



Legal Counsel.

DINSMORE & SHOHL LLP
101 S. Fifth St., Suite 2500
Louisville, KY 40202
www.dinsmore.com

Clifford H. Ashburner
(502) 540-2382 (direct) · (502) 581-8111 (fax)
clifford.ashburner@dinsmore.com

May 24th, 2023

Customer Service
Division of Planning and Design Services
444 South Fifth Street
Louisville, KY 40202

***Re: 1319 Tile Factory Lane
- Revised District Development Plan Application***

Dear Planning Customer Service:

This letter accompanies the Revised District Development Plan Application for the property located at 1319 Tile Factory Lane (the “Subject Property”). Our client, US Express LLC, (the “Applicant”), proposes to develop a parking area for trucks and trailers. The subject property will be improved with landscaping and tree planting, including a landscape buffer easement on the property directly to the west of the subject property.

The overall site design remains compatible with the existing and projected future development in the area. The Subject Property is located near an existing industrial park. U-Haul Storage is located adjacent to the subject site. The applicant has updated the plan for the proposed development to make it more compatible with the surrounding properties, including new plantings close to Tile Factory Lane and along the southern end of the property. The applicant is also seeking to close right of way to the north of the subject property, which will incorporate a buffer on the north side of the subject property as well.

Please have the application reviewed at your earliest convenience.

Sincerely,

Clifford H. Ashburner

RECEIVED

MAY 30 2023

PLANNING & DESIGN
SERVICES

23-DDP-0046

Revised District Development Plan Justification

1319 Tile Factory Lane

US Express LLC

The applicant proposes to develop a parking area for industrial-use trucks and trailers. The subject property is currently zoned M2. The adjoining eastern properties are zoned for industrial and manufacturing uses, including M2, CM, and C2. There are limited natural resources on the property. The proposed revised plan includes re-planting several areas that were previously disturbed and providing a landscape easement on the property to the west of the subject property. A screening fence, new landscape area, and tree mass will separate the parking area from the residential properties located east of the entrance. The subject property does not fall into the bounds of any local regulatory floodplains and contains no scenic or historic assets.

The proposed development is accessed from Tile Factory Lane and will provide adequate vehicular maneuvering at the entrance/exit and inside the parking area. The properties located to the east of the site contain several industrial use businesses, including Kentucky Kustom Cycles, Auto1One Truck Accessories, and Mees Tile & Marble. The subject property will be developed in a manner compatible to the adjoining industrial uses.

There are provisions for adequate drainage facilities provided on the subject site. The proposed drainage flow will be routed towards an existing catch basin. Overall, the proposed revisions to the development plan should result in a net reduction in impervious surface compared to the existing condition.

The overall site design and land uses are compatible with the existing and projected future developments of the area. The subject property is located adjacent to an existing industrial park. In addition to the industrial use properties located to the east of the site, the property located to the north, Derby City Gaming, utilizes a large parking area less than 750 feet from the subject property.

The proposal is in conformance with the Comprehensive Plan and Land Development Code. The proposal involves design measures that will keep both the site and the proposed use in compliance with contemporary site design standards and form district recommendations. The site is located in the Suburban Workplace form district, which is characterized by predominately industrial and office uses, where the buildings are set back from the street in a landscaped setting. The proposal does not include structures and will be used for truck parking.

RECEIVED

MAY 30 2023

PLANNING & DESIGN
SERVICES

23-DDP-0046