



Civil Engineering
Land Planning
Construction Inspection

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February 16, 2023

Louisville Metro
Planning & Design Services
444 S. Fifth Street
Louisville, KY 40202

SUBJECT: **Factory Pointe Development (Hotels and Apartments)
13000, 13004, 13010, 13012 Factory Lane (4.88 Acres)
Rezoning/Detailed District Development Plan
Justification Statement**

Planning & Design Services:

A zoning application is being provided for a C2 Rezoning Plan for the subject property to allow construction of (2) Hotels, and (1) Apartment Building up to 5 stories in height. This property is currently used for offices under OR/OR1 zoning, and some C-1 zoning in the Suburban Workplace Form District. The original housing is currently be used as offices, and will be removed to allow construction of the proposed project. The property is surrounded by OR, C1 and C2 properties at the north side of the Lagrange Road exit along the Gene Snyder Freeway. In addition the project is requested to change the existing Suburban Workplace Form District back to the appropriate Neighborhood Form District.

The proposed project will conform to the Comprehensive Plan and Land Development Code and existing utilities are already provided to the site along Factory Lane. Landscape buffering will be provided to properly screen the project.

Please review this submittal and let us have your comments. As always, thank you for your assistance. Please do not hesitate to give me a call at 292-9288 should you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Crumpton'.

Christopher T. Crumpton, P. E.
Director of Engineering/Principal

CTC/mlr

RECEIVED

FEB 17 2023

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