



Category 3 Plan Application

Louisville Metro Planning & Design Services

Case No.: 18DEVPLAN1061 Intake Staff: HP

Date: 4/2/18 Fee: 396.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

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Project Description (e.g., retail center and office development, etc.): Warehouse Distribution Park

Project Name: Stonestreet Summit

Primary Project Address: 3201 Pond Station Road, Louisville, KY 40272

Additional Address(es): _____

Primary Parcel ID: Tax Block 1049 Lot 852

Additional Parcel ID(s): _____

of Residential Units: _____ Commercial Square Footage: 119,700

Proposed Use: Warehouse Existing Use: vacant

Existing Zoning District: M-3 Existing Form District: Suburban Workplace

Deed Book(s) / Page Numbers²: 8904 x 0893

The subject property contains 13.97+/- acres. Number of Adjoining Property Owners: 10

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 14devplan1052 Docket/Case #: 03-39-06

Docket/Case #: 15687 Docket/Case #: _____

18 DEVPLAN 1061

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Jeff Robinson

Name: _____

Company: Global Port United LLC

Company: _____

Address: 13425 Eastpoint Centre Dr., Ste 125

Address: _____

City: Louisville State: KY Zip: 40223

City: _____ State: _____ Zip: _____

Primary Phone: 502 897-1044

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: jrobinson@summit-construction.com

Email: _____

Owner Signature (required): _____

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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Kathy M. Linares

Company: _____

Company: Mindel Scott

Address: _____

Address: 5151 Jefferson Blvd, Suite 101

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40219

Primary Phone: _____

Primary Phone: 502 485-1508

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: klinares@mindelscott.com

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Jeff Robinson, in my capacity Member, hereby representative/authorized agent/other

certify that Global Port United, LLC is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: [Handwritten Signature] Date: 3/30/2018

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



Certificate of Land Use Restriction

Name and Address of Property Owners

Global Port United LLC
13425 Eastpoint Centre Dr., Ste 125
Louisville, KY 40223

Address of Property

3201 Pond Street Road
Louisville, KY 40272

Name of Subdivision or Development (if applicable)

Deed Book and Page of Last Recording: 8904 x 0893

Tax Block and Lot number: Block 1049 Lot 852

Planning Commission Docket Number: 18devplan

Type of Restriction

Zoning Map amendment

Development Plan

Variance

Other _____
Specify

Conditional Zoning Condition

Subdivision Plan

Conditional Use Permit

Name and address of Planning Commission, Board of Zoning Adjustment, Legislative body, or Fiscal court which maintains the original records containing the restrictions.

Louisville Metro Planning and Design Services
444 South Fifth Street, Suite 300
Louisville, Kentucky 40202

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Stephen A Lutz, AICP
Planning Supervisor



Land Development Report

March 27, 2018 11:29 AM

About LDC

Location

Parcel ID: 104908520000
Parcel LRSN: 1022190
Address: 3201 POND STATION RD

Zoning

Zoning: M3
Form District: SUBURBAN WORKPLACE
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: B-113-04, B-114-04W, B-151-04

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: YES
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: YES
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0106E

Protected Waterways

Potential Wetland (Hydric Soil): YES
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
Council District: 14
Fire Protection District: PLEASURE RIDGE PARK
Urban Service District: NO

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FILE # 200601821

DEED AND CONSIDERATION CERTIFICATE

THIS DEED, dated **September 15, 2006** between, hereinafter referred to **Stonestreet Enterprises, LLC**, a **Kentucky limited liability company**, as **Grantor**, of **10900 Justwood Way, Louisville, Kentucky 40291** and **Global Port United, LLC**, a **Kentucky limited liability company**, hereinafter referred to as **Grantee**, of **1640 Lyndon Farm Court, Suite 1500, Louisville, Kentucky 40223**.

WITNESSETH:

That for and in consideration of the total purchase price of **Four Hundred Ninety Five Thousand (\$495,000.00)**, the receipt of which is hereby acknowledged, Grantor has Bargained and Sold and does hereby Grant and Convey unto Grantee, its successors and assigns forever, the following described real estate situated in Jefferson County, Kentucky, and more particularly described as follows:

Property Commonly known as:
3201 Pond Station Road Louisville KY 40207

Located in Jefferson County, Kentucky:

Being all of Tract 4 as shown on approved Minor Subdivision Plat bearing Docket #221-02 attached to and made a part of instrument recorded in Deed Book 8017, page 283 in the Office of the Clerk of Jefferson County, Kentucky.

TOGETHER WITH non-exclusive easement rights in and to 80-foot Private Access and Public Utilities Easement as shown on the aforesaid plat.

Being the same property conveyed to Stonestreet Investments, LLC, a Kentucky limited liability company, by Deed dated December 5, 2002, recorded in Deed Book 8021, Page 703 said records in the Office of the Clerk of Jefferson County, Kentucky.

TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging, unto Grantee, its successors and assigns, forever.

