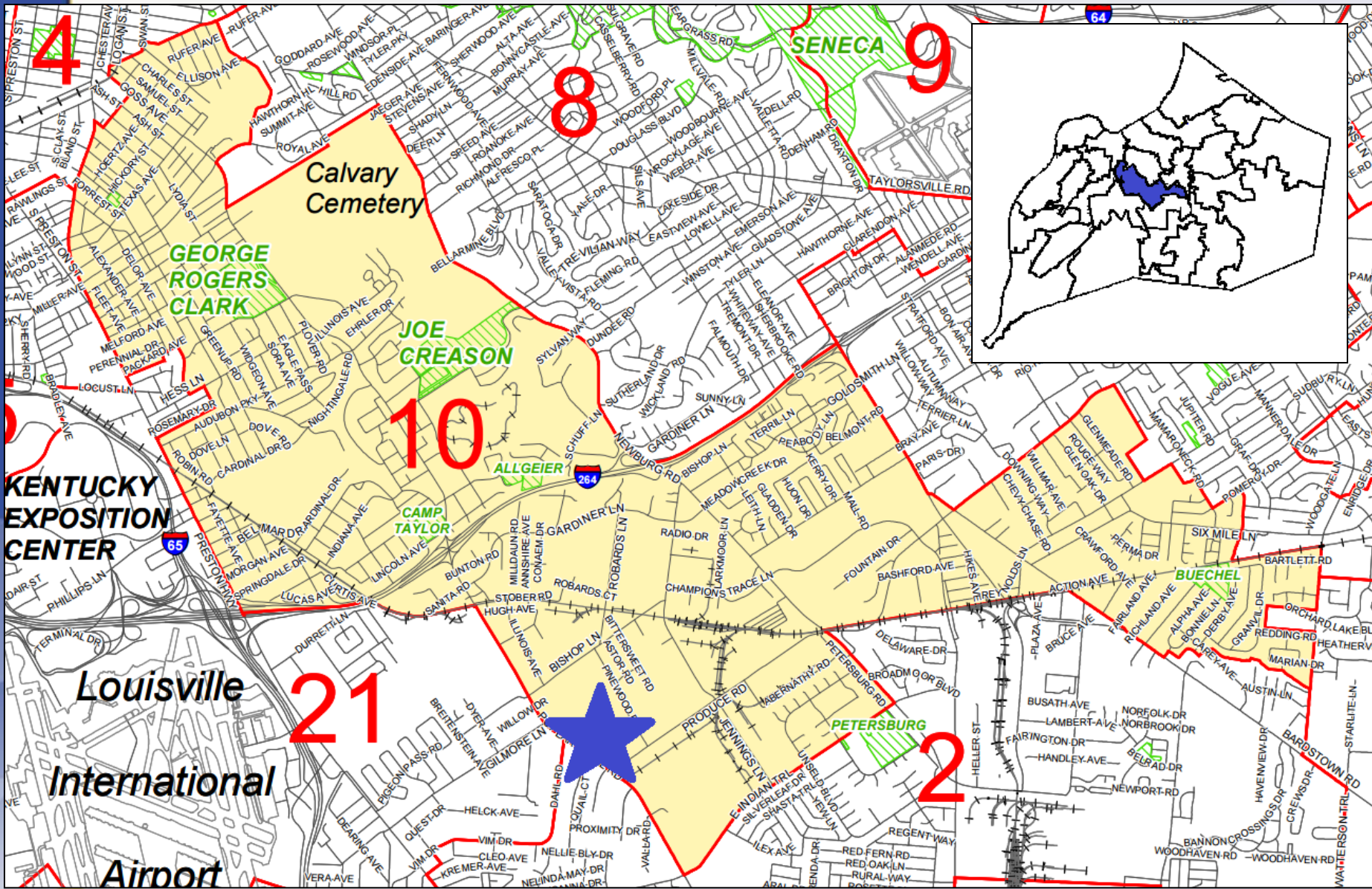


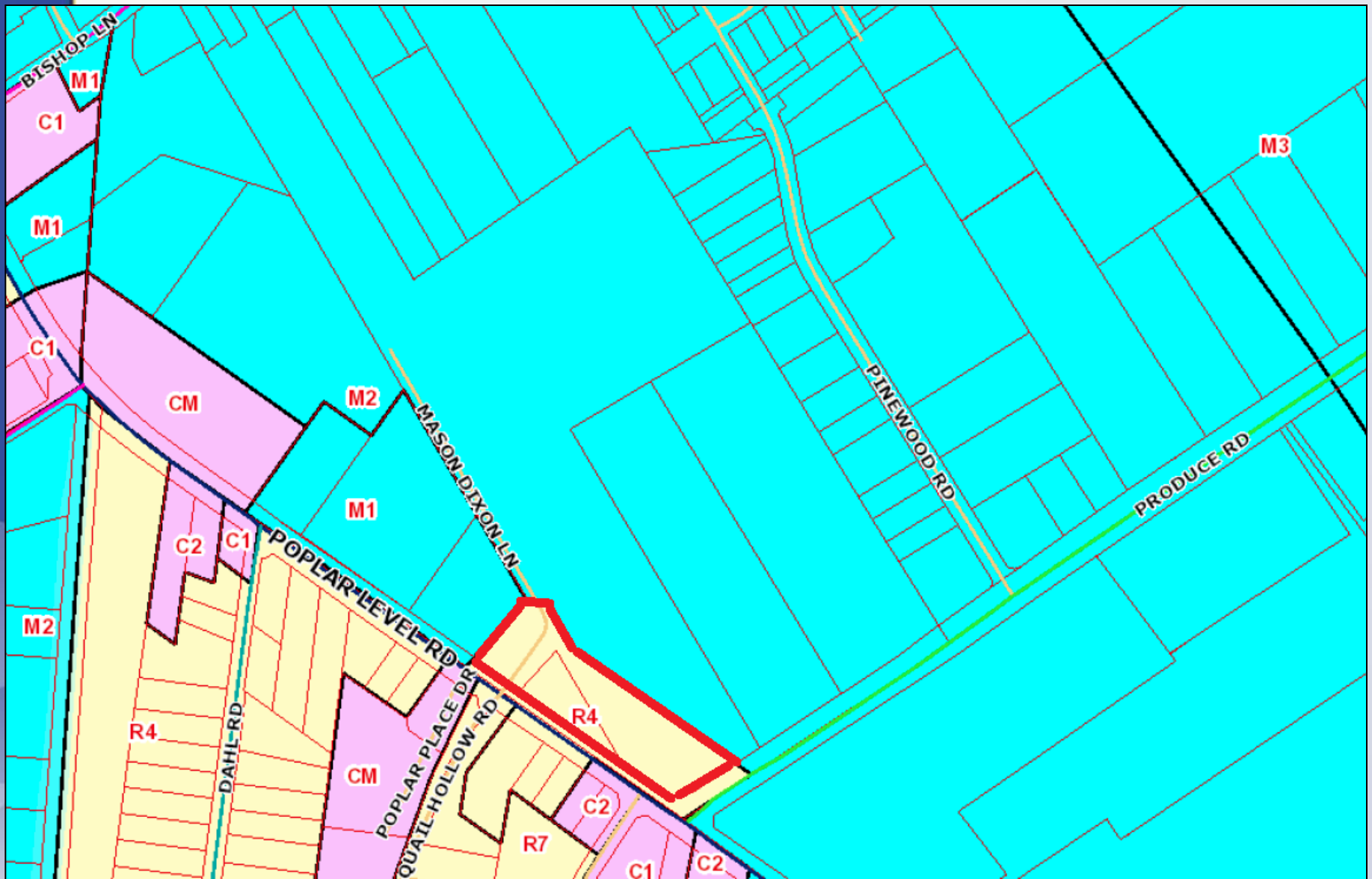
16ZONE1091

Mason Dixon Business Park



Planning/Zoning, Land Design & Development
May 30, 2017







Existing Use: Vacant
Proposed Use: Industrial Access

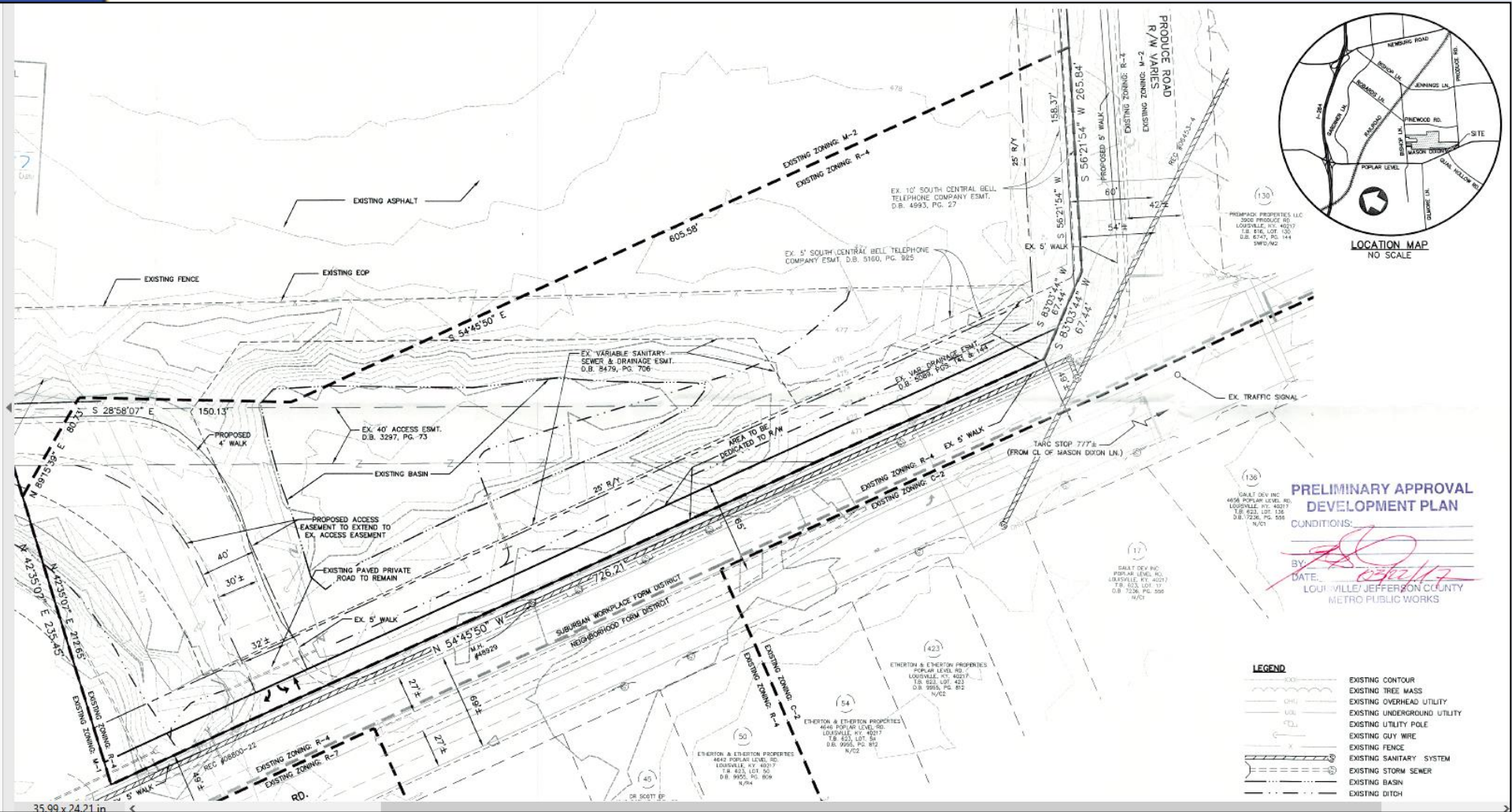
Request(s)

- Change-in-Zoning from R-4 Single-Family Residential to M-2 Industrial on 3.61 acres
- General District Development Plan

Case Summary

- 3.61 acres of a larger forty-three acre industrial site in Central Louisville Metro
- One mile South of Interstate-264
- No structures proposed
- Change-in-zoning will combine the larger development site into a single industrial zoning district to facilitate development

Applicant's Development Plan



**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**
CONDITIONS:

BY: *[Signature]*
DATE: *03/26/17*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

LEGEND

| | |
|--|------------------------------|
| | EXISTING CONTOUR |
| | EXISTING TREE MASS |
| | EXISTING OVERHEAD UTILITY |
| | EXISTING UNDERGROUND UTILITY |
| | EXISTING UTILITY POLE |
| | EXISTING GUY WIRE |
| | EXISTING FENCE |
| | EXISTING SANITARY SYSTEM |
| | EXISTING STORM SEWER |
| | EXISTING BASIN |
| | EXISTING DITCH |



16ZONE1091

PC Recommendation

- The Planning Commission conducted a public hearing on 4/20/2017
- No one spoke in opposition.
- 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-4 to M-2 by a vote of 8-0 (8 members voted)