



Where Community and Commerce Meet

DEPARTMENT OF PERMITTING & ENFORCEMENT

May 11, 2015

Louisville Metro Planning & Design Services
444 S. 5th Street, Suite 300
Louisville, KY 40202

Letter of Explanation: Area-Wide Rezoning & Form District Change

This is a request for Planning Commission review of a proposed area-wide rezoning for parcels in The City of Jeffersontown that are zoned R-4 Single Family Residential and M-1 & M-2 Industrial and are located in the Commerce Park primarily in a Suburban Workplace Form District and a Suburban Marketplace Corridor Form District to PEC (Planned Employment Center) Zoning along with a request for a review of a proposed area-wide Form District change for all or portions of 5 parcels from Neighborhood Form District to Suburban Workplace Form District. The proposal is to rezone forty-six parcels and amounting to approximately 94 acres of land.

The proposed rezoning's will correct some existing land use issues in the Suburban Marketplace Corridor and Suburban Workplace Form District and will allow for the flexibility of different uses including office and commercial on the edges of the Commerce Park and the change of the form district will move the boundary between Neighborhood and Suburban Workplace Districts to the existing railroad tracks which is a more appropriate transition point than the existing boundary which intrudes into an industrial section of the Commerce Park.

Sincerely,

Stephen Rusie, AICP
Department of Permitting, Planning & Code Enforcement

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**CITY OF JEFFERSONTOWN
JEFFERSON COUNTY, KENTUCKY**

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ORDINANCE NO. 1327, SERIES 2015

**AN ORDINANCE RELATING TO A PROPOSAL TO AMEND
THE ZONING OF CERTAIN PARCELS OF LAND
LOCATED WITHIN THE JEFFERSONTOWN, KENTUCKY
COMMERCE PARK FROM VARIOUS CLASSIFICATIONS
TO PEC CLASSIFICATION AND REDESIGNATING A
FORM DISTRICT**

WHEREAS, there are forty-six parcels of land located within the Jeffersontown Commerce Park which are currently zoned R-4, M-1 & M-2 and which comprise a total of approximately 94 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 that the Form District of an area is better described as Suburban Workplace; and

WHEREAS, the City Council finds that it 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, M-1 to PEC and M-2 to PEC, as applicable, which is the zoning classification of the properties surrounding the affected parcels; and

WHEREAS, the City Council finds that it is in the best interests of all parties that a certain area currently described as a Neighborhood Form District be reclassified to a Suburban Workplace Form District; 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, and the Form District from Neighborhood to Suburban Workplace, as those classifications are described by the City of Jeffersontown as of the date of final passage of this Ordinance:

Address:	Tax Block & Lot Number
2600, 2602, 2604, 2710, 2712 & 2714 Grassland Drive	003804540000
2716 Grassland Drive	003806200000
2713, 2715, 2717, 2719 Grassland Drive	003806960000
2705 Grassland Drive & 2800 Watterson Trail	003804400000
Unknown	048501300000

Section 2. The City of Jeffersontown, Kentucky, hereby changes the zoning of the properties listed below from M-1 and M-2 to PEC, as those classifications are described by the City of Jeffersontown as of the date of final passage of this Ordinance:

Address:	Tax Block & Lot Number
3401 Ruckriegel Parkway	226200150000
3401 Ruckriegel Parkway	226200140000
10820 Penion Drive	226200130000
10828 Penion Drive	004604350000
11550 Blankenbaker Access Drive	004604360000
10811 Penion Drive	226200120000
3321 Ruckriegel Parkway	226200110000
3301 Ruckriegel Parkway	226200090000
11440 Blankenbaker Access Drive	286500370000
11480 Blankenbaker Access Drive	286500360000
11500 Blankenbaker Access Drive	286500350000
11501, 11525 & 11551 Blankenbaker Access	286500240000

