

• ZONING Application: **22-ZONE-0141**

Applicant: WSA REALTY PROPERTIES LLC

Property: 13110 OLD HENRY ROAD

Zoning Application:

R-4, Single-Family Residential

M-2, Industrial

To

PEC, Planned Employment Center

LDC Waiver Application:

- Landscape Waivers – LDC 10.2.10 – To not provide a VUA LBA along an internal private access easement for industrial traffic.

**Louisville Metro Planning Commission
September 7, 2023 – Public Hearing**



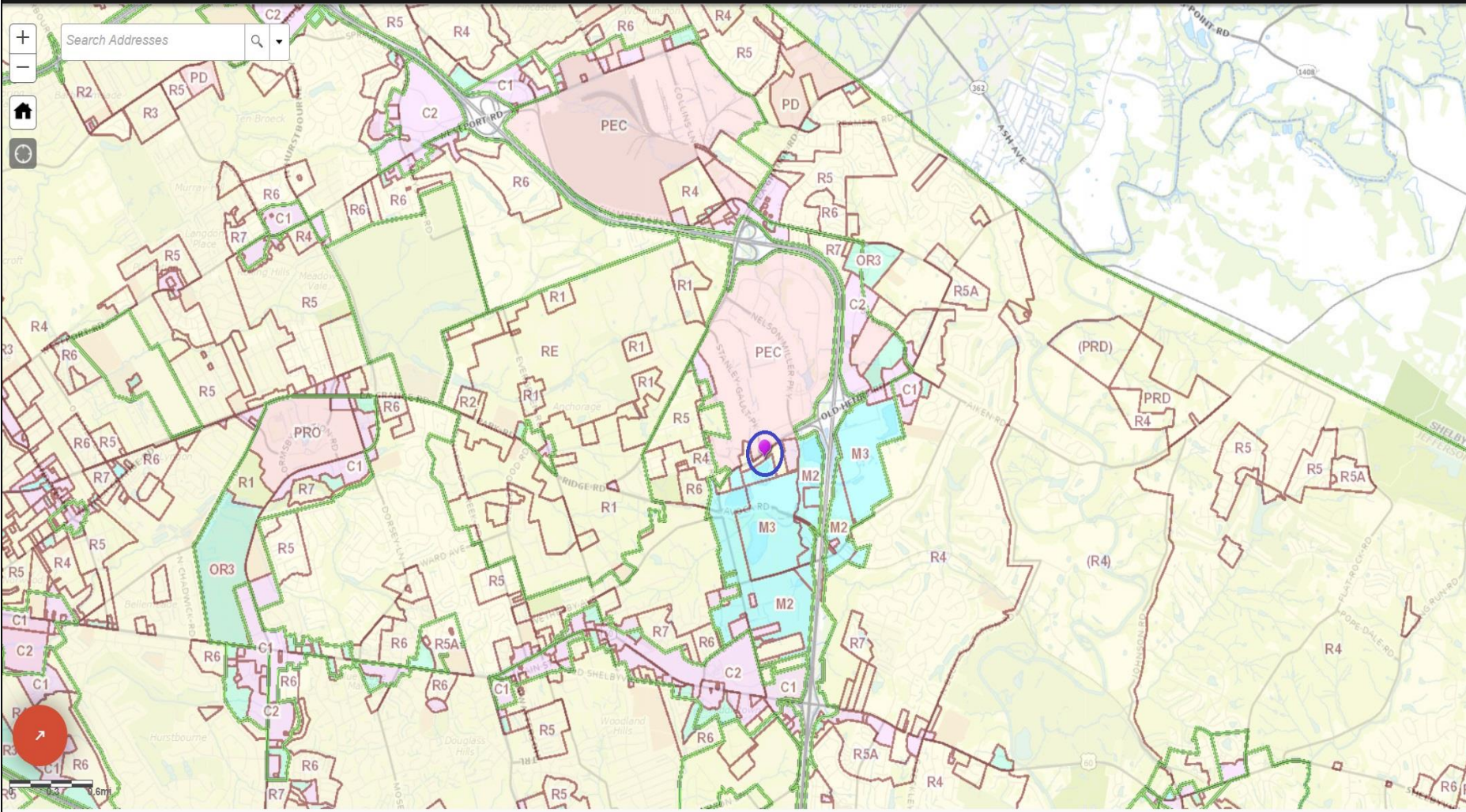
SUBJECT SITE: 13110 OLD HENRY ROAD



ZONING IN GREATER SURROUNDING AREA

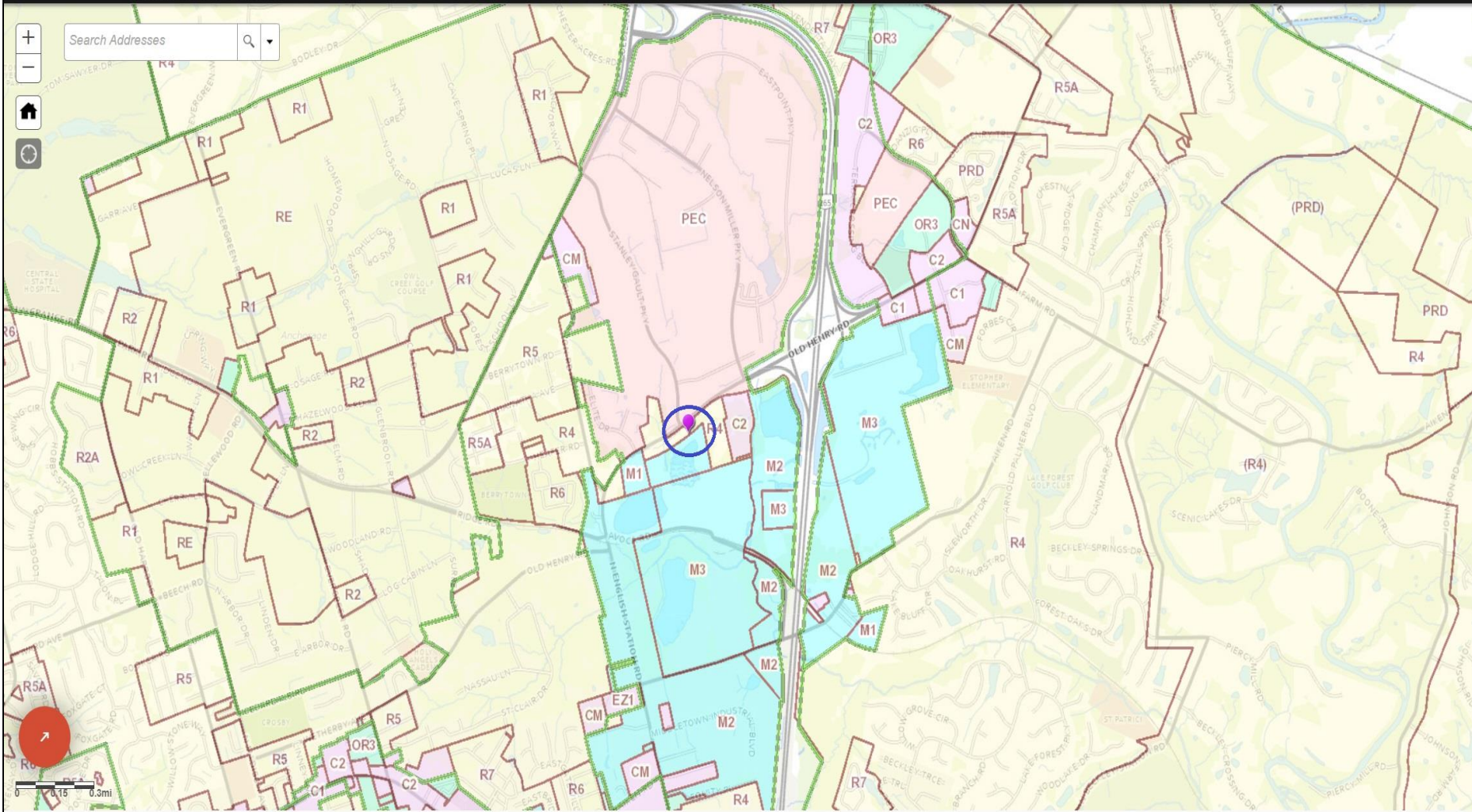
LOJIC Online

A GIS Partnership to Meet the
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ZONING IN SURROUNDING AREA

