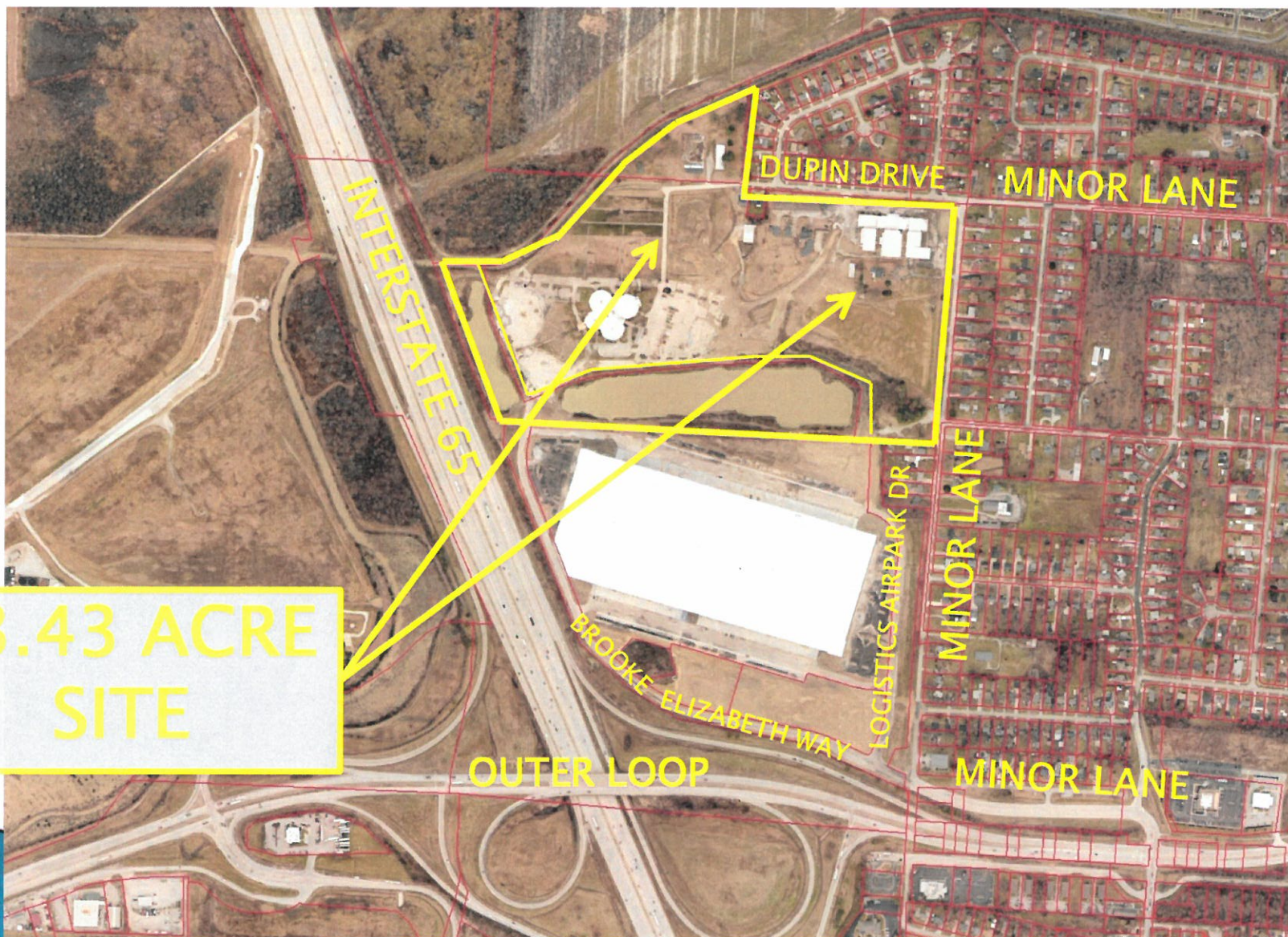


AREA OF REZONING

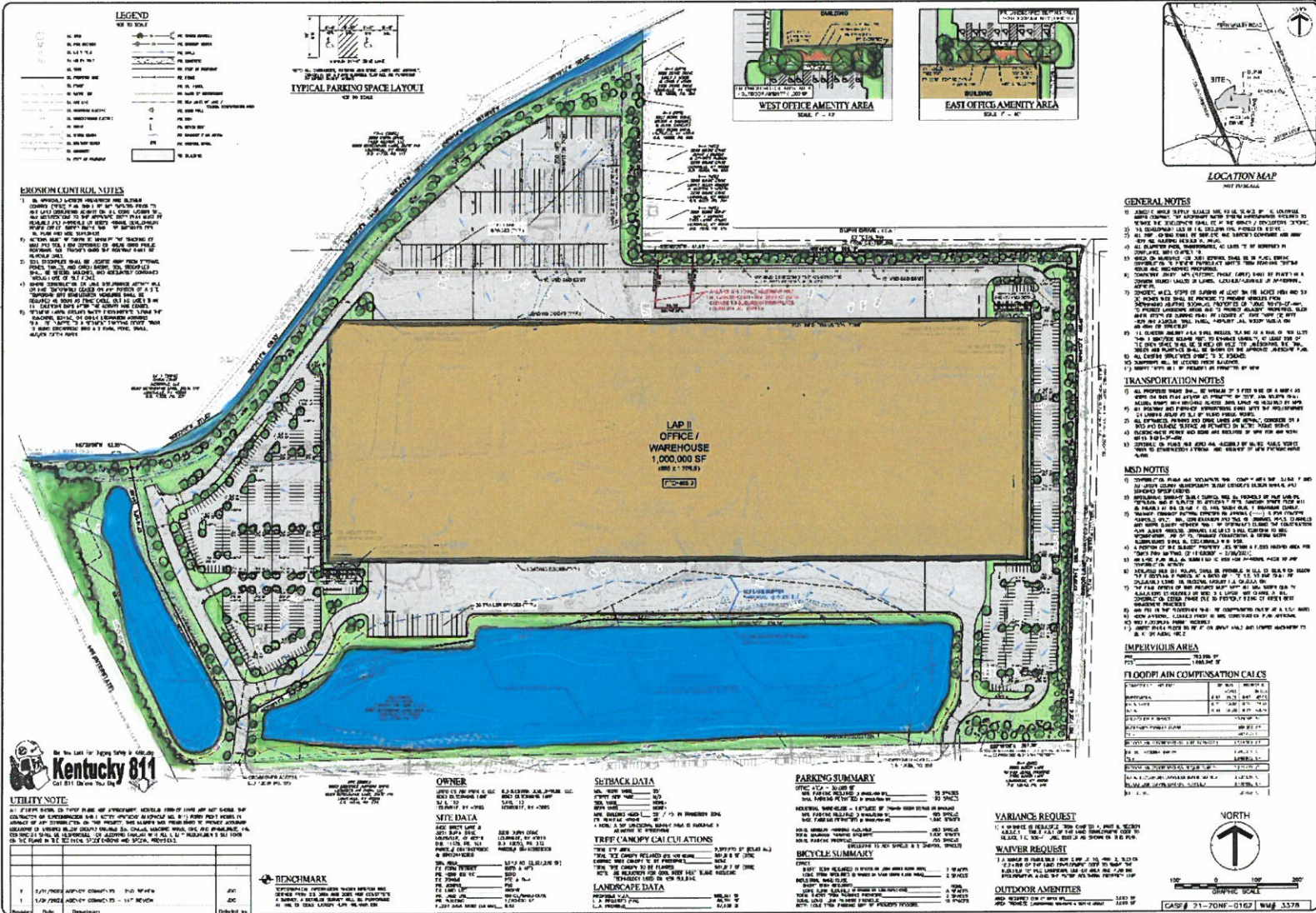


**0.26 ACRE
REZONING**

