

# ENTERPRISE DRIVE STREET CLOSURE

DEVELOPER:

NICKLIES DEVELOPMENT  
6060 DUTCHMANS LANE, SUITE 110  
LOUISVILLE, KY 40205

ENGINEERS:

HERITAGE ENGINEERING, LLC.  
642 SOUTH 4<sup>TH</sup> STREET, SUITE 100  
LOUISVILLE, KY 40202

LD&T MEETING  
SEPTEMBER 22, 2022

*Docketed for Oct 6th, 2022  
Planning Commission*

# SITE LOCATION



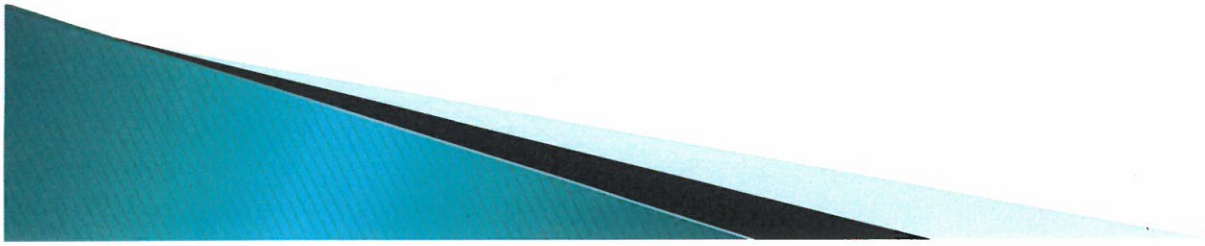
# STREET CLOSURE

- Development Plan

13.5 Acre Site (2 Ac. R/W Closure)

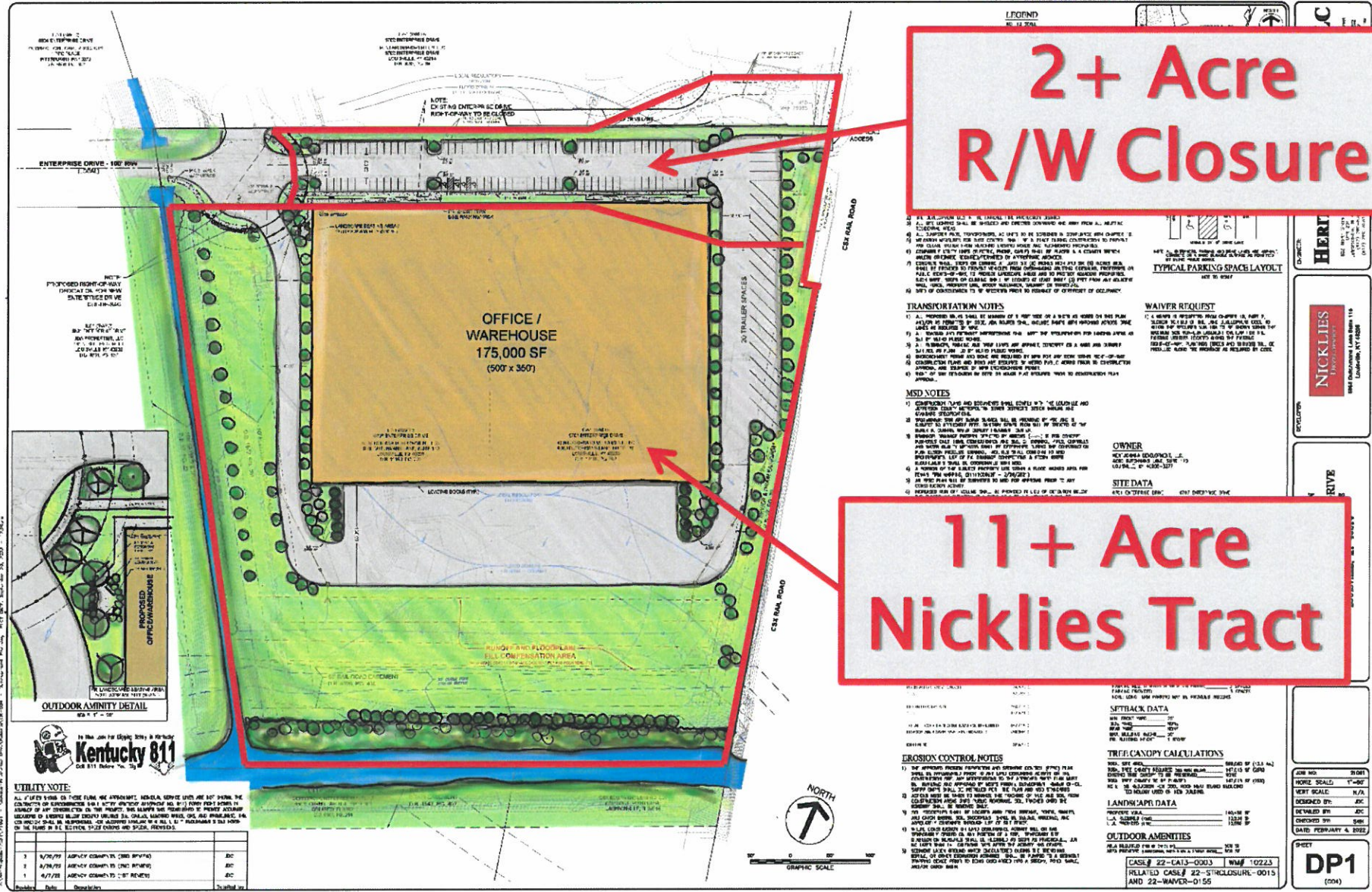
175,000 SF Office/Warehouse

located at 6701 & 6707 Enterprise Dr.





# DEVELOPMENT POTENTIAL



**2+ Acre  
R/W Closure**

**11+ Acre  
Nicklies Tract**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PREVIOUSLY SUBMITTED PERMITS AND APPROVALS.  
2. ALL UTILITIES SHALL BE DELETED AND LOCATIONS SHOWN AS SHOWN FROM A. MEYER'S RECORD DRAWING.  
3. ALL EXISTING UTILITIES SHALL BE DELETED AND LOCATIONS SHOWN AS SHOWN FROM A. MEYER'S RECORD DRAWING.  
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**TRANSPORTATION NOTES**  
1. ALL TRUCKS SHALL BE 20' HIGH AND 8'6" WIDE.  
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**MSD NOTES**  
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**OWNER**  
NICKLIES TRACTS, LLC  
