

**METRO LOUISVILLE
DISTRICT DEVELOPMENT PLAN JUSTIFICATION
CHICK-FIL-A
4925 OUTER LOOP
LOUISVILLE, KENTUCKY
SEPTEMBER 25, 2014**

(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?

The site is located on Outparcel "C" (aka Lot 4) of the Jefferson Commons development. The site is currently vacant and contains some vegetation. The proposed landscape area on-site will contain a variety of native and compatible plant types. Emphasis will be placed on providing native plantings on site and also to provide landscape material as required by code. The landscape plan will provide a consistent look throughout the property and enhance the property as a whole.

(2) Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?

Yes. The site is located on Outparcel "C" (aka Lot 4) of the Jefferson Commons development. The site is designed to have easy and intuitive ingress, egress and lot flow through the internal shopping center main drive, allowing for barrier-free maneuverability. Customers are provided with a choice to drive into the primary lane or secondary lane of the drive-thru, giving the site the ability to have two vehicles order simultaneously from two lanes that merge back to one immediately after ordering. The proposed building is situated within the center of the property, creating a consistent relationship that allows for parking on both sides of the building while also providing pedestrian connectivity to the site from the shopping center.

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

The proposed site provides sufficient open space which meets all the code requirements as prescribed within the land development regulations. The proposed structure is simple in its architectural details with regards to its length, width, height and lot coverage.

(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 are being provided on the subject site. The site will meet all drainage design requirements as required by Code.

(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 is compatible with the existing and projected future development of the area. The proposed fast food restaurant is located on Outparcel "C" (aka Lot 4) of the mixed-use development know as "Jefferson Commons". The architectural and design elements of the proposed building and its elevations are designed to provide a functional and aesthetically pleasing environment. The proposed building elevations reflect a "toned-down" facade which uses earth-tone paint colors. The design utilized helps to enhance the building and gives it a more pedestrian friendly feel.

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

The proposed Fast Food Restaurant with Drive-Thru is in conformance with the Comprehensive Plan and Land Development Code. It is compatible with the uses in the surrounding area, is consistent with the commercial character of the area and is permitted within the C-2 zoning district regulations. Offsite impacts greater than those associated with other uses permitted in the C-2 district are not expected.