

# 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



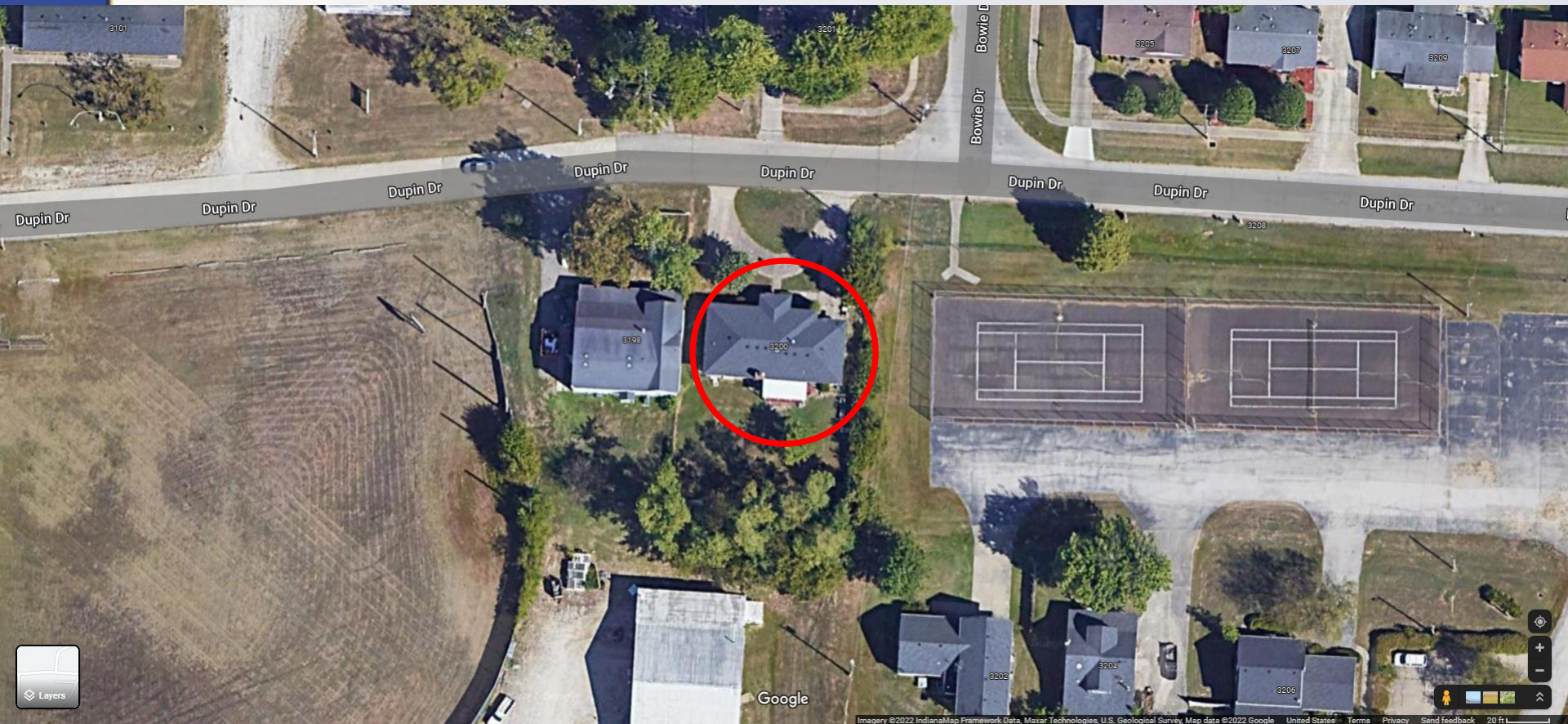


# Site Context





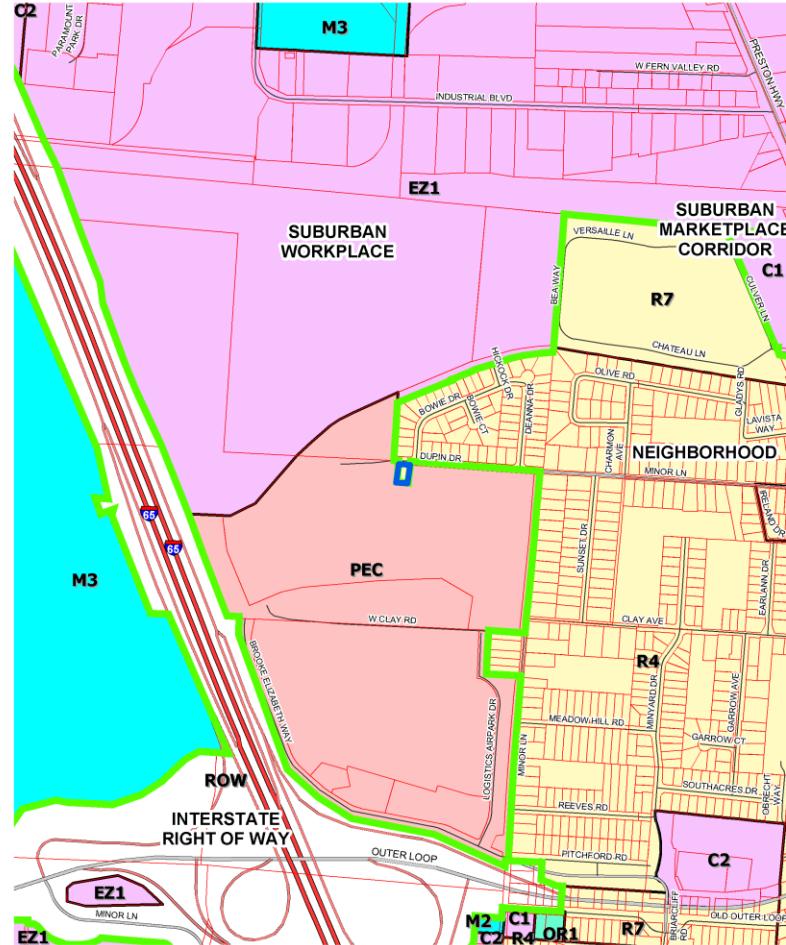
# Site Context



# 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

770

Map Created: 4/4/2022

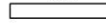


Copyright (c) 2022, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

# Zoning/Form Districts



3200 Dupin Drive  
feet



230

Map Created: 9/30/2021



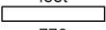
Copyright (c) 2021, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.



# Aerial Photo



3200 Dupin Drive  
feet



770

Map Created: 4/4/2022

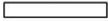


Copyright (c) 2022, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

# Aerial Photo



3200 Dupin Drive  
feet



230

Map Created: 9/30/2021



Copyright (c) 2021, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.



