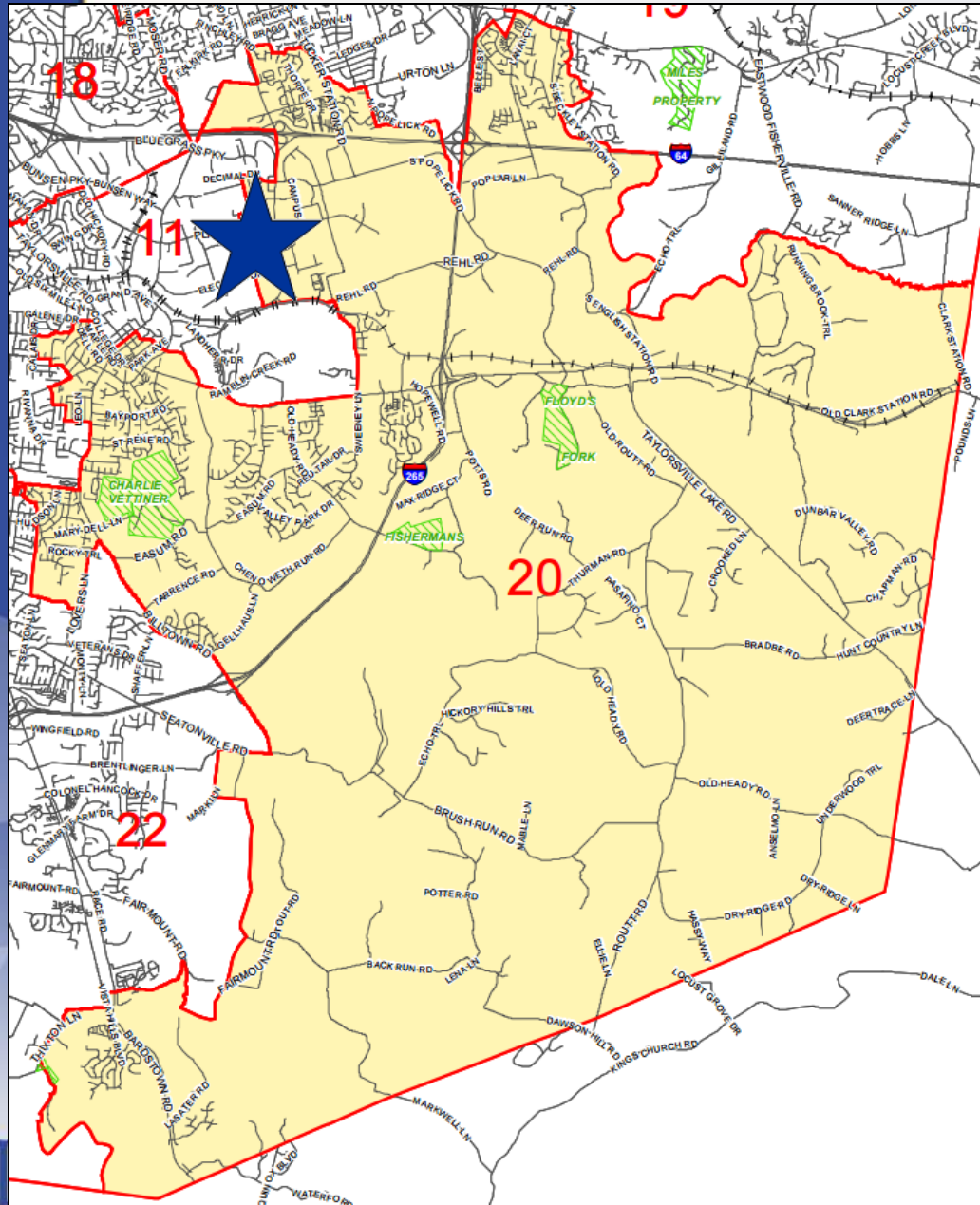


15ZONE1034

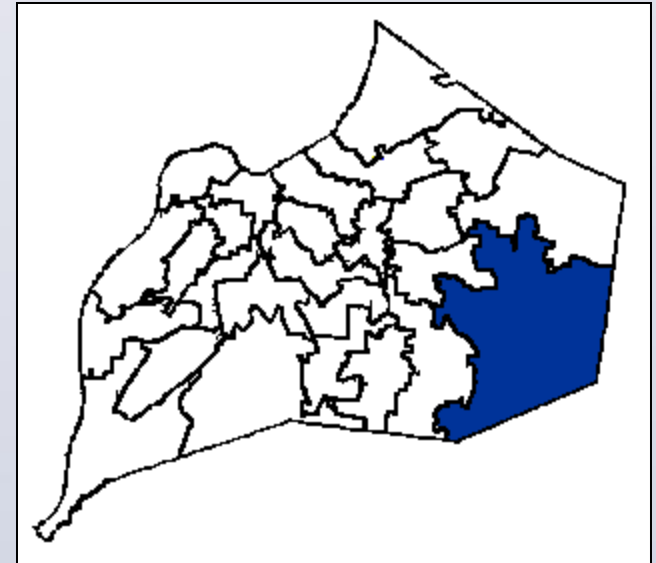
Air Hydro Power Expansion



Planning/Zoning, Land Design & Development
March 1, 2016



**2550 Blankenbaker Parkway
(2609 Shining Water Drive)
District 20 - Stuart Benson**



Requests

- Change in Zoning from R-6 to PEC
- Revised/Detailed District Development Plan

Case Summary / Background

- Change in zoning from R-6 to PEC
- 109,950 SF office and warehouse use expansion
- Vacant lot is located to the west of the existing Air Hydropower
- Majority of area located along Blankenbaker Parkway is within the PEC zoning district
- Directly to the north and south, there is a mix of both single and multi-family residential uses
- Subject site was rezoned to R-6 under Docket 9-34-04 to allow an expansion of an existing apartment project on the west side of Blankenbaker Road
- Existing office/warehouse use was rezoned from R-4 to PEC under Docket Number 9-76-83 and Docket #15129

