



Mindel, Scott & Associates, Inc.

Planning • Engineering • Surveying • Landscape Architecture

Utility Consulting • Property Management

March 9, 2015

Louisville Metro Planning & Design
444 S. 5th Street, Suite 300
Louisville, KY 40202

Re: Jefferson Commerce Center 2
6023 Jefferson Boulevard
Related Case #14devplan1155

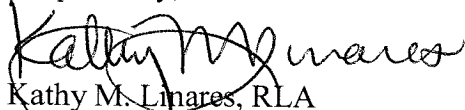
Dear Case Manager:

By this request a Detailed District Development Plan for a distribution facility is proposed to be constructed on a portion of this larger tract. The proposal is for a 341,000+/- SF warehouse building fronting on Jefferson Boulevard with employee parking along the south/Sunshine Acres subdivision side of the site and the truck court on the north/multi-family residential side. This site shall share an entrance with the adjacent southwest lot. The site shall be buffered from the residential subdivision to the north and south with a 50' landscape buffer area, 25' of which overlaps the existing 100' Texas Gas Easement that straddles the south/rear property line. This buffer area will include a 6' berm and plantings except where existing trees are proposed to be preserved and the berm therefore cannot be provided. A waiver is requested of 5.5.4.B.1 to omit the berm requirement so these existing trees can be preserved.

This use is appropriately located with access on Jefferson Boulevard, a minor arterial, is in the Suburban Workplace Form District and is strategically located to support existing manufacturing in the vicinity.

Please contact me if you have any questions or concerns regarding this submittal. As always we appreciate your assistance in processing this request.

Respectfully,


Kathy M. Linares, RLA

cc: Jim Rice
Bill Bardenwerper

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