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Drive	
11481 Blankenbaker Access Drive	286500230000
11461 Blankenbaker Access Drive	286500220000
11441 Blankenbaker Access Drive	286500210000
11421 Blankenbaker Access Drive	286500200000
3271 Ruckriegel Parkway	226200080000
3310 Ruckriegel Parkway	226200160000
3300 Ruckriegel Parkway	226200170000
3262 - 3268 Ruckriegel Parkway	226200180000
3250 - 3260 Ruckriegel Parkway	226200190000
3240 Ruckriegel Parkway	004602670000
3261 Ruckriegel Parkway	226200070000
3251 Ruckriegel Parkway	226200060000
3001 Watterson Trail	003911140000
10710 Electron Drive	003911130000
10706 & 10708 Electron Drive	003911050000
10709 Electron Drive	003905420000
10707 Electron Drive	003905430000
3241 Ruckriegel Parkway	226200050000
3231 Ruckriegel Parkway	226200040000
3223 Ruckriegel Parkway	226200030000
10726 Electron Drive	003902100000
10718, 10720 & 10724 Electron Drive	003902410000
10906 Electron Drive	003902390000
10714 Electron Drive	003902430000
10900 Electron Drive	003911150000
10711 Electron Drive	003911090000

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2815 Watterson Trail	003905440000
2811 Watterson Trail	003904400000
2813 Watterson Trail	003904570000
Electron Drive	003911100000
Unknown	003905460000

Section 3 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 ____ DAY OF MAY, 2015.

READ, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JEFFERSONTOWN, KENTUCKY, AT A MEETING HELD ON THE ____ DAY OF _____, 2015.

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VETOED:

APPROVED:

BILL DIERUF, MAYOR



BILL DIERUF, MAYOR

DATE: _____

DATE: _____

ATTEST:

BILL FOX, CITY CLERK



Where Community and Commerce Meet

March 24, 2015

DEPARTMENT OF PERMITTING & ENFORCEMENT

Storage Solutions Mini-Warehouse
10908 Old Bridge Place
Louisville, KY 40223-2690

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Re: M-1 and M-2 Rezoning to PEC

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Dear Property Owner,

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. Here at City Hall in Jeffersontown we recognize that in great part, that diversity is what leads to the success of both the companies located here and the City as a whole.

You are the owner of record of property currently zoned for manufacturing use located in the midst of an area zoned Planned Employment Center (PEC). We have been able to determine that there are 43 parcels, held by some 34 different owners, which comprise over 62.29 acres of property such as yours that technically may not be in compliance with local zoning regulations.

In order to rectify the situation on your behalf, 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 much of the property currently zoned M-1 and M-2 within the Bluegrass Commerce Park to PEC. 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. In fact, it will bring you into zoning compliance if you are not so already. PEC zoning will make your property much more marketable for future development should you so choose as it permits commercial (C-1) type uses in addition to M-1 and M-2.

I invite you and your neighboring property owners to meet with me here in the Jeffersontown City Hall Council Chambers on Thursday, April 2, 2015 at 4:30 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, Mike Kmetz, Director of Economic Development, (502) 261-9697, or Steve Rusie, AICP with the Jeffersontown Planning and Zoning Department, (502) 267-8333 should you have any questions regarding this proposed zoning change prior to our meeting.

Sincerely,

Bill Dieruf
Mayor

BD/mk



City of Jeffersontown

Department of Permitting, Planning & Code Enforcement
10416 Watterson Trail
Jeffersontown, KY 40299
Phone: (502) 267-8333 Fax: (502) 267-0547
Jeffersontownky.gov

4/2/15

Sign in Sheet: Area Wide Rezoning

NAME: (PLEASE PRINT) **ADDRESS:**

Dwayne G. Hunt	3401 Ruckriegel Pkwy,
Stan Lichtefeld	908 S. 8th St. Lou. Ky. 40299

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Area 1 Properties:

M-2 Zoned Properties

1. Property Address: 3401 Ruckriegel Parkway
Tax Block: 2262 Lot: 0014
Deed: 6567 x 366
Owner: DJ Marketing Group LTD
Mailing Address: 2721 E. Sharon Road, Cincinnati, OH 45241-1944
2. Property Address: 3401 Ruckriegel Parkway
Tax Block: 2262 Lot: 0015
Deed: 6567 x 366
Owner: DJ Marketing Group LTD
Mailing Address: 2721 E. Sharon Road, Cincinnati, OH 45241-1944
3. Property Address: 10820 Penion Drive
Tax Block: 2262 Lot: 0013
Deed: 10030 x 160
Owner: GP East LLC
Mailing Address: 10820 Penion Drive, Louisville, KY 40299-4500
4. Property Address: 10828 Penion Drive
Tax Block: 0046 Lot: 435
Deed: 7248 x 371
Owner: LD Properties LLC
Mailing Address: 6060 Dutchmans Lane, Ste 100, Louisville, KY 40205-3277
5. Property Address: 11550 Blankenbaker Access Drive
Tax Block: 0046 Lot: 436
Deed: 8714 x 657
Owner: Shaheen Properties Inc
Mailing Address: 10908 Old Bridge Place, Louisville, KY 40223-2690
6. Property Address: 10811 Penion Drive
Tax Block: 2262 Lot: 12
Deed: 8813 x 886
Owner: Adventure Christian Church
Mailing Address: 265 Persimmon Ridge Drive, Louisville, KY 40245-5040
7. Property Address: 3321 Ruckriegel Parkway
Tax Block: 2262 Lot: 11
Deed: 8813 x 886
Owner: Adventure Christian Church
Mailing Address: 265 Persimmon Ridge Drive, Louisville, KY 40245-5040

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8. Property Address: 3301 Ruckriegel Parkway
Tax Block: 2262 Lot: 9
Deed: 8958 x 46
Owner: Shaheen Properties LLC
Mailing Address: 10908 Old Bridge Place, Louisville, KY 40223-2690
9. Property Address: 11440 Blankenbaker Access Drive
Tax Block: 2865 Lot: 37
Deed: 8706 x 290
Owner: Shaheen Properties LLC
Mailing Address: 10908 Old Bridge Place, Louisville, KY 40223-2690
10. Property Address: 11480 Blankenbaker Access Drive
Tax Block: 2865 Lot: 36
Deed: 9096 x 700
Owner: PNC Bank, N.A., Trustee E. Sloane Graff TUA fbo E. Sloane Graff, III & PNC Bank, N.A., Trustee E. Sloane Graff TUA fbo Mary Louise Graff, II
Mailing Address: PO Box 13519, Arlington, TX 76094-0519
11. Property Address: 11500 Blankenbaker Access Drive
Tax Block: 2865 Lot: 35
Deed: 10253 x 782
Owner: F & D Realty
Mailing Address: 9822 Bluegrass Parkway, Louisville, KY 40299-1906
12. Property Address: 11501 Blankenbaker Access Drive (11525 & 11551)
Tax Block: 2865 Lot: 24
Deed: 10271 x 684
Owner: Hawk Realty LLC
Mailing Address: 11525 Blankenbaker Access Drive, Louisville, KY 40299-6420
13. Property Address: 11481 Blankenbaker Access Drive
Tax Block: 2865 Lot: 23
Deed: 9999 x 390
Owner: TC2 CAT, LLC & T C CAT, LLC
Mailing Address: PO Box 991064, Louisville, KY 40269-1064
14. Property Address: 11461 Blankenbaker Access Drive
Tax Block: 2865 Lot: 22
Deed: 9999 x 390
Owner: TC2 CAT, LLC & T C CAT, LLC
Mailing Address: PO Box 991064, Louisville, KY 40269-1064

