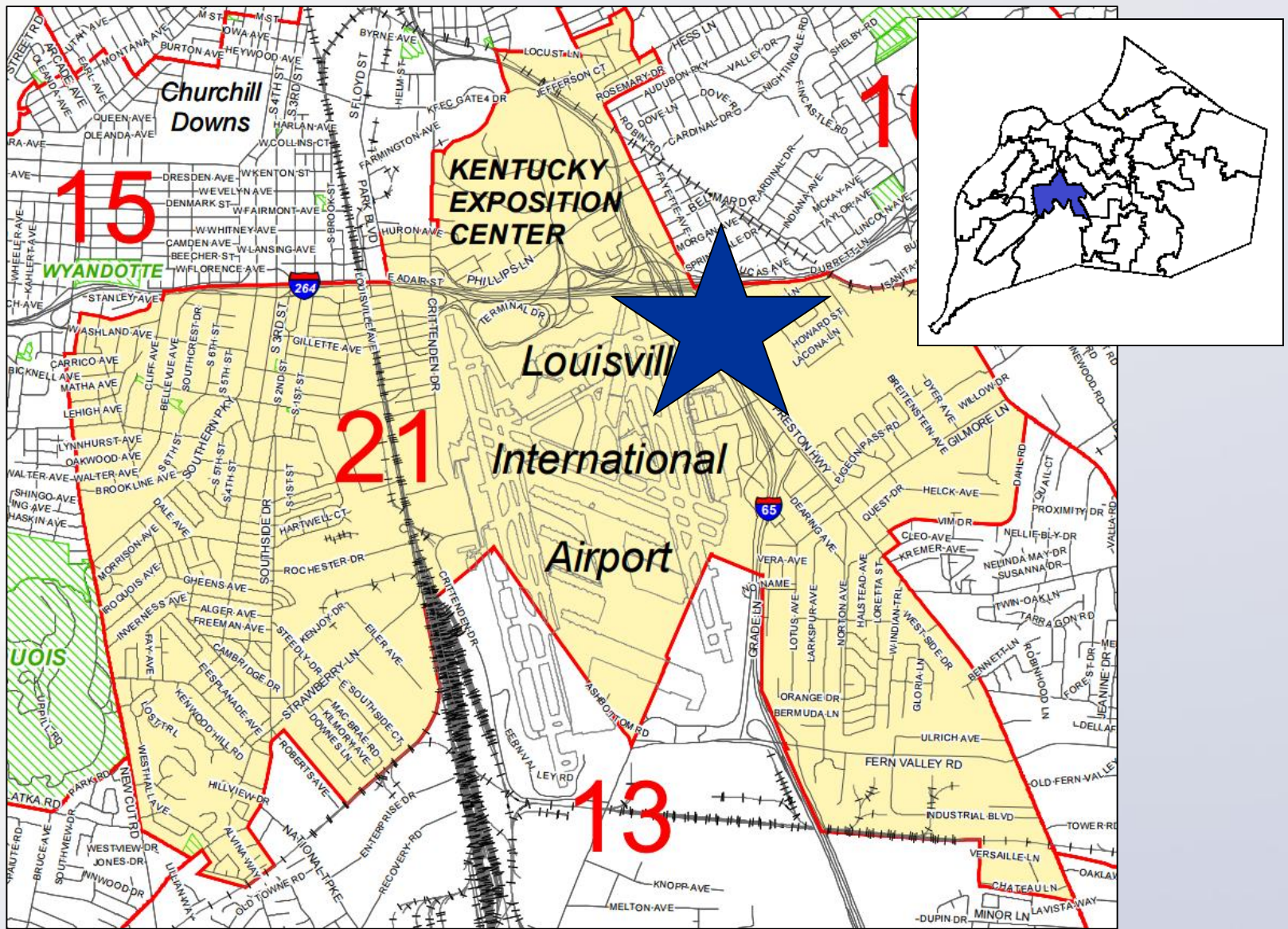