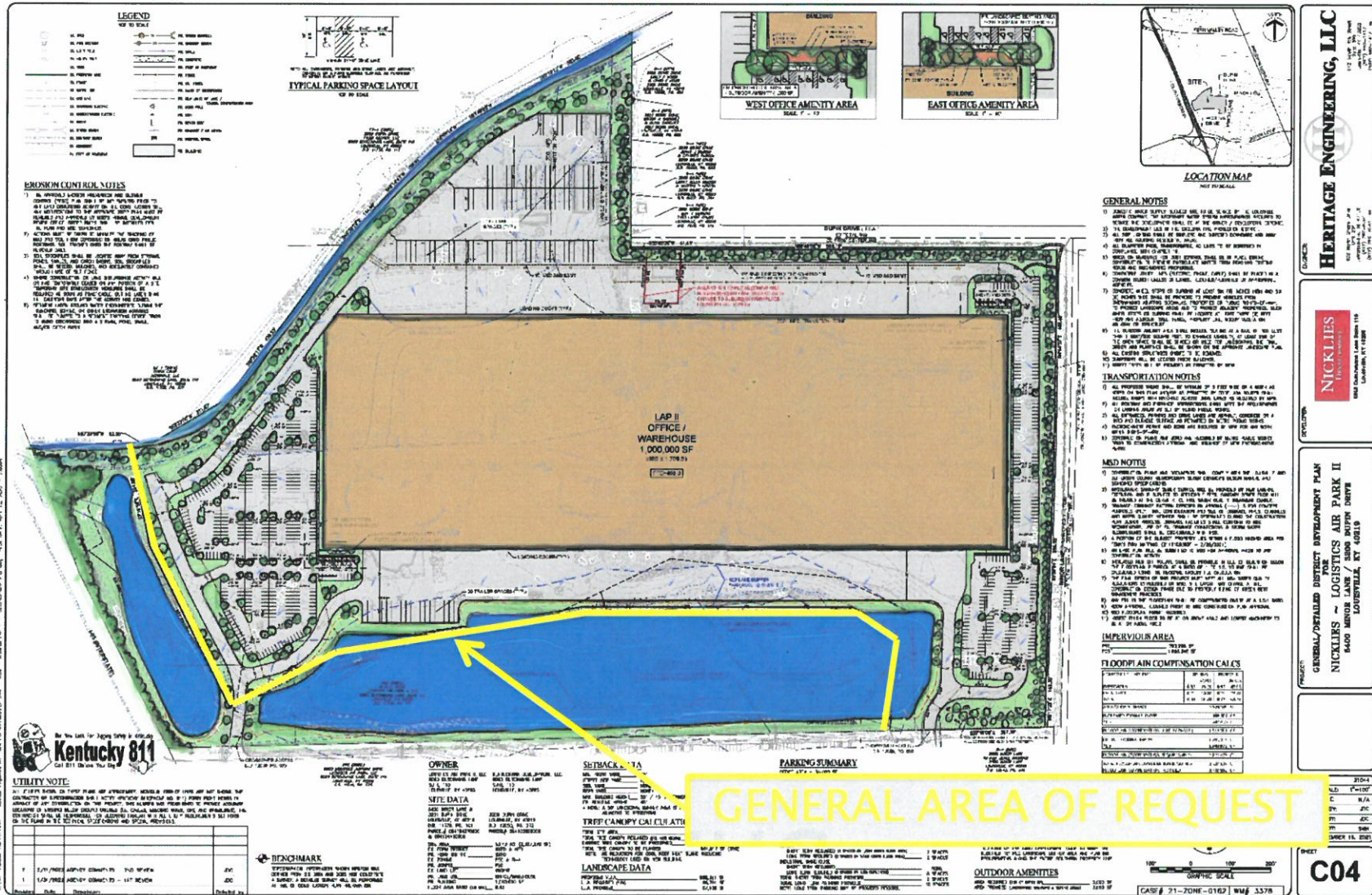
SITE LOCATION



COLOR RENDERING



WAIVER AND VARIANCE



HERITAGE ENGINEERING, LLC
 1121 EAST WASHINGTON STREET
 SUITE 100
 LOUISVILLE, KY 40202
 (502) 261-1111
 www.heritageeng.com