11111 NICKLIES TRACT, LEXINGTON, KY 40503

**SETBACK DATA**  
FRONT: 100'  
SIDE: 100'  
REAR: 100'

**EROSION CONTROL NOTES**  
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**LANDSCAPE DATA**  
TREES: 100'  
SHRUBS: 100'  
GRASS: 100'

**OUTDOOR AMENITIES**  
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**UTILITY NOTE**

ALL UTILITIES SHALL BE DELETED AND LOCATIONS SHOWN AS SHOWN FROM A. MEYER'S RECORD DRAWING.

NO.	DATE	DESCRIPTION	STATUS
1	4/15/10	AGENCY COMMENTS (CNS REVIEW)	ACC
2	4/16/10	AGENCY COMMENTS (CNS REVIEW)	ACC
3	4/17/10	AGENCY COMMENTS (CNS REVIEW)	ACC

**HERT**  
11111 NICKLIES TRACT, LEXINGTON, KY 40503

**NICKLIES TRACTS, LLC**  
11111 NICKLIES TRACT, LEXINGTON, KY 40503

**DRIVE**

**DP1**  
(004)

# STREET CLOSURE PORTION OF ENTERPRISE DRIVE



# NEIGHBOR NOTIFICATION

Nicklies Development  
6060 Dutchmans Lane, Suite 110  
Louisville, KY 40205

March 8, 2022

**Re: Consent to Street Closure for property located at 6701 & 6707 Enterprise Dr.**

Dear Neighbor,

We are writing to share our intent to close a small portion of Enterprise Drive located where the road ends at the existing CSX Rail Yard. The portion of the road being closed is directly adjacent to our property located at 6701 & 6707 Enterprise Drive.