# Site Photos-Site Context



Property to be rezoned

21-ZONE-0162



# Site Photos-Surrounding Area

Single Family  
across Dupin  
Drive

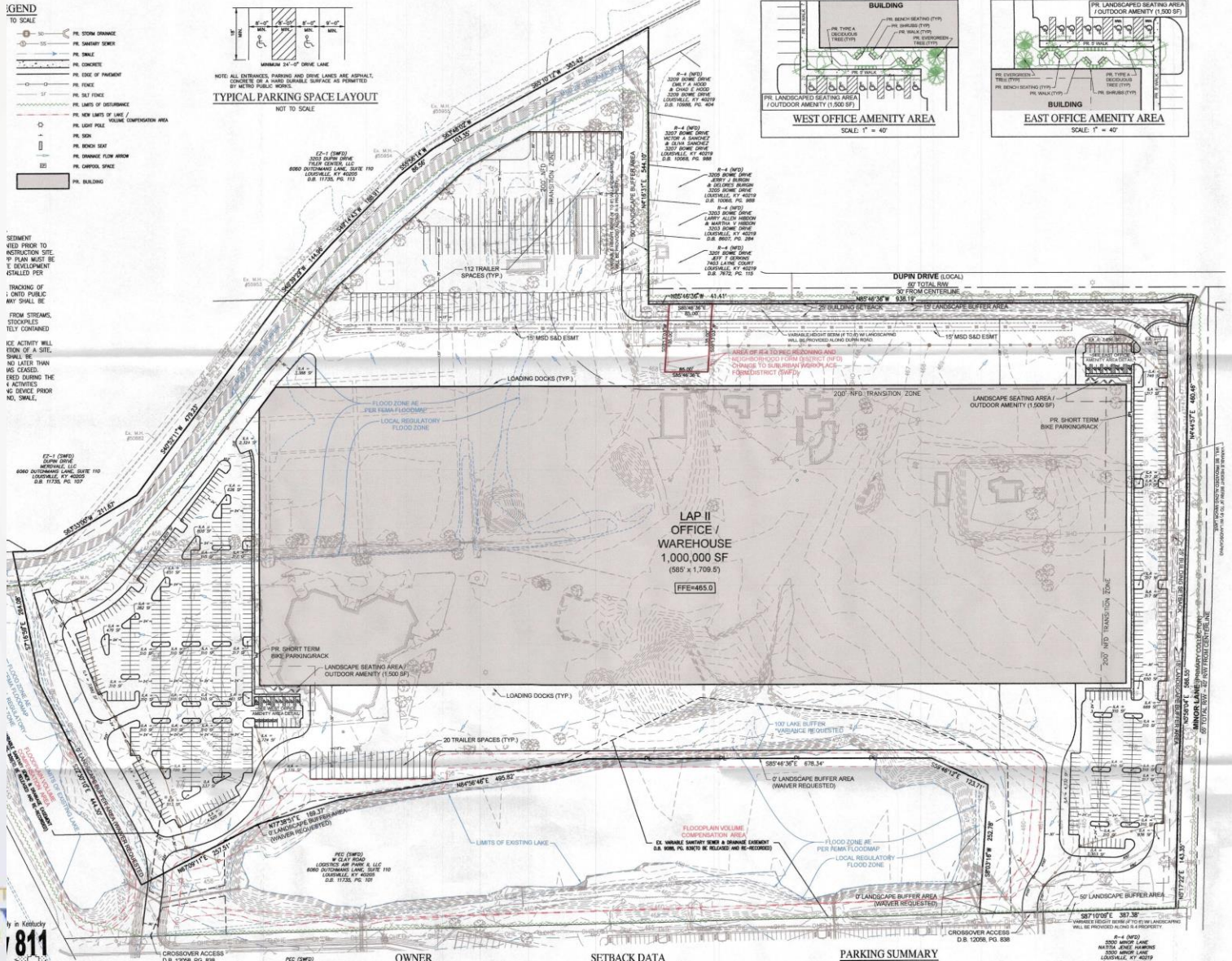


Distribution  
Center at  
LAP I to the  
south

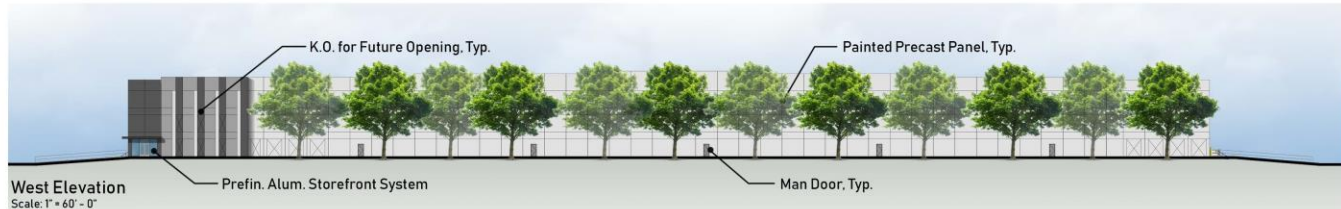




# Applicant's Development Plan



# 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

Copyright © 2019 Lerner Johnson Collaborative, Inc.  
LJC Architecture, P.C.  
21-ZONE-0162

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  
Planning & Design

Copyright © 2019 LJC Architecture, P.C.  
**LJC Architecture, P.C.**  
**21-ZONE-0162**

**21-ZONE-0162**

# 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**