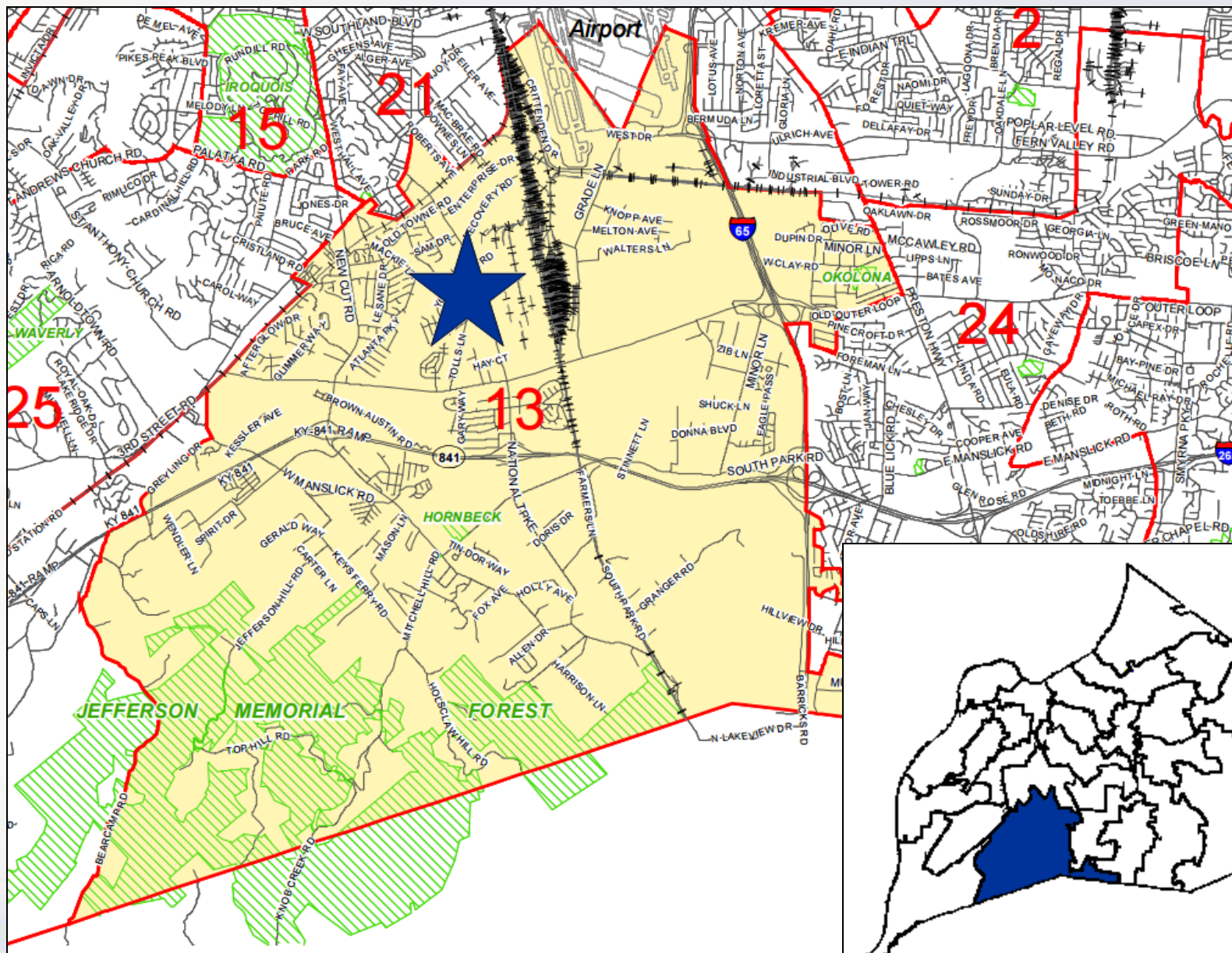


15ZONE1004

Louisville Industrial Center Building W



Planning/Zoning, Land Design & Development
August 18, 2015



Request(s)

- Change in Form District from Neighborhood to Suburban Workplace
- Change in zoning from C-1 to EZ-1
- Detailed District Development Plan
- Waiver #1: Waiver from Chapter 5.9.2.a.b.i of the Land Development Code to not provide the required pedestrian connection from Patrick Henry Road
- Waiver #2: Waiver from Chapter 5.12.2 of the Land Development Code to reduce the required outdoor amenities to 5,000 SF