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15. Property Address: 11441 Blankenbaker Access Drive
Tax Block: 2865 Lot: 21
Deed: 9856 x 134
Owner: Turner Property 2 LLC
Mailing Address: 2421 Fortune Drive, STE 150, Lexington, KY 40509-4126
16. Property Address: 11421 Blankenbaker Access Drive
Tax Block: 2865 Lot: 20
Deed: 7181 x 987
Owner: Lloyd Bilyeu Properties, LLC
Mailing Address: 11421 Blankenbaker Access Drive, Louisville, KY 40299-6418
17. Property Address: 3271 Ruckriegel Parkway
Tax Block: 2262 Lot: 8
Deed: 5853 x 36
Owner: Kentucky Farm Bureau Mutual Ins. Co.
Mailing Address: 9201 Bunsen Parkway, Louisville, KY 40220-3792
18. Property Address: 3310 Ruckriegel Parkway
Tax Block: 2262 Lot: 16
Deed: 8006 x 669
Owner: David A. & Valerie A. Elder
Mailing Address: 3310 Ruckriegel Parkway, Louisville, KY 40299-3764
19. Property Address: 3300 Ruckriegel Parkway (3262 PVA)
Tax Block: 2262 Lot: 17
Deed: 7091 x 523
Owner: Elder & Miller Investments, LLC
Mailing Address: 9702 Thixton Lane, Louisville, KY 40291-3345
20. Property Address: 3262 - 3268 Ruckriegel Parkway (3258 PVA) (Condos)
Tax Block: 2262 Lot: 18
Deed: 8051 x 178
Owner: D G J S Properties, LLC
Mailing Address: 2212 Mahan Drive, Louisville, KY 40299-1700
21. Property Address: 3250 - 3260 Ruckriegel Parkway (3250 PVA)
Tax Block: 2262 Lot: 19
Deed: 8607 x 377
Owner: Kremer & Kremer Real Estate Holdings
Mailing Address: 3258 Ruckriegel Parkway, Louisville, 40299-3762

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22. Property Address: 3240 Ruckriegel Parkway
Tax Block: 0046 Lot: 267
Deed: Unknown
Owner: City of Jeffersontown
Mailing Address: 10416 Watterson Trail, Jeffersontown, KY 40299-3749
23. Property Address: 3261 Ruckriegel Parkway
Tax Block: 2262 Lot: 7
Deed: 7590 x 810
Owner: DJP Properties
Mailing Address: 3261 Ruckriegel Parkway, Jeffersontown, KY 40299-3763
24. Property Address: 3251 Ruckriegel Parkway
Tax Block: 2262 Lot: 6
Deed: 6832 x 943
Owner: Barker Properties, LLC
Mailing Address: 5102 S Watterson Trail, Louisville, KY 40291-1733

M-1 Zoned Properties

25. Property Address: 3241 Ruckriegel Parkway
Tax Block: 2262 Lot: 5
Deed: 9096 x 700
Owner: PNC Bank, N.A., Trustee E. Sloane Graff TUA fbo E. Sloane Graff, III & PNC Bank, N.A., Trustee E. Sloane Graff TUA fbo Mary Louise Graff, II
Mailing Address: PO Box 13519, Arlington, TX 76094-0519
26. Property Address: 3231 Ruckriegel Parkway (None per LOJIC)
Tax Block: 2262 Lot: 47
Deed: 9096 x 700
Owner: PNC Bank, N.A., Trustee E. Sloane Graff TUA fbo E. Sloane Graff, III & PNC Bank, N.A., Trustee E. Sloane Graff TUA fbo Mary Louise Graff, II
Mailing Address: PO Box 13519, Arlington, TX 76094-0519
27. Property Address: 3221 & 3223 Ruckriegel Parkway
Tax Block: 2262 Lot: 3
Deed: 10187 x 141
Owner: Durrett Lane Storage LLC
Mailing Address: 211 Clover Lane STE J, Louisville, KY 40207-2754

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Area 2 Properties:

M-1 Zoned Properties

1. Property Address: 10726 Electron Drive
Tax Block: 0039 Lot: 210
Deed: 9762 x 880
Owner: Blue Cadillac, LLC
Mailing Address: PO Box 99738, Louisville, KY 40269-0738

2. Property Address: 10718 Electron Drive
Tax Block: 0039 Lot: 241
Deed: 9762 x 880
Owner: Blue Cadillac, LLC
Mailing Address: PO Box 99738, Louisville, KY 40269-0738

3. Property Address: 10906 Electron Drive
Tax Block: 0039 Lot: 239
Deed: 9762 x 880
Owner: Blue Cadillac, LLC
Mailing Address: PO Box 99738, Louisville, KY 40269-0738

4. Property Address: 10714 Electron Drive
Tax Block: 0039 Lot: 243
Deed: 2309 x 87
Owner: Dorothy Ware
Mailing Address: 5044 Whitefield St., Detroit, MI 48204-2135

5. Property Address: 10900 Electron Drive
Tax Block: 0039 Lot: 1115
Deed: 10128 x 980
Owner: Electron II, LLC
Mailing Address: 10801 Electron Dr, Ste. 102, Louisville, KY 40299-3880