Grantor hereby releases and relinquishes unto Grantee, its successors and assigns forever, all of GRANTOR'S right, title and interest in and to said property, and covenants with Grantee, its successors and assigns forever, that Grantor is lawfully seized in fee simple title to said property, and has good and lawful right to sell and convey same as is herein done, that the title to said property is clear, perfect and unencumbered, and subject to the hereinafter set out exceptions, WARRANTS GENERALLY the title to said property.

PROVIDED, HOWEVER, exception is hereby taken to current taxes, easements and restrictions of record affecting said property.

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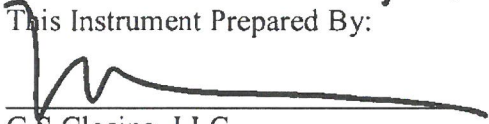
0808904PG0895

STATE OF KENTUCKY)
)SS
COUNTY OF Jefferson)

The foregoing Deed and Consideration Certificate was acknowledged, subscribed and sworn to before me on this 15th day of September, 2006, by Jeff Robinson as Member of Global Port United, LLC, a Kentucky limited liability company, on behalf of said Company, Grantee.


NOTARY PUBLIC,
KENTUCKY, STATE AT LARGE

My Commission Expires: 9/15/12

This Instrument Prepared By:

GS Closing, LLC
10600 Timberwood Circle, Suite 1
Louisville, Kentucky 40223
502-326-0008

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Document No.: DN2006149357
Lodged By: gs closing
Recorded On: 09/19/2006 18:04:06
Total Fees: 511.00
Transfer Tax: 495.00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: CARHAR

END OF DOCUMENT



Mindel, Scott & Associates, Inc.

Planning • Engineering • Surveying • Landscape Architecture

Utility Consulting • Property Management

April 2, 2018

Case Manager
Metro Planning and Design Services
444 S. 5th Street
Louisville, KY 40202

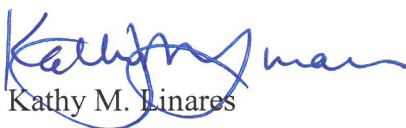
Re: Stonestreet Summit Category 3 review
Related Case #14devplan1052, 15687 & 3-39-06W

Dear Case Manager:

Since previously approved, the shape of the lot has changed as a result of a land swap recorded in DB 10817 PG 739. The current proposal is to create 3 lots each for a warehouse distribution use with buildings of varying sizes. Access is provided off Pond Station Road and the development of each lot is screened from the residential lots to the south with a 50' landscape buffer area in accordance with the requirements of the previous approval of case #8786 and 3-39-06W.

Please contact me if you have any questions or concerns regarding this submittal. As always, we appreciate your assistance in processing this request.

Respectfully,


Kathy M. Linares

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cc: Jeff Robinson

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5151 Jefferson Blvd., Suite 101, Louisville, KY 40219
Phone: (502) 485-1508 • Fax: (502) 485-1606

www.mindelscott.com

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Tax Block 1049 Lot 44
John P II and Pat Watson
3201 Watson Hill Lane
Louisville, KY 40272-2079

Tax Block 1049 Lot 182
Joseph M Watson Jr.
10014 Watsonville Road
Louisville, KY 40272-2031

Tax Block 1049 Lot 188
John & Mary B Watson
10018 Watsonville Road
Louisville, KY 40272-2031

Tax Block 1049 Lot 209
James R Kaiser
10000 Watsonville Road
Louisville, KY 40272-2031

Tax Block 1049 Lot 249
Christina M Kaiser
10004 Watsonville Road
Louisville, KY 40272-2031

Tax Block 1049 Lot 537
Terry L & Peggy S McCauley
10008 Watsonville Road
Louisville, KY 40272-2031

Tax Block 1049 Lot 540
David P & Robin C Ecken
10022 Watsonville Road
Louisville, KY 40272-2031

Tax Block 1049 Lot 849
First Industrial LP
PO Box 563
Reading, PA 19603-0563

Tax Block 1049 Lot 850
Copart of Connecticut, Inc.
14185 Dallas Parkway, STE 300
Dallas, TX 75254-1327

Tax Block 1049 Lot 851
Kenneth Schell
6605 Silver Lace Ct.
Louisville, KY 40228-1284

Tax Block 1049 Lot 853
Stonestreet Investments, LLC
1213 Outer Loop
Louisville, KY 40219-3417

Planning and Design Service
444 S 5th Street, 3rd Floor
Louisville, KY 40202

Cindi Fowler
Metro Council District 14
601 W. Jefferson Street
Louisville, KY 40202

Michael K Schroering
Global Port United LLC
13405 Eastpoint Centre Dr., Ste 125
Louisville, KY 40223

Jeff Robinson
Summit Construction
4852 Crittenden Drive
Louisville, KY 40209

Kathy Linares
Mindel Scott
5151 Jefferson Blvd, Ste 101
Louisville, KY 40219

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