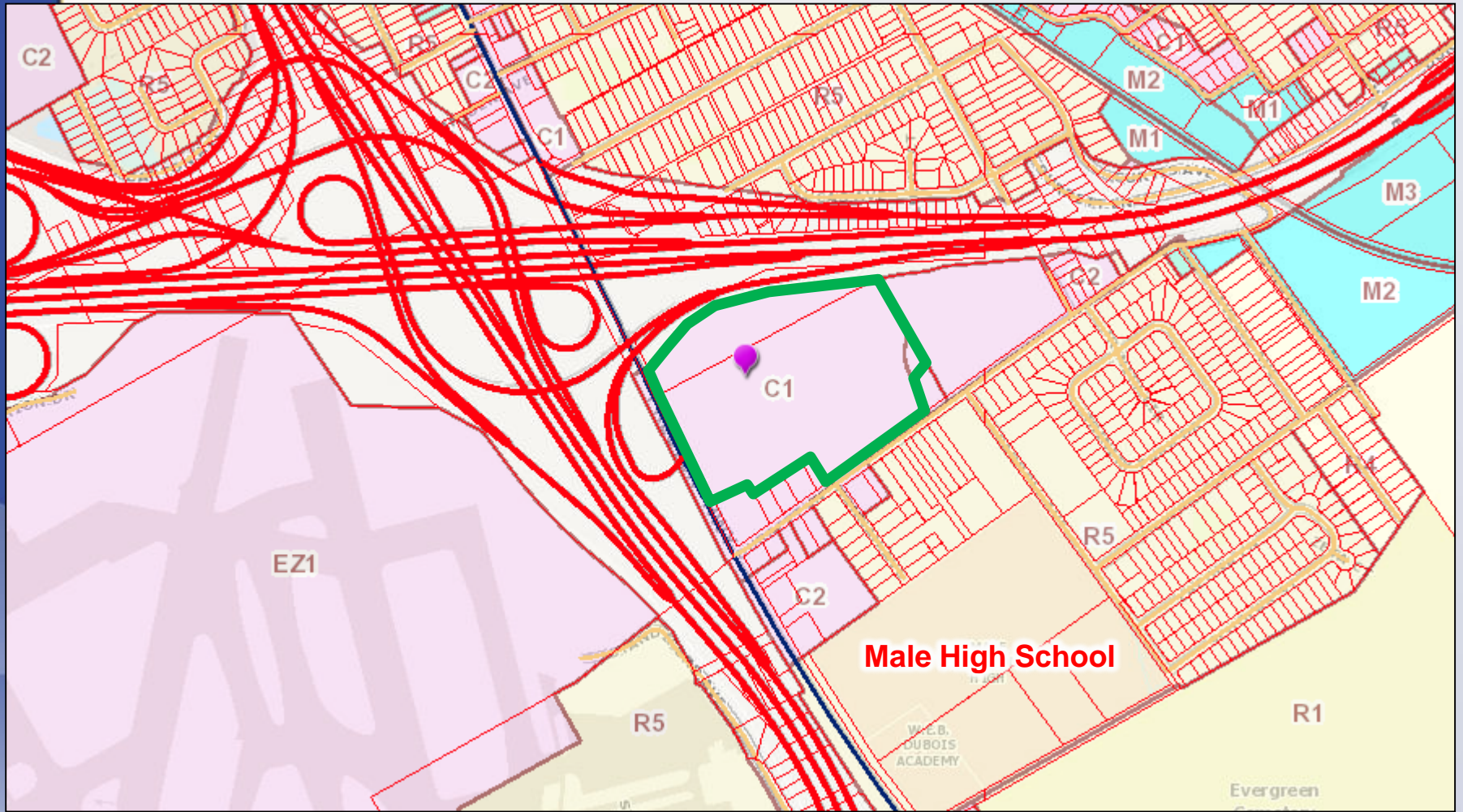


