

ORDINANCE NO. \_\_\_\_\_, SERIES 2022

**AN ORDINANCE RELATING TO THE ZONING AND FORM DISTRICT OF, AND REVISED DETAILED DISTRICT DEVELOPMENT PLAN FOR, PROPERTIES LOCATED AT 3200 AND 3201 DUPIN DRIVE AND 5400 MINOR LANE CONTAINING APPROXIMATELY 2.63 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 21ZONE0162). (AS AMENDED)**

**SPONSORED BY: COUNCIL MEMBER MADONNA FLOOD**

**WHEREAS**, the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the “Planning Commission”) and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 21ZONE0162; and

**WHEREAS**, the Council previously approved the zoning change and form district change for a larger site that included the subject properties pursuant to Ordinance No. 016, Series 2020 (the “2020 Ordinance”); and

**WHEREAS**, as part of the 2020 Ordinance, any change to the development plan requiring a meeting before the Planning Commission shall also require approval by the Council; and

**WHEREAS**, a revised detailed District Development Plan was filed in connection with 21ZONE0162; and

**WHEREAS**, the Council concurs in and adopts the findings of the Planning Commission for the zoning change, the form district change, and the revised detailed district development plan in Case No. 21ZONE0162 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with additional and modified binding elements.

**NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:**

**SECTION I:** That the zoning of the properties located at 3200 and 3201 Dupin Drive and 5400 Minor Lane containing approximately 0.263 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 21ZONE0162, is hereby changed from R-4 Residential Single Family to PEC Planned Employment Center (the other 53.167 acres at 3200 and 3201 Dupin Drive and 5400 Minor Lane is already zoned PEC Planned Employment Center), the form district of the aforesaid properties is hereby changed from Neighborhood to Suburban Workplace (the other 53.167 acres at 3200 and 3201 Dupin Drive and 5400 Minor Lane is already in Suburban Workplace), and the revised detailed district development plan for the aforesaid properties is hereby approved; provided, however, said properties shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 21ZONE0162-, with the following additional and modified binding elements:

~~12. Any change to the development plan requiring a meeting before the Planning Commission shall also require approval by Metro Council.~~

12. This development requires the addition of a right turn overlap for the southbound right turn movement from Minor Lane to Outer Loop to allow southbound right turning traffic to move concurrently with the eastbound left turn phase. This improvement must be implemented prior to certificate of occupancy for LAP II.

13. If it is determined that a gated access to Dupin Drive is needed for the purpose of providing an alternate route for emergency vehicles, then any necessary break in the berm required by Binding Element #9 to make such connection shall not be considered a violation of Binding Element #9. In addition, a revised development plan depicting ONLY the

changes contemplated by this Binding Element shall be staff approvable and shall not trigger the review requirements of Binding Element #14.

14. Any change to the development plan requiring a meeting before the Planning Commission shall also require approval by Metro Council.

**SECTION II:** This Ordinance shall take effect upon its passage and approval or otherwise becoming law.

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Sonya Harward  
Metro Council Clerk

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David James  
President of the Council

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Greg Fischer  
Mayor

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Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

By: \_\_\_\_\_