M-2 Zoned Properties

6. Property Address: 3001 Watterson Trail
Tax Block: 0039 Lot: 1114
Deed: 10004 x 144
Owner: Flynn Group, LLC
Mailing Address: PO Box 99738, Louisville, KY 40269-0738

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7. Property Address: 10710 Electron Drive
Tax Block: 0039 Lot: 1113
Deed: 10004 x 144
Owner: Flynn Group, LLC
Mailing Address: PO Box 99738, Louisville, KY 40269-0738
8. Property Address: 10704 Electron Drive
Tax Block: 0039 Lot: 1105
Tenant: 9501 x 453
Owner: Climate Conditioning Co.
Mailing Address: 10704 Electron Drive, Louisville, KY 40299-3820
9. Property Address: 10709 Electron Drive
Tax Block: 0039 Lot: 542
Deed: 10349 x 258
Owner: MLY Properties, LLC
Mailing Address: 107 N 2nd Street, Central City, KY 42330-1547
10. Property Address: 10707 Electron Drive
Tax Block: 0039 Lot: 543
Deed: 7197 x 605
Owner: Taylor Avenue, LLC
Mailing Address: PO Box 99738, Louisville, KY 40269-0738

M-1 Zoned Properties

11. Property Address: 10711 Electron Drive
Tax Block: 0039 Lot: 1109
Deed: 9630 x 462
Owner: WITS END PROPERTIES, LLC
Mailing Address: 10711 Electron Drive, Louisville, KY 40299-3819
12. Property Address: 2815 Watterson Trail
Tax Block: 0039 Lot: 544
Deed: 8716 x 531
Owner: Animal Properties, LLC
Mailing Address: 8107 Lacevine Road, Louisville, KY 40220-2894
13. Property Address: 2811 Watterson Trail
Tax Block: 0039 Lot: 440
Deed: 7685 x 98
Owner: Barbara Wells, a.k.a. Barbara Elise Thompson, Tony Wells and Oliver & Amy Thompson
Mailing Address: 2811 Watterson Trail, Jeffersontown, KY 40299-3868

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14. Property Address: 2813 Watterson Trail
Tax Block: 0039 Lot: 457
Deed: 6600 x 331
Owner: Tim J. Meagher & Mark S. Plummer
Mailing Address: PO Box 99415, Jeffersontown, KY 40269-0415

15. Property Address: Electron Drive
Tax Block: 0039 Lot: 1110
Deed: 9630 x 462
Owner: Taylor Avenue, LLC
Mailing Address: PO Box 99738, Louisville, KY 40269-0738

16. Property Address: Unknown
Tax Block: 0039 Lot: 546
Deed: 7629 x 594
Owner: James Kevin & Camille Ann Bowling
Mailing Address: 10901 Electron Drive, Louisville, KY 40299-3823

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Area 3 Properties:

Partial R-4 Properties:

1. Property Address: 2600 Grassland Drive
Tax Block: 0038 Lot: 454
Deed: 10354 x 294
Owner: Universal Woods Inc.
Mailing Address: 2600 Grassland Drive, Louisville, KY 40299-2524

2. Property Address: 2716 Grassland Drive
Tax Block: 0038 Lot: 620
Deed: 9998 x 629
Owner: Kentuckiana Curb Company, Inc.
Mailing Address: 2716 Grassland Drive, Louisville, KY 40299-2526

3. Property Address: 2711 Grassland Drive
Tax Block: 0038 Lot: 696
Deed: 9809 x 645
Owner: Gerald J. Hensel, Sr. & Jeff Hensel, LLC.
Mailing Address: PO Box 991263, Louisville, KY 40269-1263

4. Property Address: 2705 Grassland Drive
Tax Block: 0038 Lot: 0440
Deed: 6506 x 795
Owner: City of Jeffersontown Kentucky
Mailing Address: 10416 Watterson Trail, Jeffersontown, KY 40299-3749

5. Property Address: Unknown
Tax Block: 0485 Lot: 0130
Deed: Unknown
Owner: Louisville/Jefferson County Metro Gov.
Mailing Address: 527 W. Jefferson Street, Louisville, KY 40202-2814

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