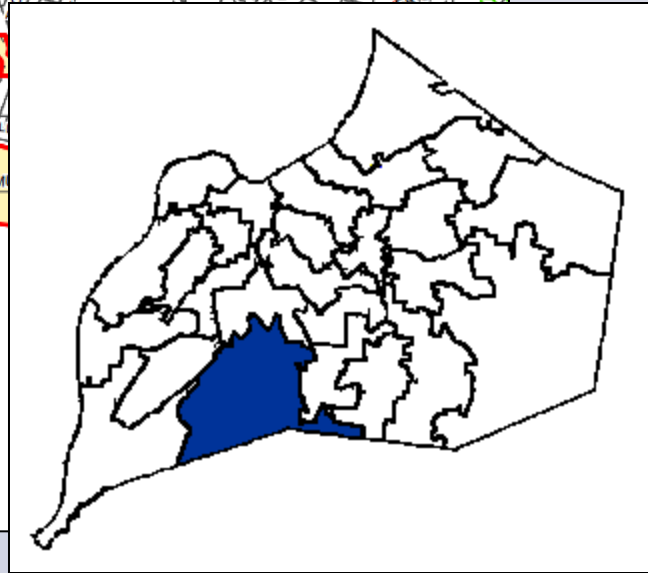
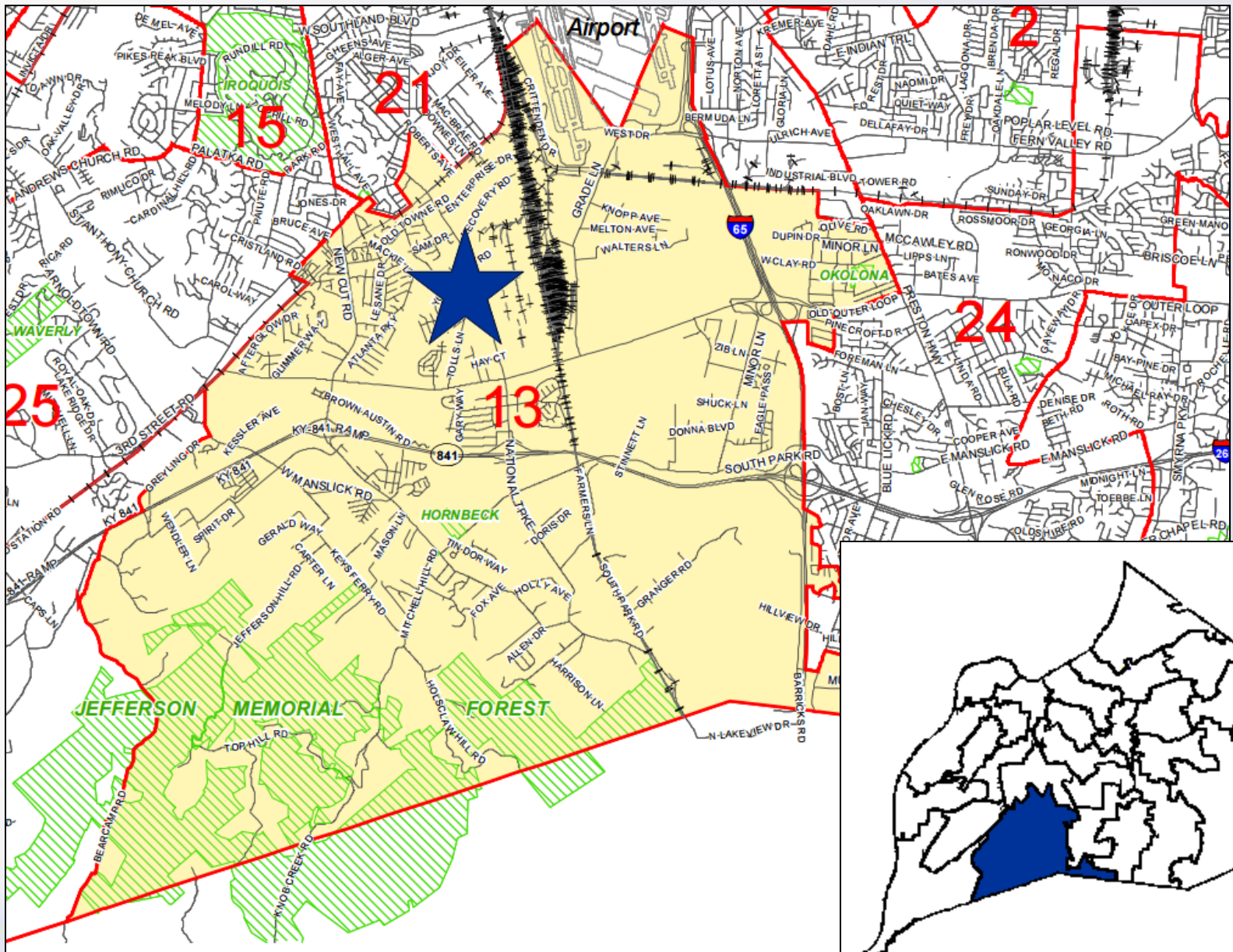


