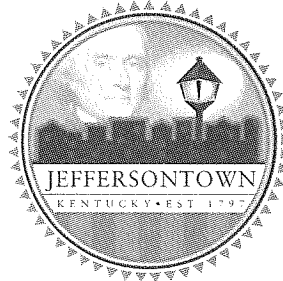


*Bill Dieruf*  
Mayor



*Schuyler Olt*  
City Attorney

*Where Community and Commerce Meet*

October 14, 2014

Yu "Emily" Liu, AICP  
Director, Planning and Design Services  
Louisville Metro Government  
444 S. Fifth St.  
Louisville, KY 40202

Re: *Jeffersontown Area Wide Rezoning*

Dear Ms. Liu:

This letter is respectfully submitted as a request for the Planning Commission to review a proposed area-wide rezoning for various parcels of land located in the City of Jeffersontown, Kentucky, and more specifically in the Commerce Industrial Park. These properties are currently zoned R-4, and are located in a Suburban Workplace Form District. The intent of the City is to rezone them to Planned Employment Center Zoning, which is the classification of all of the remaining parcels in the Form District.

We are enclosing various documents herewith, including the Ordinance of the City which was given first reading by the City Council at its regular meeting on October 7, 2014. These also include a map of the area, a mailing template and a spreadsheet of the particular parcels which sets forth their record ownership and acreage. All told, there are 58 parcels owned by 37 different owners which are proposed to be rezoned. The total acreage involved is 76.5902 acres.

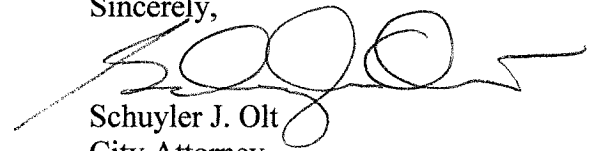
All of the record owners have been notified in writing and, to the extent possible, by telephone. We have also held one public meeting, and personal meetings with some of the owners have been held. We have received no objections, and no one appeared on the matter at the meeting of the City Council where the Ordinance was given first reading. Importantly, we have not been able to contact the personal representatives of the record owners who are deceased.

Yu "Emily" Liu, AICP  
Director, Planning and Design Services  
October 14, 2014  
Page Two

As area-wide rezoning is not frequently done, we realize that you may need additional information and materials from the City of Jeffersontown, and we very much look forward to working with you in this process. I anticipate that I will be hearing from John Carroll, and his guidance and input will be greatly appreciated. Steve Rusie should be considered our primary contact, and John is welcome to speak directly with Steve. If Steve is not available, please feel welcome to contact me.

With best wishes,

Sincerely,



Schuyler J. Olt  
City Attorney

**CITY OF JEFFERSONTOWN  
JEFFERSON COUNTY, KENTUCKY**

**ORDINANCE NO. 1319, SERIES 2014**

**AN ORDINANCE RELATING TO A PROPOSAL TO AMEND  
THE ZONING OF CERTAIN PARCELS OF LAND  
LOCATED WITHIN THE JEFFERSONTOWN, KENTUCKY  
COMMERCE PARK FROM R-4 TO PEC CLASSIFICATION**

**WHEREAS**, there are fifty-eight parcels of land located within the Jeffersontown Commerce Park which are currently zoned R-4, and which comprise a total of approximately 76.6 acres; and

**WHEREAS**, the City Council finds that the current zoning of these properties is inconsistent with the area in which they are located, which area is entirely commercial and industrial in nature; and

**WHEREAS**, the City Council finds that is in the best interests of the owners of the affected parcels and in the best interests of Jeffersontown and the Jeffersontown community that these parcels be rezoned from R-4 to PEC, which is the zoning classification of the properties surrounding the affected parcels; and

**WHEREAS**, the City Council desires to go forward with the rezoning of the subject property,

**NOW THEREFORE, IT IS ORDAINED BY THE CITY OF  
JEFFERSONTOWN, KENTUCKY, AS FOLLOWS:**

Section 1. The City of Jeffersontown, Kentucky, hereby changes the zoning of the properties listed below from R-4 to PEC, as those classifications are described by the City of Jeffersontown as of the date of final passage of this Ordinance:

<u>Address</u>	<u>Owner(s)</u>	<u>Parcel ID</u>
11201 Midway Drive	Peters Carol Sue and Vest James W. Jr.	003902280000
11207 Midway Drive	Peters Carol Sue and Vest James W. Jr	003902490000
11209 Midway Drive	Peters Carol Sue and Vest James W. Jr	003902300000
11211 Midway Drive	Peters Carol Sue and Vest James W. Jr	003902290000
11213 Midway Drive	Soltys Rita and Soltys Edward	003901290000
11215 Midway Drive	Wade Tyler R. Jr and Marilyn G	003902880000
11301 Midway Drive	Maverick BH Enterprises, LLC	003902340000
11305 Midway Drive	Noroozi Ali A.	003902040000
11311 Midway Drive	Inumerable Nomer and Lorceli	003902020000
11401 Midway Drive	Smith Sherwood and Deborah L	003902020000
11403 Midway Drive	Tucker Clabe	003902270000
11405 Midway Drive	Tucker Clabe	003902250000
11407 Midway Drive	Tucker Clabe	003901970000
11300 Midway Drive	Soonie Y Shin Trust	003901350000
11106 Decimal Drive	Yoder Roger L.	003806350000
1900 Blankenbaker Rd.	Dae Song I LLC	003901790000
1902 Blankenbaker Rd.	Dae Song I LLC	003901300000
1908 Blankenbaker Rd.	Dae Song I LLC	003901340003
1910 Blankenbaker Rd.	Kim Chun Hong	003901560000
2002 Blankenbaker Rd.	Beals Thomas and Beals Judith	003901320005
2006 Blankenbaker Rd.	Cox John W and Ida Bernice	003901330000
2008 Blankenbaker Rd.	Cissell Diana I	003901600000
2008 Blankenbaker Rd.	Cissell Diana I	003904420000
2010 Blankenbaker Rd.	Cissell Diana I	003901770000
2100 Blankenbaker Rd.	McGuire Living Trust	003903640000
2108 Blankenbaker Rd.	Wright Timothy w. and Carol	003904200000
2200 Blankenbaker Rd.	Cook Tracy L and Hamilton Deborah G	003900340000
2202 Blankenbaker Rd.	Cook Tracy L and Hamilton Deborah G	003901810000
2206 Blankenbaker Rd.	Jones Ross D.	003901800000
2230 Blankenbaker Rd.	Umphlette Robert L. Jr. and Rebecca J	003903260000
2300 Blankenbaker Rd.	Snyder-Erenthal Mary Margaret	003903250000
2715 Blankenbaker Rd.	Koshewa Phillip H and Doris	003903370000
2011 Watterson Trail	Simpson Linda Taylor	003902150000
2013 Watterson Trail	Hulse Kenneth L Jr.	003902990000
2705 Watterson Trail	Hunt Laddie and Sharon L	003901020000
2707 Watterson Trail	Robinson Henry A and Terri R	003900900000
2709 Watterson Trail	Robinson John H	003901010000
2711 Watterson Trail	Hobbs James	003901050000
2713 Watterson Trail	Hunt Laddie and Sharon L	003901370000
2715 Watterson Trail	Dickinson Angus	003901060000

2717 Watterson Trail	Bowling James and Camille Howard	003900980000
2721 Watterson Trail	Hobbs Clifford	003901030000
2009 Browns Village Road	L 652 LLC	003903200000
10705 Locust Rd.	Reul Daniel R	003902140000
10711 Locust Rd.	Robinson Dwight S and Alicia M&R	003901170000
10715 Locust Rd.	Seneca Properties Co. Inc.	003902160000
10800 Locust Rd.	Bowling James Kevin and Camille Ann H.	003901960000
10801 Locust Rd.	Seneca Properties Co. Inc.	003901470000
10804 Locust Rd.	Bowling James Kevin and Camille H	003901160000
10805 Locust Rd.	Bowling James Kevin and Haddad Bowling	003902470000
10807 Locust Rd.	Bowling James Kevin and Camille H	003902130000
10808 Locust Rd.	Bowling James Kevin and Haddad Bowling	003902120000
10809 Locust Rd.	Bowling James Kevin and Camille H	003900920000
10810 Locust Rd.	Bowling James Kevin and Haddad Bowling	003901990000
10814 Locust Rd.	Murray William H	003902440000
00000 Holloway Rd.	Hobbs James	003901040000
10800 R Plantside Dr.	Hicks Alonzo	003900990000

Section 2. The City Clerk is authorized and directed to forward this Ordinance to the Planning Commission for such further steps and actions as may be required by law.

**INTRODUCED AND READ AT A CITY COUNCIL MEETING OF THE CITY COUNCIL OF JEFFERSONTOWN, KENTUCKY, AT A MEETING HELD ON THE 7<sup>th</sup> DAY OF OCTOBER, 2014.**

**READ, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JEFFERSONTOWN, KENTUCKY, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.**

**VETOED:**

**APPROVED:**

\_\_\_\_\_  
**BILL DIERUF, MAYOR**

**DATE:** \_\_\_\_\_

\_\_\_\_\_  
**BILL DIERUF, MAYOR**

**DATE:** \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
**BILL FOX, CITY CLERK**



*Where Community and Commerce Meet*

August 29, 2014

DEPARTMENT OF PERMITTING & ENFORCEMENT

Name

Address

City, State Zip

Re: Proposed R-4 Rezoning to PEC

Dear Name,

As you probably know, Jeffersontown's Bluegrass Commerce Park, with the inclusion of the surrounding office complexes and retail establishments, makes up the largest diversified employment center in the Commonwealth of Kentucky. With all of our success, Jeffersontown is occasionally finding it more difficult to satisfy companies wishing to grow in our community. This is not due to the lack of desire to stay and grow in Jeffersontown; but, because of the lack of properly zoned land on which to locate or expand.

You are the owner of record of property currently zone R-4 (residential) located in the midst of a thriving business park. We have been able to determine that there are 58 parcels, held by some 35 different owners, which comprise over 76.5 acres of property such as yours. Together, we need to be ready for future opportunities as they present themselves.

In order to be ready for continued growth, the City of Jeffersontown is proposing to move forward with a request to the Louisville Metro Planning Commission for an area wide re-zoning of all property currently zoned R-4 within the Bluegrass Commerce Park to PEC (Planned Employment Center). This initiative will cost you nothing and will not change your ability to continue to use your property in the same manner as you always have; however, PEC zoning will make your property much more marketable for future development should you so choose.

I invite you and your neighboring property owners to meet with me here in the Jeffersontown City Hall Council Chambers on Tuesday, September 9, 2014 at 5:30 P.M. to discuss our request. I want everyone affected to be aware of the possibilities for the future growth of Jeffersontown and to be on the same page as we move forward. Please feel free to contact me, (502)736-5326, or Mike Kmetz, Director of Economic Development, (502) 261-9697, should you have any questions regarding this proposed zoning change prior to our meeting.

Sincerely,

Bill Dieruf  
Mayor