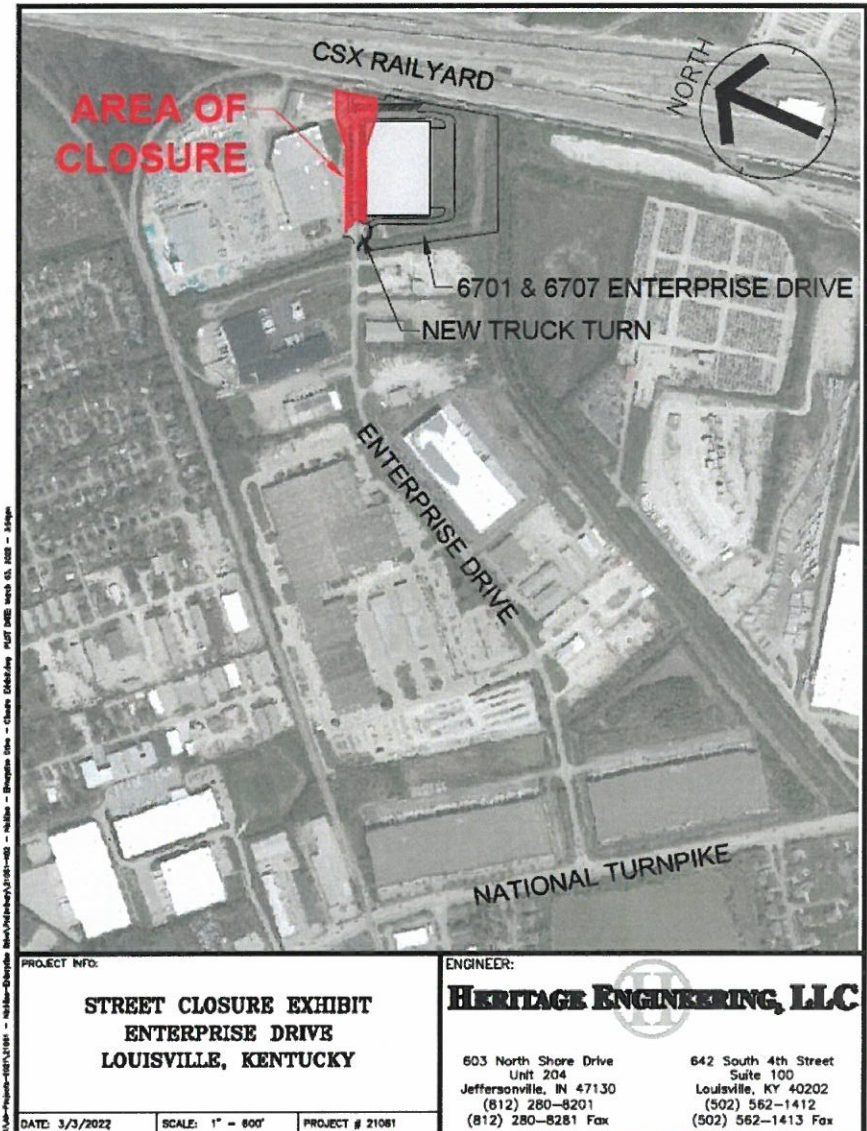
The closure is to allow for an office/warehouse building to be constructed. Upon approval of the street closure, a new turn around appropriate for trucks will be provided ensuring that there aren't any negative impacts to your property or your ability to use Enterprise Drive. This new turn around as shown on the attached plan is approximately 700-ft from its current location.

As a neighbor, we would like to address any questions or concerns that you or your neighbors may have. You can reach me directly at (502) 645-1707 or feel free to call my project planner John Campbell at Heritage Engineering at (502) 562-1412.