15ZONE1004

**Louisville Industrial Center
Building W**



**Planning/Zoning, Land Design & Development
August 18, 2015**



Request(s)

- Change in Form District from Neighborhood to Suburban Workplace
- Change in zoning from C-1 to EZ-1
- Detailed District Development Plan
- Waiver #1: Waiver from Chapter 5.9.2.a.b.i of the Land Development Code to not provide the required pedestrian connection from Patrick Henry Road
- Waiver #2: Waiver from Chapter 5.12.2 of the Land Development Code to reduce the required outdoor amenities to 5,000 SF

Case Summary / Background

- 414,960 SF warehouse
- 28.7 acre vacant lot on the west side of National Turnpike
- Area of mixed industrial, office and residential
- Majority of the uses on the eastern side of National Turnpike are industrial or related to the industrial uses in the area with CSX rail lines
- Located within the Neighborhood Form District
- Properties to south and east are located within the Suburban Workplace Form District

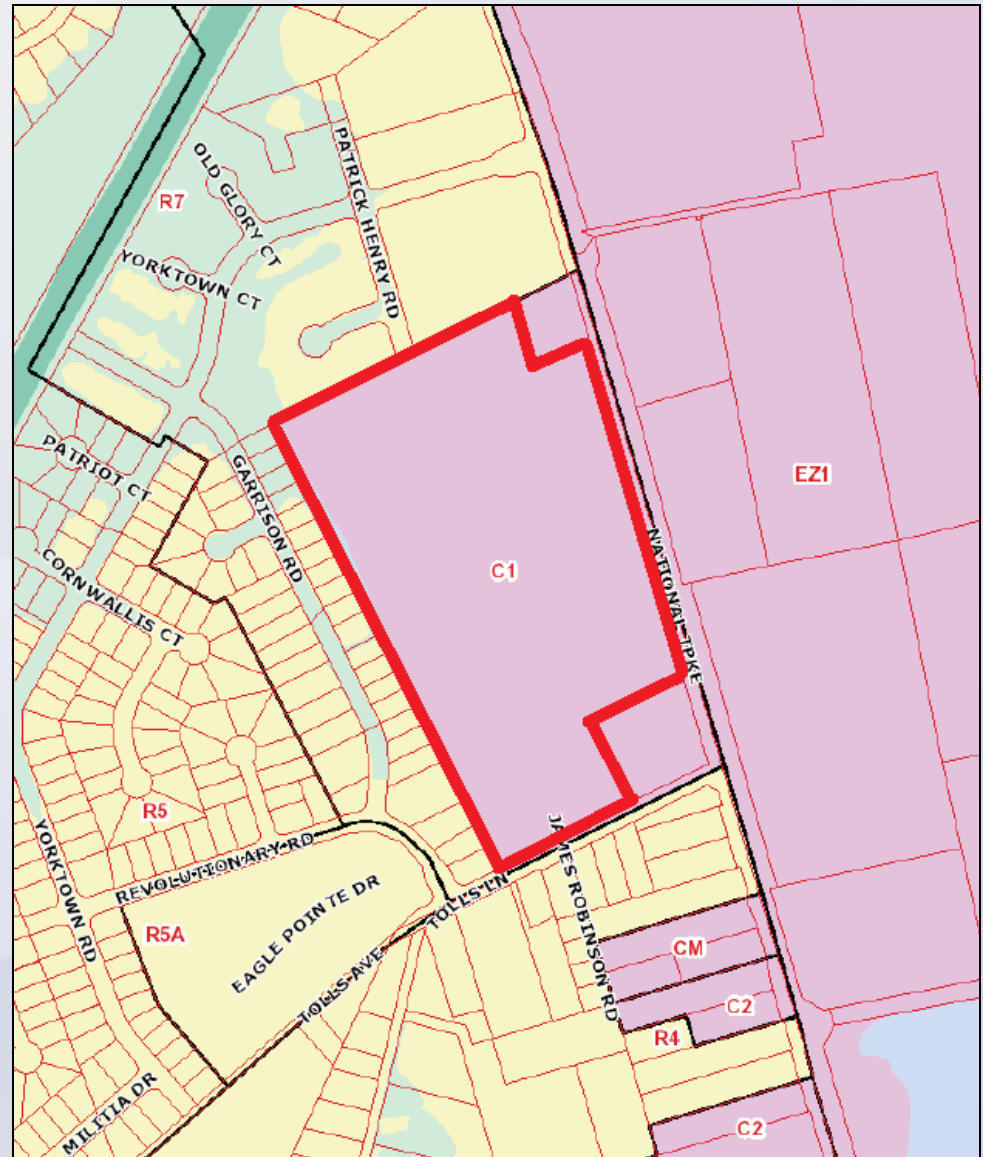
Zoning/Form Districts

Subject Property:

- Existing: C-1/N
- Proposed: EZ-1/SW

Adjacent Properties:

- North: R-7/N
- South: R-4/SW
- East: EZ-1/SW
- West: R-7/N



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Warehouse

Adjacent Properties:

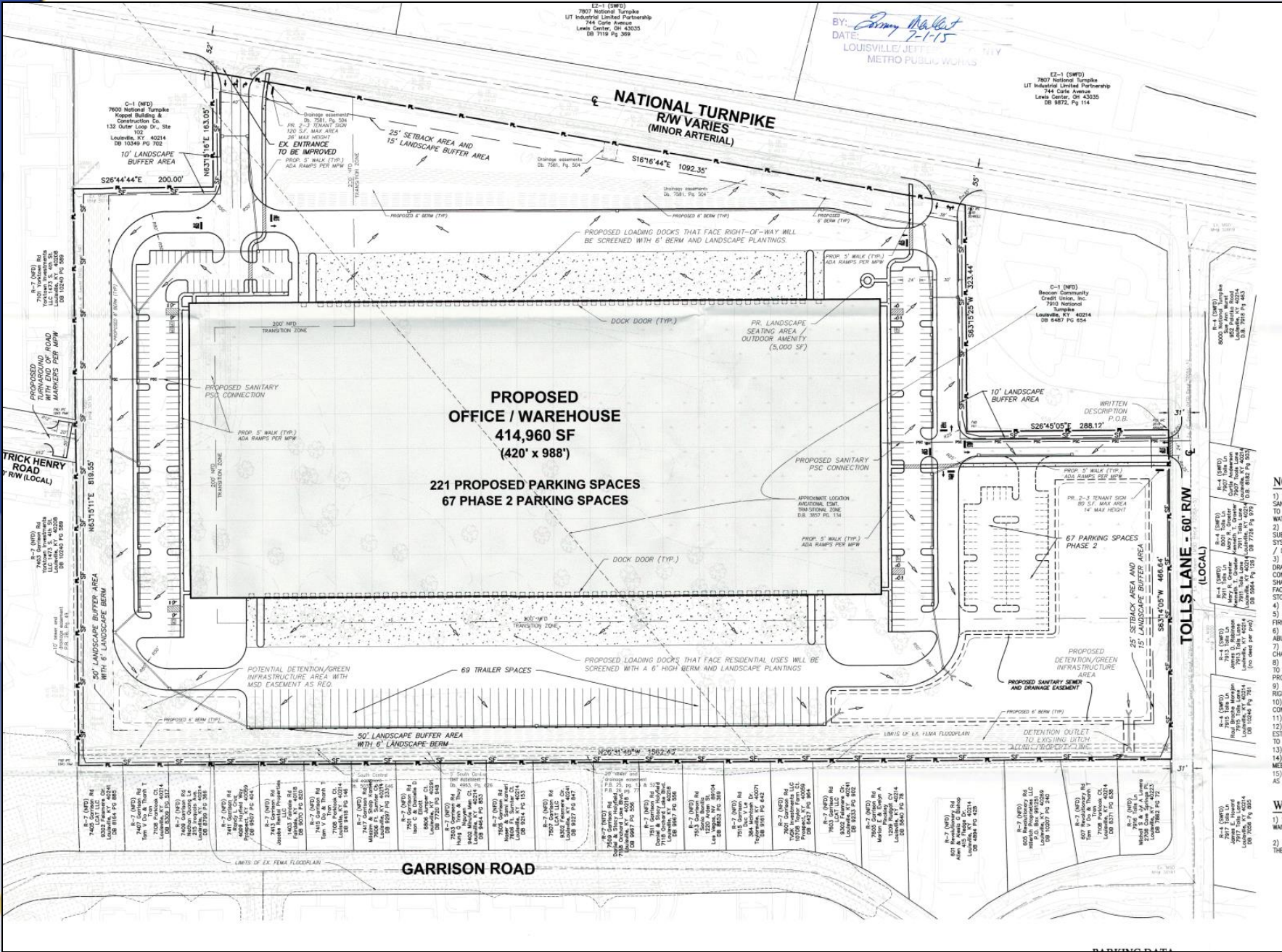
- North: Multi-Family
- South: Single Family
- East: Warehouse
- West: Multi-Family



