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June 29th, 2020

Develop Louisville
Department of Planning and Design Services
444 South 5th Street, Ste. 300
Louisville KY 40202

**Subject: Norton MCA Audubon
Revised Detailed District Development Plan with Binding Element Amendment
3101 Poplar Level Road, Louisville, KY 40217**

To Case Manager,

The applicant is proposing to utilize the existing vacant one story structure at 3101 Poplar Level within the Villages of Audubon shopping center. The vacant building was a grocery store and will be converted into medical offices for Norton Audubon. The medical office use at this site will bring a dynamic use to a vacant, 40,727 square foot building that will connect it to an established medical campus along Poplar Level Road. The grocery store space has been vacant for an extended period of time and the medical office use will be consistent with uses in the area and supportive of neighboring businesses. The change in use necessitates a revision to the existing binding element #1 that states as follows:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid. The proposed grocery store shall not be used for any purpose other than a grocery unless such change in use is approved by the Metro Council.

There will be an 820 square foot addition at the front entrance to the existing structure. The existing vehicular use area will be reconfigured within the existing footprint to allow for 28 additional parking spaces. At the rear of the property, the dumpster and its required enclosure for screening will be relocated to an area of existing asphalt. The woodland preservation area that was placed under the ownership of Villages of Audubon Woodlands will remain as is with no modifications and continue to provide the intended buffering for the properties along Illinois Avenue. In accordance with Binding Element #7 of the previously approved development plan, the site lighting will be required to be reviewed and any amendments approved by Metro Council.

Please do not hesitate to give me a call at 502-815-7535 if you have any questions.

Sincerely,
Chris Brown, AICP
Planning Director/Project Manager

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Justification for Revised Detailed District Development Plan with Binding Element Amendments

- 1. Are there any natural resources on the property including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

There does not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site. There is a woodland protection area at the rear of the property located on a separate parcel. There will be no modification or encroachment into the woodland protection area.

- 2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community have been provided as part of this development. The vehicular circulation pattern of the site will be maintained with sufficient parking to meet the needs of the use. Pedestrian connections from the building to the parking areas are provided as well as existing sidewalks from the building to the larger commercial center. An existing pedestrian path at the rear of the property will remain that connects the use to Audubon Plaza Drive.

- 3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Sufficient open space will be provided with the existing tree canopy and woodland protections area.

- 4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

Adequate drainage facilities will be provided on the subject site in accordance with the requirements of the Metropolitan Sewer District in order to prevent drainage problems from occurring on the subject site or within the community. The change in use will utilize the existing drainage infrastructure on the site.

- 5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

The overall site design and land uses are compatible with the existing and future development of the area. The change in use to a medical office is within the allowed uses of the zoning district and connects to the existing medical campus within the vicinity of the site. The review of the use by Metro Council will allow the intended review of a change in use to this building. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways with the maintenance of the existing buffers and landscaping on the site. The building and associated parking will meet all required setbacks. Site lighting will be compatible with the commercial center and compliant with the Land Development Code.

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6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

The proposal is in conformance with the Comprehensive Plan and Land Development Code by providing a neighborhood supportive use within the Neighborhood Form District that conforms to all requirements of the Land Development Code. No waivers or variances from the Land Development Code are being requested for the revised detailed district development plan. The amendments to binding elements follow the provisions within the Land Development Code and conform to the guidelines of the Neighborhood Form District as specified within the Comprehensive Plan.

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