

**LAND DESIGN & DEVELOPMENT, INC.**  
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
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**Letter of Explanation:**  
**Revised Detailed District Development Plan & Conditional Use Permit**  
**Brownsboro Road Plaza**  
**10000 Brownsboro Rd.**  
**Louisville, KY 40241**  
**(Related Cases: 21-CUPPA-0100, 21-DDP-0051 & 18DEVPLAN1129)**

This development was approved and developed as a commercial center (retail, restaurant) in 1998 and the most recent Revised Detailed District Development Plan was approved on 9/19/19 under Case #18DEVPLAN1129 to add a dumpster in the southwest corner of the property. The property is located in a Regional Center Form District and C-1 Zone.

The developer is now proposing to construct a 675 SF enclosed patio addition to the Limon Y Sal restaurant located at the northeast corner of the commercial center. A 600 SF storage addition is also proposed at the rear of the restaurant as shown on the plan. Five parking spaces will be eliminated to make room for the proposed covered, fenced patio. The existing outdoor seating on the covered sidewalk in front of the restaurant is also included in the Conditional Use Permit request. All other site conditions are proposed to remain the same.

To allow alcohol consumption on the proposed outdoor patio areas, since the property is zoned C-1, the applicant is requesting approval of a Conditional Use Permit from Land Development Code Section 4.2.41. The proposal is compliant with all standards listed in Section 4.2.41.

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