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ZONING IN IMMEDIATE AREA

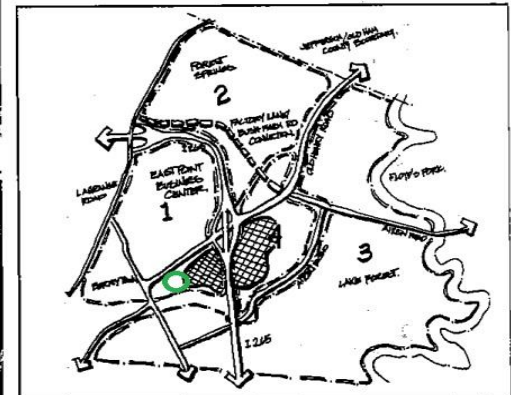
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OLD HENRY ROAD SUBAREA PLAN

OLD HENRY ROAD *Subarea Plan*



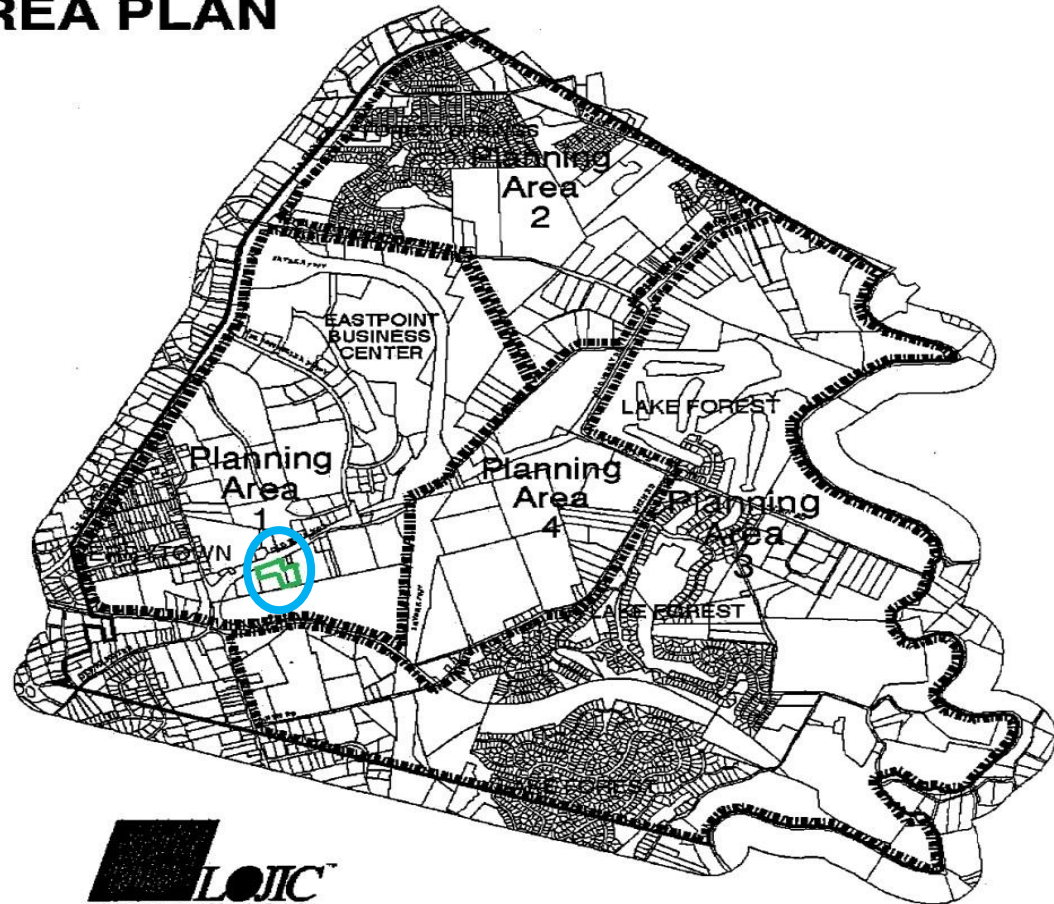
FINAL PLAN

ADOPTED BY
JEFFERSON COUNTY FISCAL COURT
MAY 9, 2000

OLD HENRY ROAD SUBAREA PLAN

OLD HENRY SUBAREA PLAN

Planning Areas



Map Prepared By: Planning
and Development Services



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OLD HENRY ROAD SUBAREA PLAN

3.1 Forecast Assumptions

The population, dwelling unit and employment forecast developed specifically for the Old Henry Road Subarea is substantially different than the KIPDA maintained information. The assumptions used to develop the Old Henry forecast, and differences with the KIPDA forecast, are described below.

Planning Area 1

This Planning Area includes traffic analysis zones 486, 487-B and 496-B. The Area includes a portion of the Berrytown community and the Eastpoint Business Center. Traffic zones 487 and 496 were split to accomplish two objectives. First, to recognize the physical barrier that I-265 represents between the respective parts of these zones. Second, forecasts for the new zones would more accurately reflect current and expected development patterns and trends.

The socioeconomic forecasts for TAZ 486 are the same for each planning period due to the fact that much of this zone has been developed. Additional single-family infill development consisting of 84 units is expected to occur over the 20-year planning period.