02-1 (SMD)
7807 National Turnpike
UT Industrial Limited Partnership
144 Corle Avenue
Lewis Center, OH 43035
DB 7118 Pg. 308

By: *Ermy Nallet*
DATE: 7-1-15
LOUISVILLE, KY
METRO PUBLIC WORKS

02-1 (SMD)
7807 National Turnpike
UT Industrial Limited Partnership
144 Corle Avenue
Lewis Center, OH 43035
DB 9872, Pg. 114



**PROPOSED
OFFICE / WAREHOUSE
414,960 SF
(420' x 988')**

**221 PROPOSED PARKING SPACES
67 PHASE 2 PARKING SPACES**

**NATIONAL TURNPIKE
R/W VARIES
(MINOR ARTERIAL)**

**TOLLS LANE - 60' R/W
(LOCAL)**

GARRISON ROAD

C-1 (NFO)
Beacon Community
Credit Union, Inc.
7902 National
Turnpike
Louisville, KY 40214
DB 6487 Pg. 654

C-1 (NFO)
Beacon Community
Credit Union, Inc.
7902 National
Turnpike
Louisville, KY 40214
DB 6487 Pg. 654

B-7 (NFO) Rd
7426 Corle Rd
18323 Farmers Co.
Louisville, KY 40241
DB 8154 Pg. 805

B-7 (NFO) Rd
7426 Corle Rd
18323 Farmers Co.
Louisville, KY 40241
DB 8154 Pg. 805

B-4 (SMD)
7915 Tolls Ln
7915 Tolls Lane
Louisville, KY 40241
DB 10248 Pg. 791

- NO
- 1) WAS
- 2) WATER
- 3) SUBS
- 4) SYSTEM
- 5) DEV
- 6) DRAIN
- 7) CONFG
- 8) SHALL
- 9) STORM
- 10) FACIL
- 11) FORM
- 12) ALL
- 13) ABUT
- 14) MIT
- 15) TO
- 16) PRE
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- 18) ROHT-
- 19) AN
- 20) CONST
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- 28) 15)
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NATIONAL TURNPIKE

PATRICK HENRY ROAD

**PROPOSED
OFFICE / WAREHOUSE**
414,960 SF
(420' x 988')

GARRISON ROAD

TOLL LANE



PC Recommendation

- Public Hearing was held on 7/16/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the zoning change from C-1 to EZ-1 and the form district change from Neighborhood to Suburban Workplace to Louisville Metro Council (6 members voted)