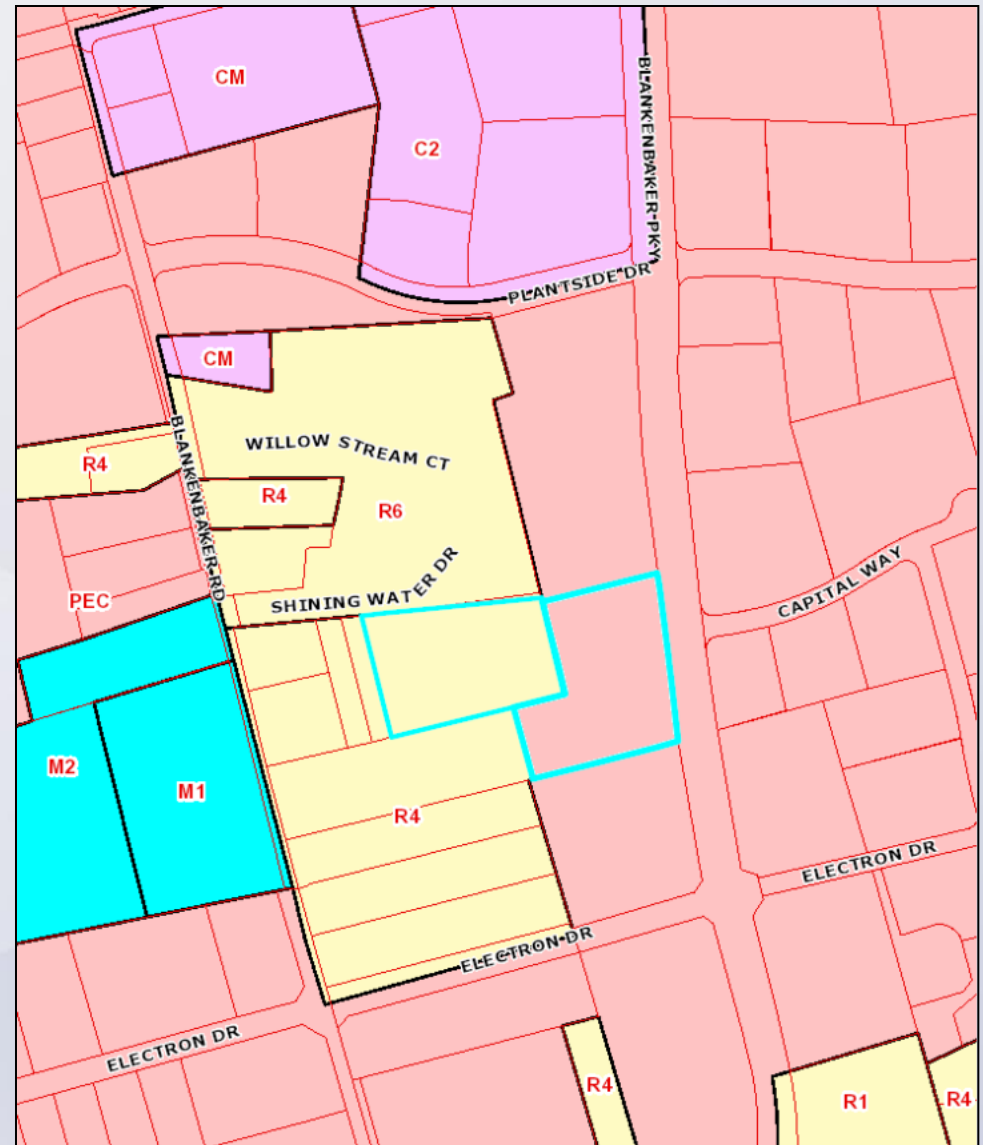
Zoning/Form Districts

Subject Property:

- Existing: R-6/SW
- Proposed: PEC/SW

Adjacent Properties:

- North: R-6/SW