Traffic analysis zone 487-B includes the 603-acre Eastpoint Business Center as well as a number of residentially zoned properties that have frontage along English Station Road north of its intersection with Old Henry Road. The split of zone 487 was accomplished as-

suming an equal number of dwelling units for 1995, and all dwelling unit increases for 1995-2000 allocated to 487-A. For employment, it

The remaining zone within this Planning Area is comprised of several properties fronting Old Henry Road, and a large quarry operated by the Rogers Group which is accessed from Avoca Road. Development potential for this zone is difficult to estimate given the adjacent quarry operation, but has been assumed to include commercial (50,000 square feet) and office/industrial/warehouse (150,000 square feet) uses related to the success of the Eastpoint Business Center. The same floor area and jobs per square foot assumptions used for the Business Center were used to forecast employment.

For assumptions were used to estimate retail and non-retail employment over the 20-year planning period. Several of these assumptions were obtained through discussions with representatives of the Business Center. Employment forecasts assume 50 acres of commercial uses developed at a floor area ratio of 0.25 with one employee per 250 square feet of gross floor area. Eighty acres of the Center is projected to be developed with industrial/warehouse/distribution uses at a floor area ratio of 0.40 and one employee per 1,500 square feet of gross floor area. An additional 316 acres of the Center would be dedicated to

office uses with a floor area ratio of 0.25 and one employee per 250 square feet of gross floor area. The remaining acreage within this zone is to either right-of-way or open