Case Summary / Background

- 414,960 SF warehouse
- 28.7 acre vacant lot on the west side of National Turnpike
- Area of mixed industrial, office and residential
- Majority of the uses on the eastern side of National Turnpike are industrial or related to the industrial uses in the area with CSX rail lines
- Located within the Neighborhood Form District
- Properties to south and east are located within the Suburban Workplace Form District

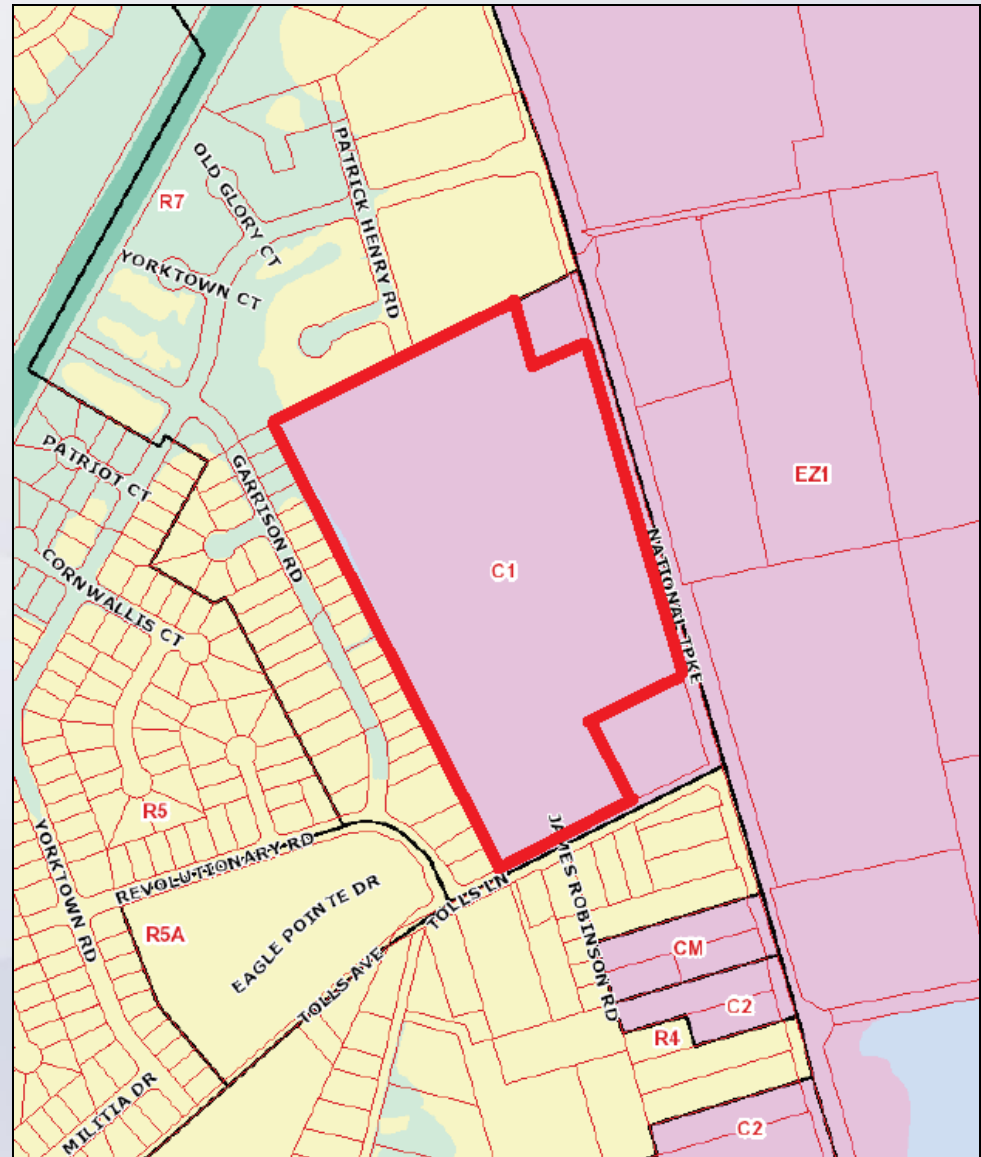
Zoning/Form Districts

Subject Property:

- Existing: C-1/N
- Proposed: EZ-1/SW

Adjacent Properties:

- North: R-7/N
- South: R-4/SW
- East: EZ-1/SW
- West: R-7/N



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Warehouse

Adjacent Properties:

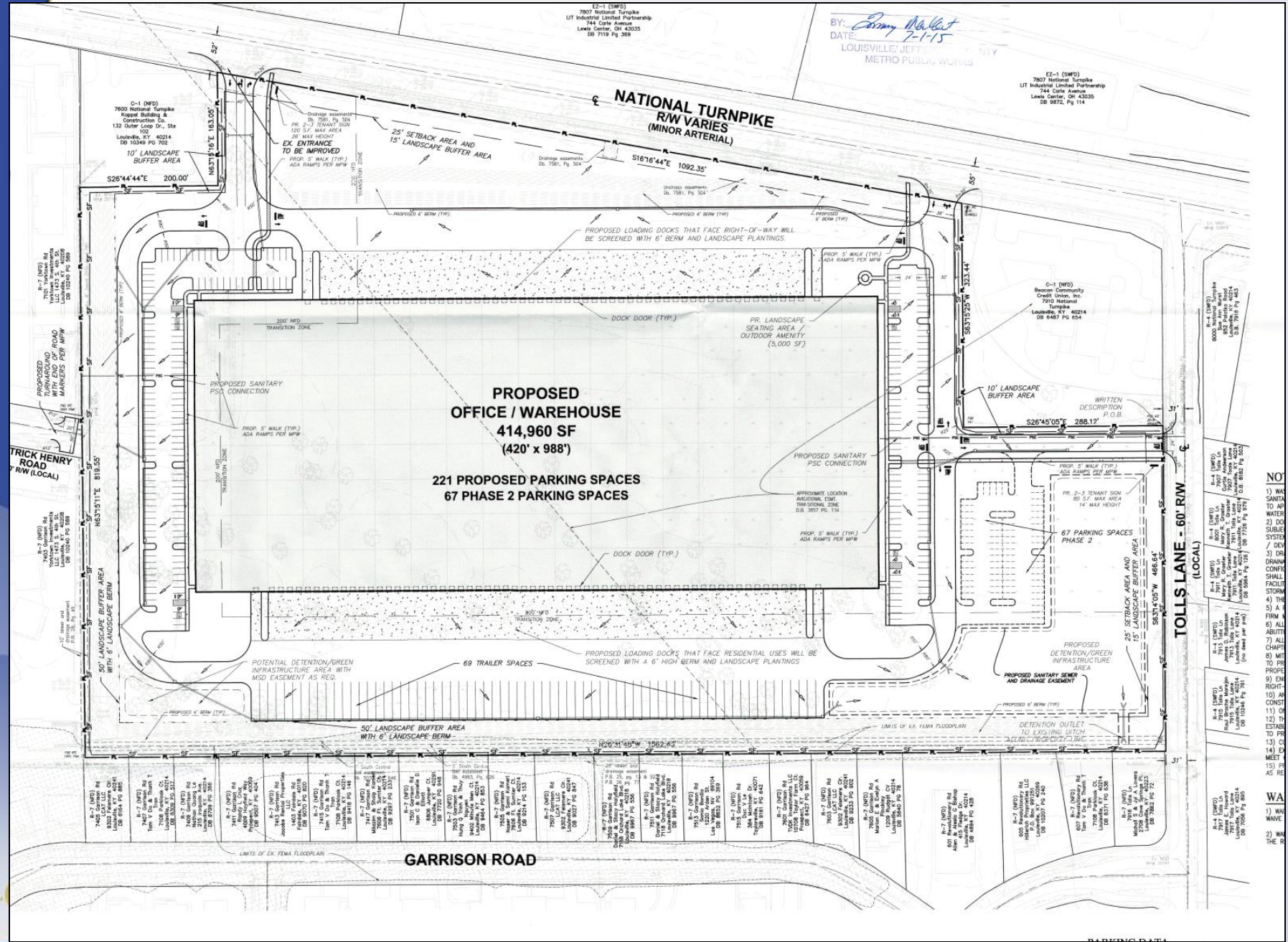
- North: Multi-Family
- South: Single Family
- East: Warehouse
- West: Multi-Family



02-1 (SWD)
7807 National Turnpike
UT Industrial Limited Partnership
144 Carle Avenue
Lewis Center, OH 43035
DB 7110 Pg 308