NICKLIES
 8400 MINOR LANE / 3800 BOWEN DRIVE
 LOUISVILLE, KY 40215

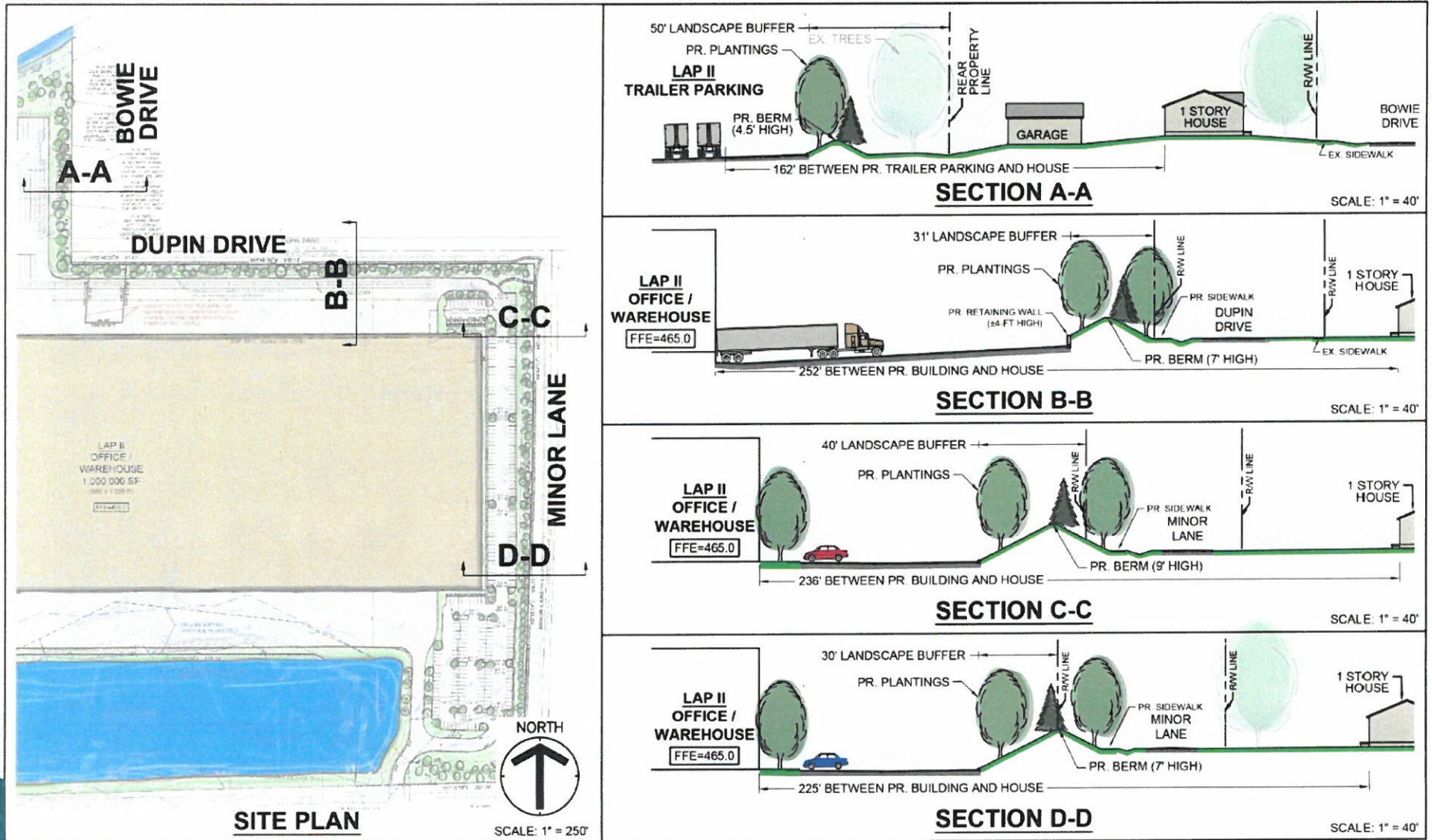
GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR NICKLIES - LOGISTICS AIR PARK II 8400 MINOR LANE / 3800 BOWEN DRIVE LOUISVILLE, KY 40215

SHEET C04

DATE: 01/15/2024

SCALE: AS SHOWN

NEIGHBORHOOD BUFFERS



LAP I – MINOR LANE BERM



LAP II – PROPOSED BERM



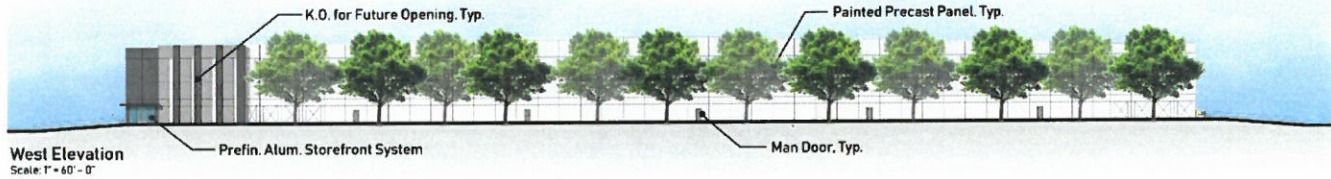
TREE CANOPY

LAND DEVELOPMENT CODE REQUIRES
25% TREE CANOPY

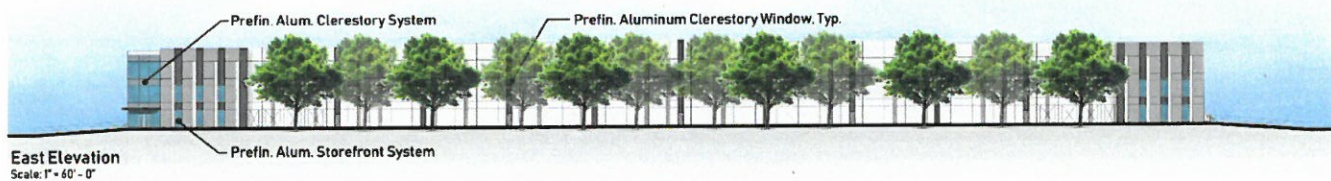
- 53.43 ACRES x 25% =
13.4 ACRES OF TREE CANOPY
- GENERIC CALCULATION PER CODE =
485 LARGE TYPE-A TREES