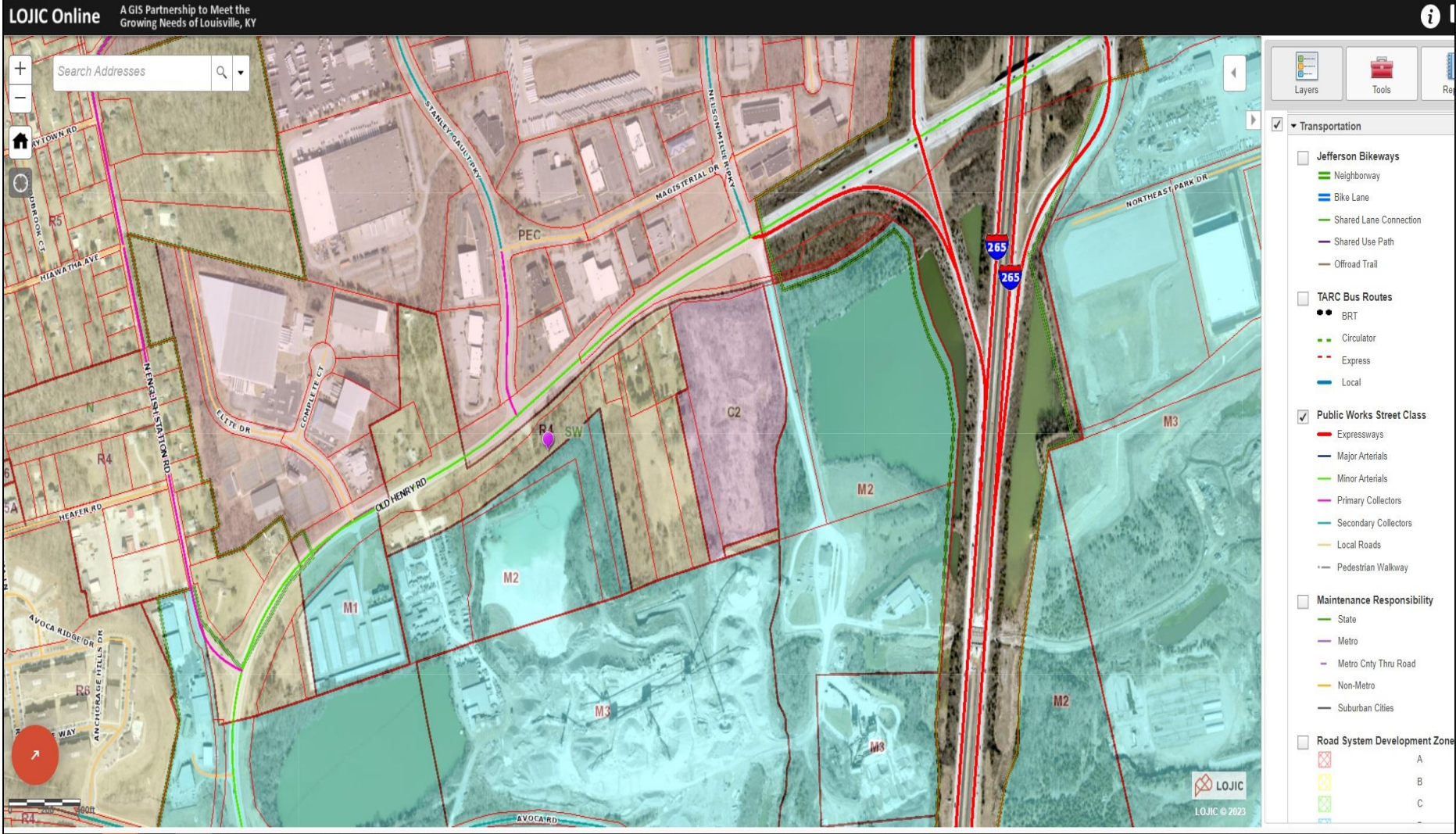
space of land sales and development. The Business Center indicates that development out of the development could be 2010. An additional 50 acres of development, at a density of 3 per acre, was included in the 487-B to represent future development opportunities for parcels fronting English Station Road.