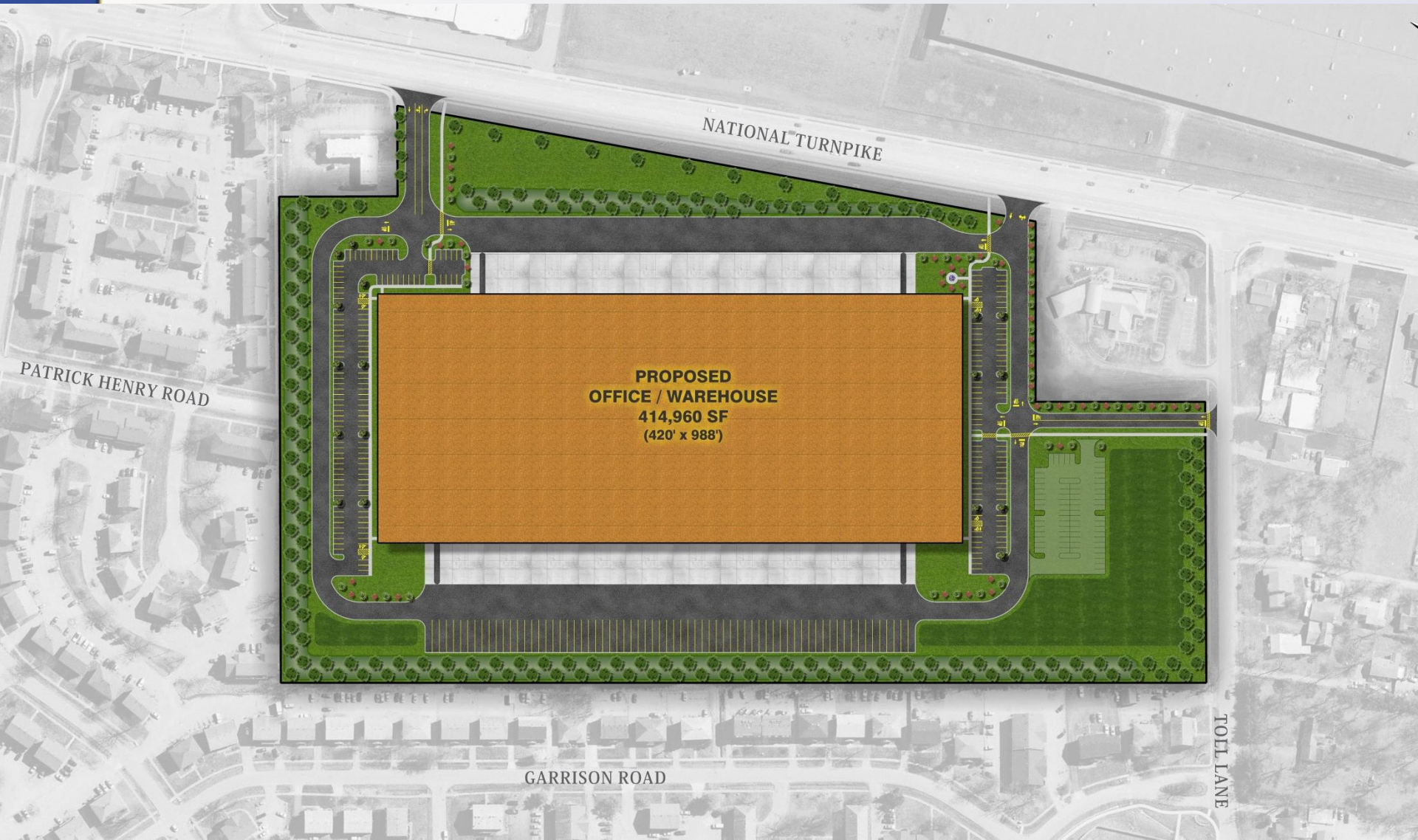
BY: *Emily Hallett*
DATE: *7-1-15*
LOUISVILLE, JEFFERSON COUNTY, KY
METRO PUBLIC WORKS

02-1 (SWD)
7807 National Turnpike
UT Industrial Limited Partnership
144 Carle Avenue
Lewis Center, OH 43035
DB 9872, Pg 114



- NOT
1) WAS
2) TO
3) AP
4) WATER
5) DO
6) SUB
7) SUS
8) STORM
9) DET
10) DIV
11) DRAIN
12) CONFL
13) SHAL
14) FACIL
15) STORM
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21) ABILIT
22) 7) ALL
23) CHAP
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25) TO PR
26) PROPE
27) 9) EN
28) RIGHT-
29) 10) AN
30) CONST
31) 11) OF
32) 12) TH
33) ESTABL
34) TO PR
35) 13) CO
36) 14) LO
37) MEET
38) 15) PR
39) AS RE

- WA
1) WAVE
2) WA
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PC Recommendation

- Public Hearing was held on 7/16/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the zoning change from C-1 to EZ-1 and the form district change from Neighborhood to Suburban Workplace to Louisville Metro Council (6 members voted)