

HERITAGE ENGINEERING, LLC

December 20, 2021

Planning and Design Services
Metro Government
444 South 5th Street, Suite 300
Louisville, Kentucky 40202

Re: Rezoning and Development Plan Application – Letter of Explanation

Dear Staff:

On behalf of Nicklies Development we are submitting the attached R-4 to PEC Zoning Change and Neighborhood to Suburban Workplace Form District Change Application and Development Plan Application with Waiver for a proposed Office/Warehouse project to be located at 3200 Dupin Drive, 3201 Dupin Drive, and 5400 Minor Lane.

Improvements to the site include construction of a 1,000,000 SF building with a 755-space parking lot. Parking will include 16 ADA spaces with this project. Onsite detention runoff compensation is proposed with additional volume compensation provided for any fill within the existing FEMA Floodplain.

Thank you for your consideration; please advise us immediately if additional information is needed.

Sincerely,
John D. Campbell

Encl. Applications

642 S. 4TH STREET, SUITE 100
LOUISVILLE, KENTUCKY 40202
PHONE: 502-562-1412 FAX: 502-562-1413

603 N. SHORE DR., UNIT 204
JEFFERSONVILLE, INDIANA 47130
PHONE: 812-280-8201 FAX: 812-280-8281

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