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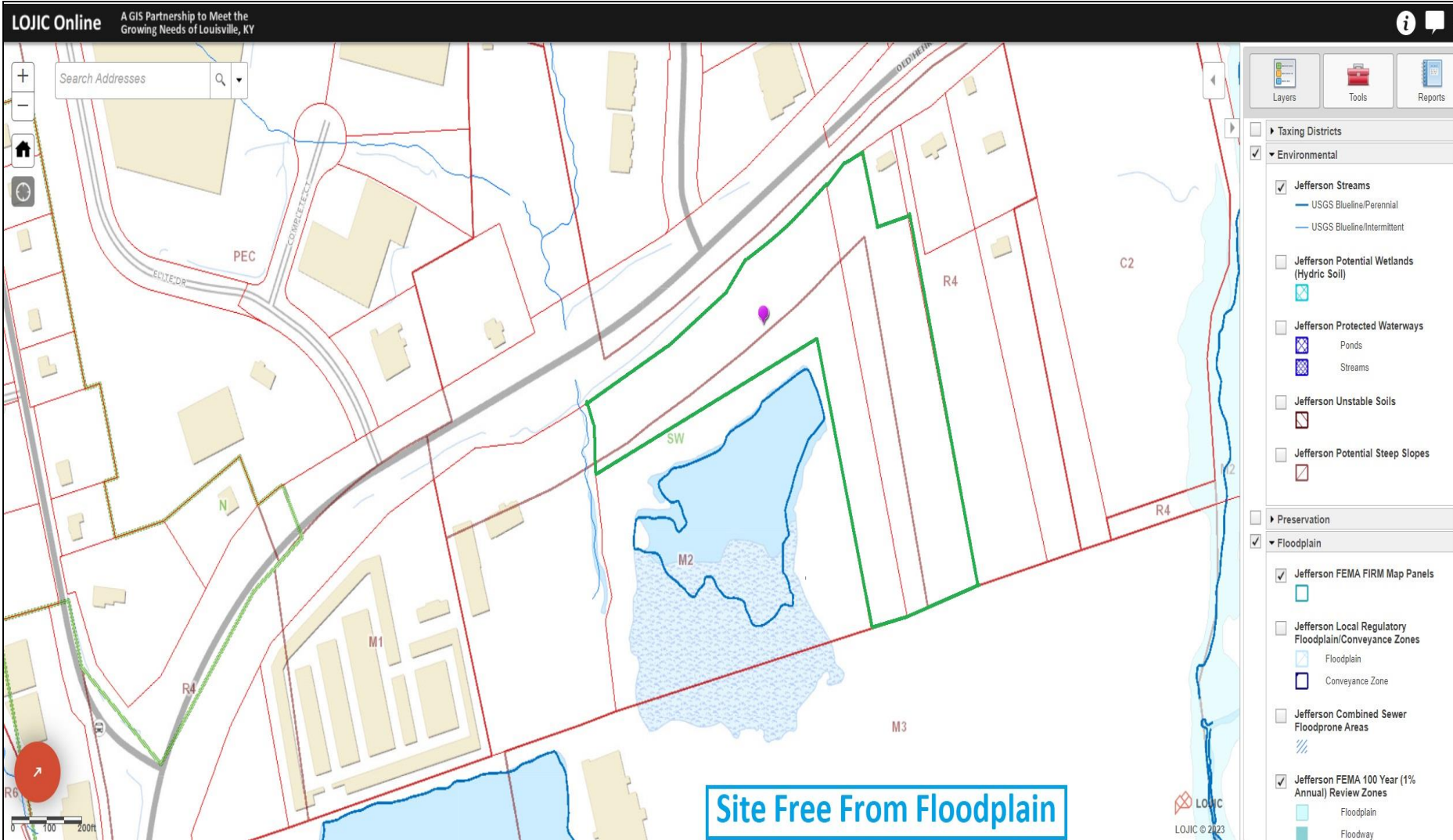
Planning Area 2

This Planning Area includes traffic zone 487-A. The physical boundaries of this zone include LaGrange Road (KY 146), I-265, Old

ROADWAY CLASSIFICATION IN AREA



NO FLOODPLAIN ON SUBJECT SITE



ENTRANCE TO PROPERTY

ACCESS TO PROPERTY FROM OLD HENRY ROAD

Old Henry Rd

Louisville, Kentucky

 Google Street View

May 2019

[See more dates](#)



OPPOSITE ENTRANCE TO PROPERTY ON OLD HENRY ROAD

Search Google Maps



Old Henry Rd

Louisville, Kentucky

Google Street View

May 2019

[See more dates](#)



Stanley Gulch

OPPOSITE ACCESS TO PROPERTY

EASTERN EDGE OF PROPERTY FROM OLD HENRY ROAD

13112 Old Henry Road

13108 Old Henry Rd
Louisville, Kentucky

Google Street View

Aug 2021

[See more dates](#)

Eastern Property Line



EXISTING SCREENING IN PLACE ALONG OLD HENRY ROAD EAST OF PROPERTY

OLD HENRY FRONTAGE EAST OF ACCESS TO PROPERTY



NEIGHBORING USE AND SCREENING IN PLACE ALONG OLD HENRY ROAD WEST OF PROPERTY



M-2

VUA LBA Waiver Area

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