20-DDP-0033
DURRETT LANE
OFFICE/WAREHOUSE



Planning & Zoning Committee
December 1, 2020





Existing: PEC/SMC



Proposed: Office/Warehouse

Request

- **Revised Detailed District Development Plan**
- **Waivers:**
 1. **Waiver** of Land Development Code (LDC), section 5.9.2 to not provide for pedestrian or vehicular connectivity between adjacent non-residential uses
 2. **Waiver** of LDC, section 10.2.4 to provide the landscape buffer within the area of a lower intensity zoning district and reduce the width of the buffer from 15' to 10'
 3. **Waiver** of LDC, section 10.2.12 to not provide interior landscape areas within the van storage area

Case Summary

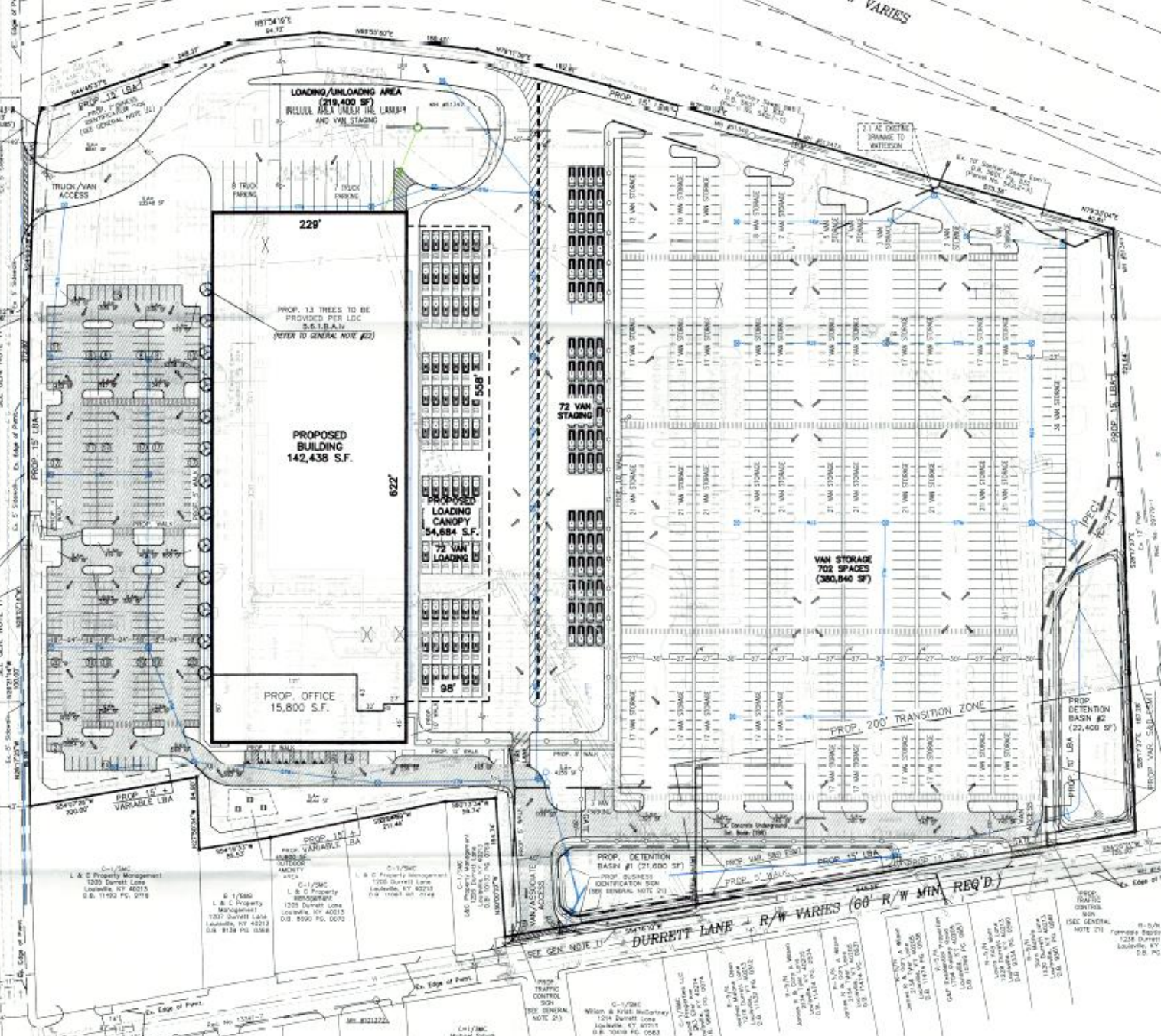
- A change in zoning from C-1 and C-2 to PEC was approved by Metro Council on May 28, 2020 (19-ZONE-0080).
- Binding elements required that the first plan for redevelopment require full Planning Commission, as well as Council approval.
- A traffic study for the first development was also required. Action on the development plan in this case will be a recommendation to Metro Council.

Case Summary

- 142,000 sq. ft. office/warehouse and heavy-truck loading and unloading areas.
- Much of the redevelopment will be dedicated to van storage, staging, and loading areas. These areas will be enclosed and secured from the public.
- Access for heavy trucks will be from Preston Highway.
- Employee and van access will be located along Durrett Lane. Vans will exit on Preston Highway.



PRESTON HIGHWAY - R/W VARIES (130' R/W MIN. REQ'D)



228'

PROPOSED BUILDING
142,438 S.F.

PROPOSED
LOADING CANOPY
54,684 S.F.

PROPOSED OFFICE
15,800 S.F.

PROPOSED DETENTION BASIN #1 (21,600 SF)

PROPOSED DETENTION BASIN #2 (22,400 SF)

DURRETT LANE - R/W VARIES (60' R/W MIN. REQ'D)

SEE GEN. NOTE 11

SEE GEN. NOTE 11

SEE GEN. NOTE 11

SEE GEN. NOTE 11

SEE GEN. NOTE 11

C-1/204
L & C Property Management
1200 Durrett Lane
Louisville, KY 40215
D.B. 11-952 PG. 2718

C-1/286
L & C Property Management
1200 Durrett Lane
Louisville, KY 40215
D.B. 8-158 PG. 1288

C-1/204
L & C Property Management
1200 Durrett Lane
Louisville, KY 40215
D.B. 8-550 PG. 0070

C-1/204
L & C Property Management
1200 Durrett Lane
Louisville, KY 40215
D.B. 10-100 PG. 0122

C-1/204
L & C Property Management
1200 Durrett Lane
Louisville, KY 40215
D.B. 03-077 PG. 1811

C-1/204
Wilson & Felt McCreary
1200 Durrett Lane
Louisville, KY 40215
D.B. 7-018 PG. 0283

C-1/204
Wilson & Felt McCreary
1200 Durrett Lane
Louisville, KY 40215
D.B. 9-008 PG. 0274

C-1/204
Wilson & Felt McCreary
1200 Durrett Lane
Louisville, KY 40215
D.B. 7-018 PG. 0283

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D.B. 7-018 PG. 0283

Public Meetings

- Planning Commission public hearing on 11/5/2020
 - No one spoke in opposition.
 - Motion to recommend approval of the Detailed District Development Plan passed by a vote of 8-0 (two members were not present)