- South: R-4/PEC/SW
- East: PEC/SW
- West: R-4/SW



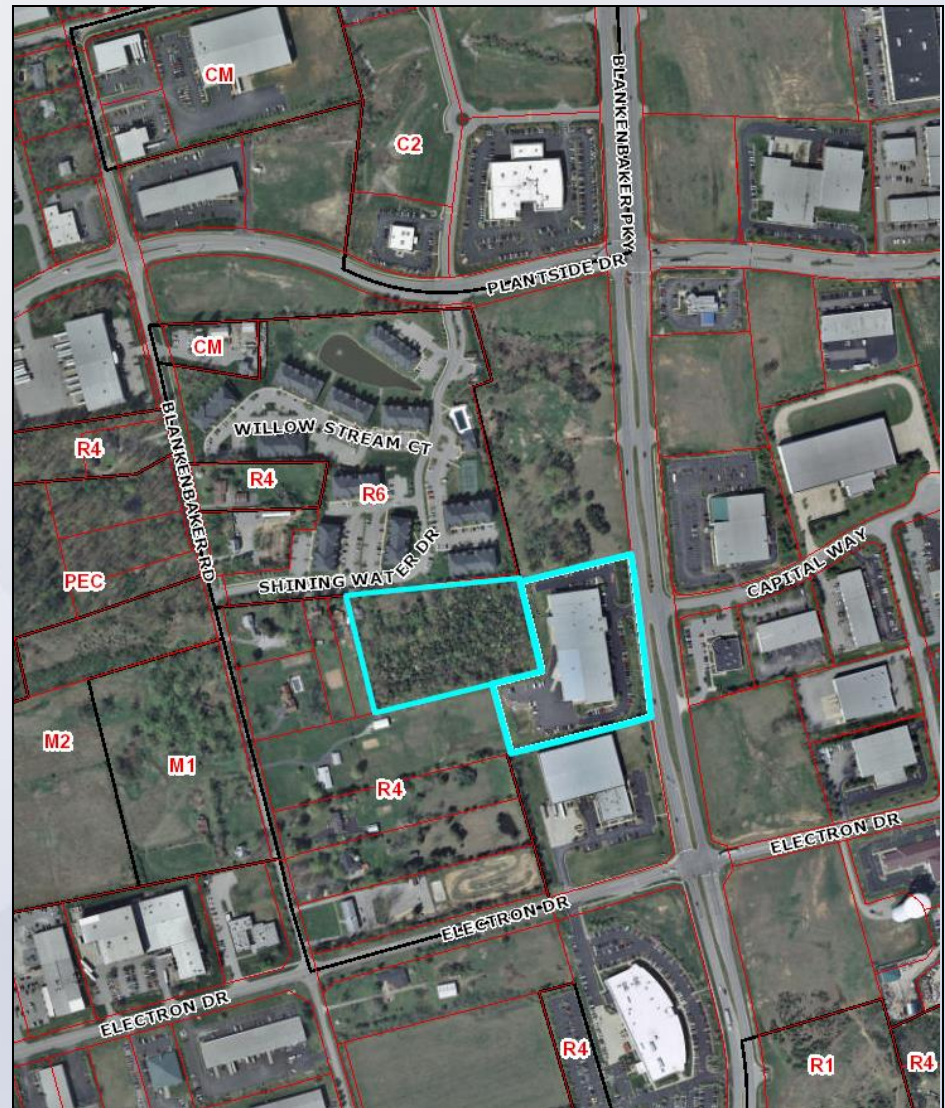
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Office/Warehouse

