

**From:** [Dock, Joel](#)  
**To:** [Flood, Madonna](#)  
**Cc:** [Wagner, David B](#); [Fiechter, Travis J.](#); [Harward, Sonya](#)  
**Subject:** RE: 19ZONE0036 5210 Commerce Crossing Drive  
**Date:** Wednesday, February 12, 2020 8:41:31 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Please disregard the previous email. My recollection was not accurate. After review of the staff report, the staff report accurately depicts the circumstances of the rezoning. The subject site (roughly 1/3 of the site at least) in docket 19-zone-0036 is subject to all general plan binding elements of docket 9-32-97 (Commerce Crossing business park). Amendments to the general plan elements were not contemplated with this rezoning. Therefore, the site will be subject to all existing general plan elements in addition to the detailed pan elements included in the staff report.

There was a development plan approved for the office site that was built to the west of the subject site (detailed plan approved under 9-32-97 case file). It was determined that the subject property was a not party to those binding elements.

Hope this helps. Please call with any other questions.

**Joel P. Dock, AICP**

Planner II  
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**From:** Dock, Joel  
**Sent:** Monday, February 10, 2020 10:47 AM  
**To:** Flood, Madonna <Madonna.Flood@louisvilleky.gov>  
**Cc:** Wagner, David B <David.Wagner@louisvilleky.gov>; Fiechter, Travis J. <Travis.Fiechter@louisvilleky.gov>; Harward, Sonya <Sonya.Harward@louisvilleky.gov>  
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The proposed binding elements considered those elements from the general plan of the adjacent development and included only those that appeared applicable to the subject site development to maintain consistency. I've attached the approved general plan with BEs on back. Please let us know if you have any questions.

**Joel P. Dock, AICP**

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**From:** Flood, Madonna <[Madonna.Flood@louisvilleky.gov](mailto:Madonna.Flood@louisvilleky.gov)>  
**Sent:** Monday, February 10, 2020 10:33 AM  
**To:** Dock, Joel <[Joel.Dock@louisvilleky.gov](mailto:Joel.Dock@louisvilleky.gov)>  
**Cc:** Derouen, Andrea <[Andrea.Derouen@louisvilleky.gov](mailto:Andrea.Derouen@louisvilleky.gov)>; Fiechter, Travis J. <[Travis.Fiechter@louisvilleky.gov](mailto:Travis.Fiechter@louisvilleky.gov)>; Wagner, David B <[David.Wagner@louisvilleky.gov](mailto:David.Wagner@louisvilleky.gov)>; Harward, Sonya <[Sonya.Harward@louisvilleky.gov](mailto:Sonya.Harward@louisvilleky.gov)>  
**Subject:** 19ZONE0036 5210 Commerce Crossing Drive

Joel –

In the case for 19ZONE0036 – 5210 COMMERCE CROSSING DRIVE there is mention of the Binding Elements from 1997 that should be included as part of the Binding Elements but I could not locate those in the attachments. Can you please forward those to David Wagner, Sonya Harward, Travis Fiechter and myself?

*Respectfully,*

*Madonna Flood*  
*Councilwoman*

*District 24*  
502-574-1124