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RE: Centennial Valley Business Park Quantum PUD Amendment 1 – Project Narrative

Elizabeth,

Kimley-Horn is pleased to present this PUD Amendment submittal for the proposed Centennial Valley Business Park located at 1450 Infinite Drive. The Site is approximately 20.3 acres and is zoned PCZD – Planned Commercial.

Project Overview

It is proposed to amend the existing Centennial Valley Business Park Quantum PUD to accommodate a more cohesive campus. The vision for the project is to develop an additional 75,000 SF commercial laboratory research and development facility. The proposed use is consistent with the existing zoning and land use (i.e., PCZD – Planned Commercial; Research and Development, Office, and Manufacturing).

The purpose of the PUD Amendment is to modify the existing internal lots, utilities, and easements. The development character, use, and density are consistent with the existing PUD.

Utilities

The project is proposed to be serviced by sanitary sewer and watermain that are existing within the development. New sanitary and water services are proposed to the building, to be connected to the existing mains within Infinite Drive. A relocation of the existing sanitary service line to the existing building is proposed, given that the new building location would conflict with the existing sanitary service line.

New storm sewer infrastructure is proposed within the site to collect site drainage and convey flows to the existing storm sewers within the development. Refer to the provided Preliminary Drainage Report for further information regarding the storm sewer design and conformance with the existing detention facility for the property.

Roadway

No new roadways are proposed within the project. An additional entrance is proposed along Infinite Drive for the new building. The existing configurations of Private Drive and Infinite Drive will be maintained. The site parking has been revised; however, the proposed parking meets the minimum requirements based on the site zoning.