Adjacent Properties:

- North: MF Residential
- South: SF Residential/Warehouse
- East: Office/Warehouse
- West: SF Residential



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Surrounding Areas



A PORTION OF THE SITE IS LOCATED IN THE CITY OF JEFFERSONTOWN AND IS SUBJECT TO THE JULY 2004 LAND DEVELOPMENT CODE.

SHINING WATER DR

PRELIMINARY APPROVAL
 Condition of Approval
Tony Kelly
 DATE
 JEFFERSON COUNTY METROPOLITAN GOVERNMENT DISTRICT



PRELIMINARY APPROVAL
 DEVELOPMENT PLAN

R-4/5W
 Kenneth & Mary T. Stolt
 7753 Westendale Rd
 Jeffersonville, KY 40229
 U.S. 384 PC 0037

R-6/75W
 Precourt Square Remodeling LLC
 110 Parkway Blvd. #4 Ste 113
 George Mt. KY 40317
 U.S. 1008 PC 1717

PEC/SW
 MTS Grouping Co.
 600 N. Horsebrouse Hwy Ste 300
 Louisville, KY 40222
 U.S. 30

CAPITAL WAY
 R/W VARIES

BLANENBAKER PARKWAY
 R/W VARIES
 (120' R/W MIN. REQ'D.)

PEC/SW
 Agnew LLC
 3118 Versailles Rd
 Louisville, KY 40221
 U.S. 308 PC 0327

PEC/SW
 MTS Grouping Co.
 600 N. Horsebrouse Hwy Ste 300
 Louisville, KY 40222
 U.S. 308 PC 1826

PROJ#	TOTAL S	TOTAL E	TOTAL P	TOTAL V	MSD N
1	PROPOS	F.A.R.	PARKING	INTERIOR	1. Sanit
2	EXISTING	PEC LOT	EXISTIN	OUTDOOR	2. No p
3	PROPOS	BUILDING	PROPOS	OUTDOOR	3. No p
4	EXISTING	PARKING	TOTAL P	OUTDOOR	4. Drain
5	EXISTING	RETAIL			5. Final
6	EXISTING	1,770			6. Detail
7	EXISTING	1,770			7. Detail
8	EXISTING	12.47			8. Detail
9	EXISTING	12.47			9. Detail
10	EXISTING	125.5			10. Detail
11	EXISTING	125.5			11. Detail
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DETENTION BASIN CALCULATIONS

15ZONE1034

PC Recommendation

- Public Hearing was held on 2/4/2016
 - No one spoke in opposition to the requests
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-6 to PEC by a vote of 7-0 (7 members voted)