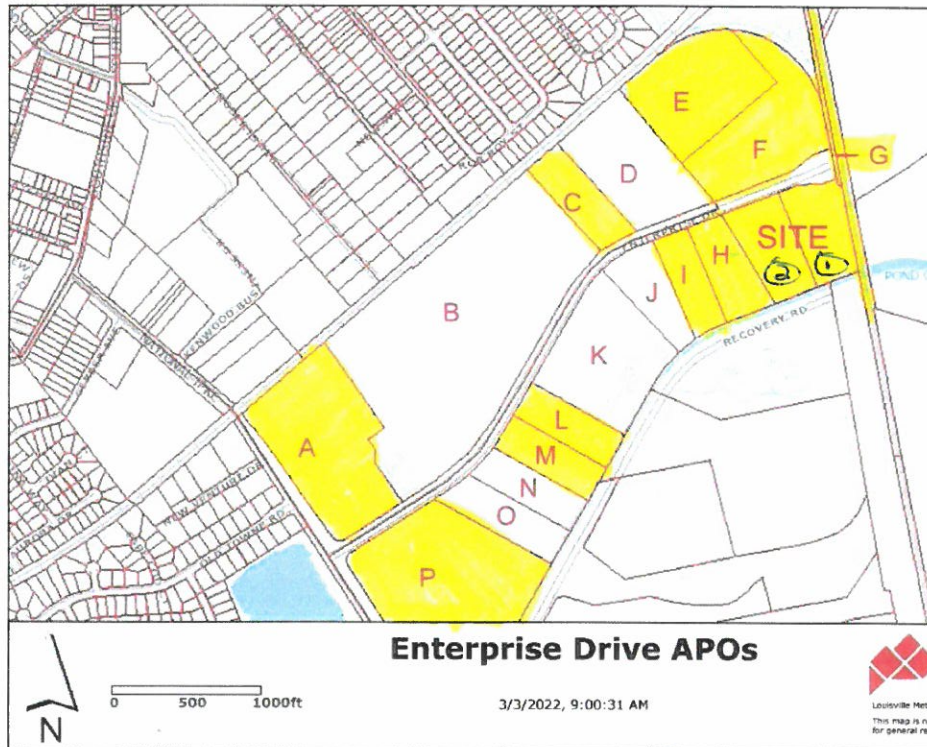
If upon your review of the attached plan you have no objections to the street closure, please sign and notarize the attached Consent to Street Closure form and return it to me in the postage provided return envelope.

Sincerely,  
David Nicklies

Cc: Hon. Mark Fox, Metro Councilman, District 13  
John Campbell, Land Planner, Heritage Engineering



# CONSENT TO CLOSURE



**Enterprise Drive APOs**

Nicklies Enterprise Drive  
Street Closure APO  
Project# 21061

Airspace II, LLC ✓  
6060 Dutchmans Lane, Suite 100  
Louisville, KY 40205-3277

A  
↑ 5607 National Turnpike

↓ 6804 Enterprise Drive

D  
Olympic Home Care Products  
1 PPG Place  
Pittsburgh, PA 15272-0001

CSX Transportation, Inc. ✓  
Attn: Clint Hale  
500 Water Street, 12<sup>th</sup> Floor  
Jacksonville, FL 32202

G  
↑ Railroad right-of-way

↓ 6813 Enterprise Drive

U  
Robert B. Greenwell  
Darrin T. Greenwell  
6813 Enterprise Drive  
Louisville, KY 40214-4304

Robertson Bldg & Maintenance Co.  
2119 Winston Avenue  
Louisville, KY 40205-2535

U & O  
↑ 6915 & 6925 Enterprise Drive

Louisville Gas & Electric Company  
220 West Main Street  
Louisville, KY 40202-1395

B  
↑ 6820 Enterprise Drive

↓ 6700 Enterprise Drive

E ✓  
Liberty Plastics, LLC ✓  
6700 Enterprise Drive  
Louisville, KY 40214-6025

JDA Properties, LLC ✓  
161 N Shelby Street  
Louisville, KY 40202-6000

H  
↑ 6801 Enterprise Drive

↓ 6825 Enterprise Drive

V  
Louisville Associates, LLC  
48641 Milmont Drive  
Fremont, CA 94538-7354

Airspace I, LLC ✓  
6060 Dutchmans Lane, Suite 100  
Louisville, KY 40205-3277

D  
↑ 6001 National Turnpike

Orchard Place KY, LLC ✓  
50 Old Kings Highway N  
Darren, CT 06820-4637

C  
↑ 6800 Enterprise Drive

↓ 6702 Enterprise Drive

F ✓  
Pentagon Properties, LLC ✓  
6702 Enterprise Drive  
Louisville, KY 40214-6025

Selinda Avenue LLC ✓  
1438 Selinda Avenue  
Louisville, KY 40213-1944

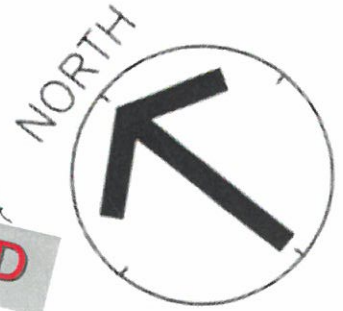
I  
↑ 6807 Enterprise Drive

↓ 6907 & 6913 Enterprise Drive

L & M  
Hussung Realty Co. LLC ✓  
6913 Enterprise Drive, Suite B  
Louisville, KY 40214-4398