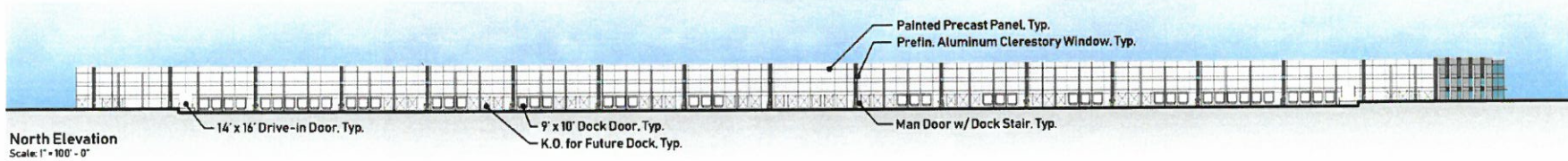
ELEVATIONS



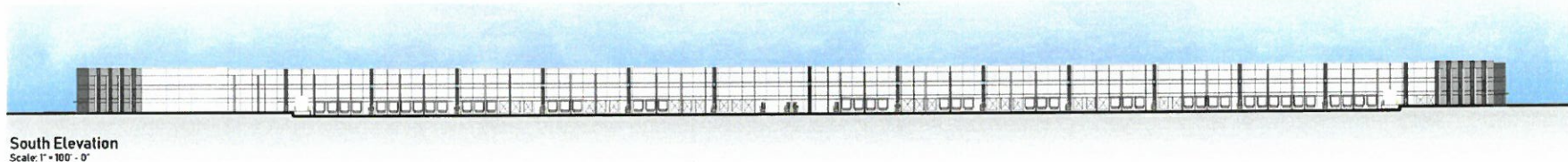
West Elevation
Scale: 1" = 60' - 0"



East Elevation
Scale: 1" = 60' - 0"



North Elevation
Scale: 1" = 100' - 0"



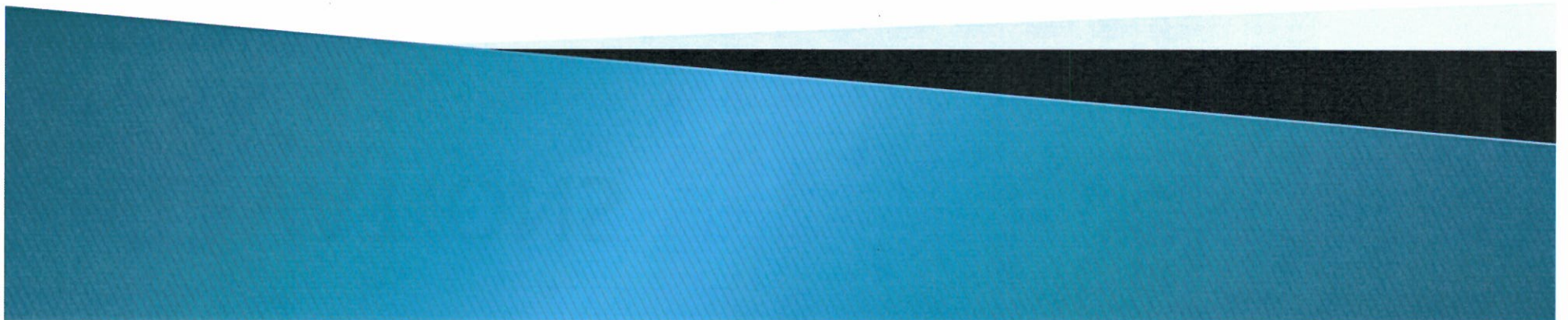
South Elevation
Scale: 1" = 100' - 0"

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

THANK YOU

NICKLIES
DEVELOPMENT

HERITAGE ENGINEERING, LLC



LOGISTICS AIR PARK I



Logistics Air Park

3101-3103
Brooke Elizabeth Way 

8500
Logistics Airpark Dr 