

**From:** [Steve Rusie](#)  
**To:** [Lockett, Jay P](#)  
**Cc:** [Schuyler Olt](#); [John Talbott](#); [Scott Thompson](#)  
**Subject:** Zoning Change 22-ZONEPA-0007 Acura Dealership  
**Date:** Wednesday, February 23, 2022 2:28:38 PM  
**Attachments:** [image001.png](#)

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Jay,

Please Place this into the 22-ZONEPA-0007 case file. I have also submitted this to Julia Williams for Case 21-ZONE-0151.

### **Land Development Code**

The Planned Employment Center (PEC) Zoning District is intended:

1. To provide sufficient space in attractive, landscaped, and planned industrial parks for M-2 Industrial operations.
2. To protect for future industry land which is now or can be served by rail.
3. To ensure compatibility between the industrial operations within the industrial park and the existing activities and the character of the community in which the park is located.
4. To provide opportunities for employment close to residential areas, and thus to reduce travel time from home to work and the burden on the streets and transit system.

### **Plan 2040**

#### **3.1.10. Suburban Workplace Form District:**

A Suburban Workplace is a form characterized by predominately industrial and office uses where the buildings are set back from the street in a landscaped setting.

Suburban Workplaces often contain a single large-scale use or a cluster of uses within a master planned development. New larger proposed industrial uses are encouraged to apply for a planned development district. In order to provide adequate transportation access in suburban workplaces connected roads, public transportation and pedestrian facilities should be encouraged. Walkways to workplace-serving uses are encouraged for workplace employees.

Comprehensive Plan Review:

The Suburban Workplace Form District is intended for industrial and office uses which have distinct traffic patterns of employees arriving in the morning and leaving in the evening. The nature of the auto sales and service uses that are proposed will bring in additional peak hour trips for people having passenger vehicles serviced which will be in conflict with the predominance of semi-trucks entering and leaving the Commerce Park and conflicting with the employee traffic into and out of the park during peak hours.

The commercial uses in the Suburban Workplace Form District are intended to meet

the needs of the employees who work in the Commerce Park. Auto Sales and Service Centers would be a use more suitable in a Marketplace Corridor Form District. Which are intended to provide commercial services to the community.

The existing Planned Employment Center (PEC) Zoning is a more appropriate Zoning District for the Suburban Workplace Form District based upon the language in the current comprehensive plan. The large C-2 properties across Blankenbaker Parkway were primarily rezoned to C-2 in 1997 prior to Form Districts (Areas) being implemented by the Cornerstone 2020 Comprehensive Plan and were originally rezoned for a Movie Theater complex. The large parking lots required for auto display areas reduces the Commerce Parks ability to provide industrial and office workplaces for employees.

Sincerely,

**Stephen Rusie, AICP**

**Planning & Zoning**

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