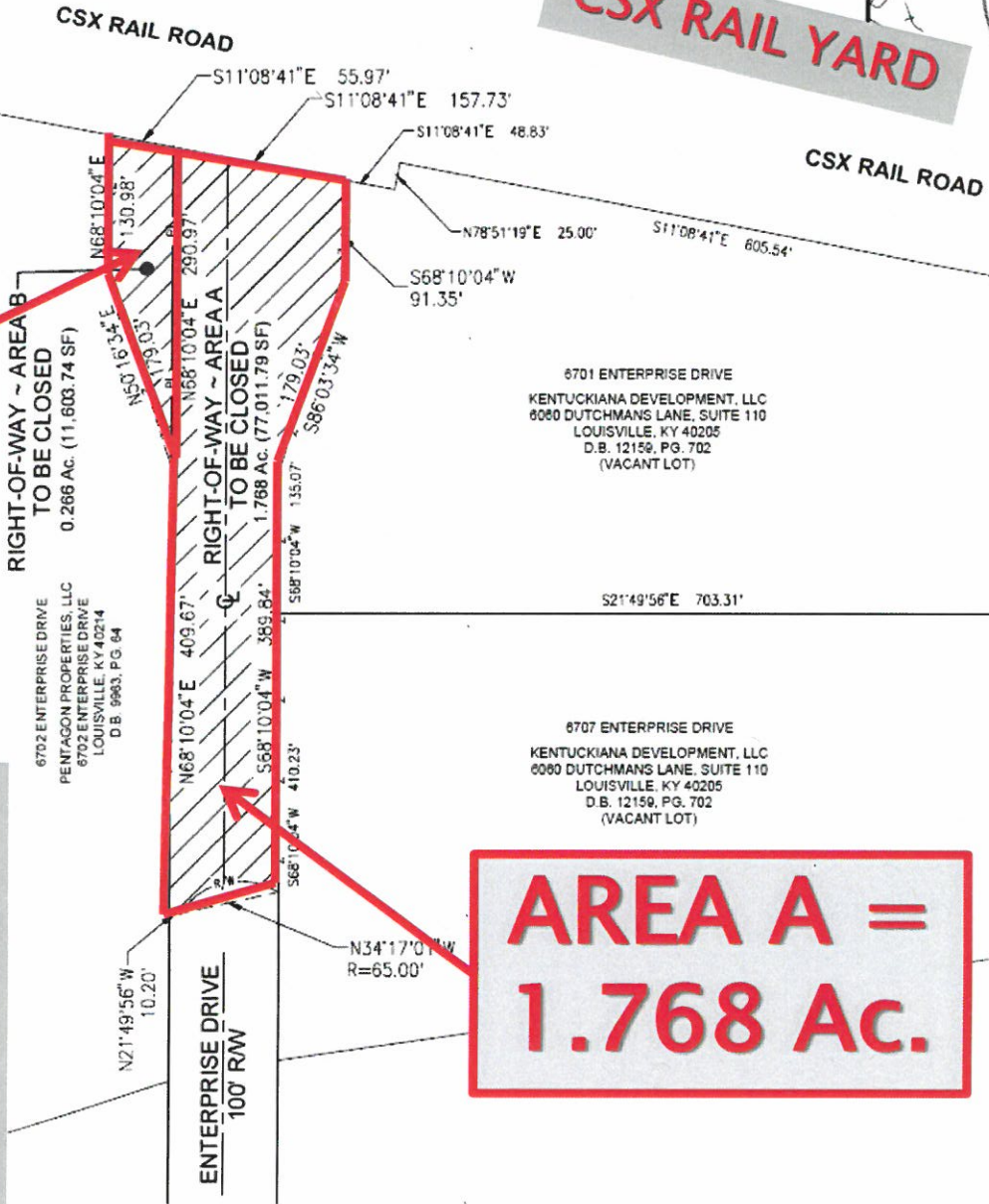


# STREET CLOSURE PLAT

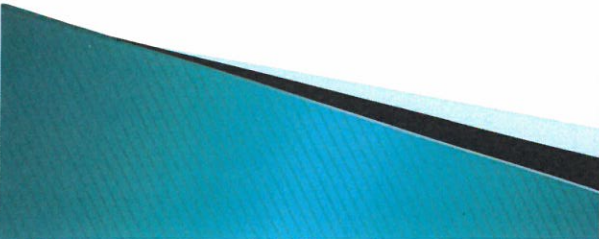


**CSX RAIL YARD**

**AREA B =  
0.266 Ac.**



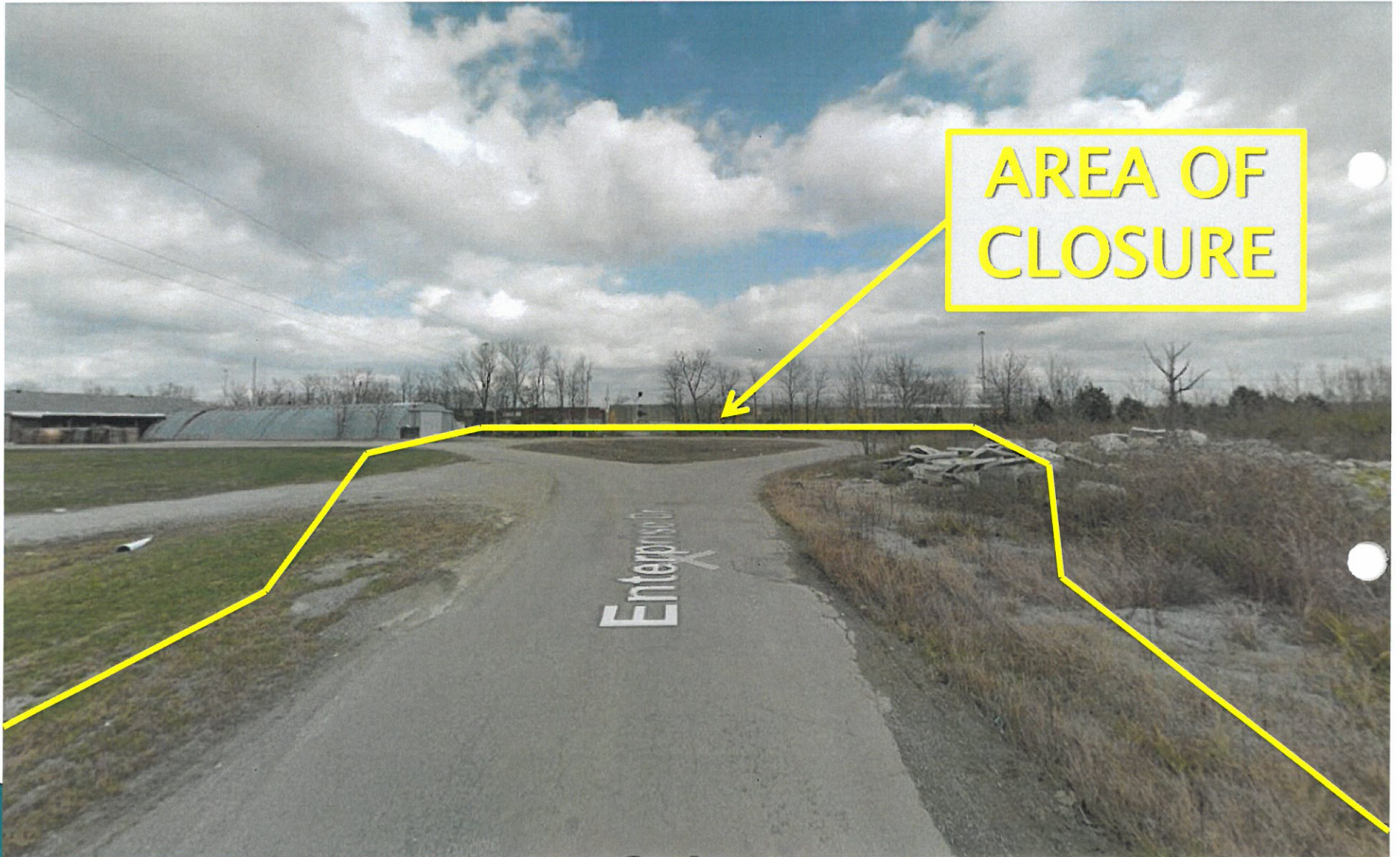
**AREA A =  
1.768 Ac.**



# STREET CLOSURE



# STREET CLOSURE



Questions?

**NICKLIES**  
DEVELOPMENT

HERITAGE ENGINEERING, LLC

The logo for Heritage Engineering, LLC features a blue circular emblem containing a stylized white 'H' with a blue outline. The emblem is positioned centrally between the words 'HERITAGE' and 'ENGINEERING, LLC'.