



# District Development Plan Application

Louisville Metro Planning & Design Services

Case No.: 15DEVPLAN1070

Intake Staff: LM

Date: 5/8/15

Fee: \$298.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

## Project Information:

Application Type: ☐ Detailed District Development Plan ☒ Revised District Development Plan ☐ General District Development Plan

Project Description (e.g., retail center and office development, etc.):

A new Chick-fil-A Restaurant with a drive through facility

Project Name:

Chick-fil-A – Dixie Highway

Primary Project Address: 6650 Dixie Highway, Louisville, KY 40219

Additional Address(es):

Primary Parcel ID:

102606050000

Additional Parcel ID(s):

# of Residential Units:

0

Commercial Square Footage:

4698

Proposed Use:

Fast Food Restaurant

Existing Use:

Parking Lot

Existing Zoning District:

C-2

Existing Form District:

SMCFD

Deed Book(s) / Page Numbers<sup>2</sup>: 10302/715

The subject property contains .83 acres. Number of Adjoining Property Owners: 3

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*<sup>1</sup> ☒ Yes ☐ No

If yes, please list the docket/case numbers:

Docket/Case #: 9-10-77

Docket/Case #: 14CERT1558

Docket/Case #: 15MINORPLAT1008

Docket/Case #: 15DEVPLAN1013

**Contact Information:**

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: David W. Nicklies

Name: Daryl Johnson

Company: Tyler Center, LLC & Longboat Properties, LLC

Company: Corporate Property Services

Address: 6060 Dutchman's Lane, Ste. 110

Address: 1239 E. Newport Center Drive, Ste. 113

City: Louisville State: KY Zip: 40205

City: Deerfield Bch. State: FL Zip: 33442

Primary Phone: 502 412 2271

Primary Phone: 954 426 5144

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: dnicklies@nicklies.com

Email: daryl@corporatepropertyservices.com

Owner Signature (required): \_\_\_\_\_

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: \_\_\_\_\_

Name: Scott Burnett

Company: \_\_\_\_\_

Company: Cohen Carnaggio Reynolds

Address: \_\_\_\_\_

Address: 2920 First Avenue South

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: Birmingham State: AL Zip: 35233

Primary Phone: \_\_\_\_\_

Primary Phone: 205 324 8864

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: Scott@ccrarchitects.net

**Certification Statement:** A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, David W. Nicklies, in my capacity as Administrative Member hereby  
representative/authorized agent/other

certify that Tyler Center, LLC & Longboat Properties, LLC is (are) the owner(s) of the property which  
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: David W. Nicklies

Date: 5-7-15

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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## **District Development Plan Justification:**

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

- 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 property is currently being used as a parking lot. There are no natural resources remaining on the site.

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

Access to the site will be gained through the existing driveway into the site that connects with the parking lot and access drives to the proposed restaurant. There will be no direct access to the public right of way.

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

The proposed development meets all code requirements for open space and landscaping.

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- 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?**

The site will drain into a proposed storm sewer on the north side of the site. The site drainage plan prepared by the project Civil Engineer meets all City, County and State standards for drainage.

- 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 site design is compatible with the existing development of the area and will set a favorable standard for future development.

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

The proposal is in conformance with all provisions of the Comprehensive Plan and the Land Development Code.

15 DECEMBER 2015



## Land Development Report

May 7, 2015 1:43 PM

About LDC

### Location

Parcel ID: 102606050000  
Parcel LRSN: 8107804  
Address: 6650 DIXIE HWY

### Zoning

Zoning: C2  
Form District: SUBURBAN MARKETPLACE CORRIDOR  
Plan Certain #: 09-010-77  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: NONE  
Plat Book - Page: NONE  
Related Cases: NONE

### Special Review Districts

Overlay District: NO  
Historic Preservation District: NONE  
National Register District: NONE  
Urban Renewal: NO  
Enterprise Zone: NO  
System Development District: NO  
Historic Site: NO

### Environmental Constraints

#### Flood Prone Area

FEMA Floodplain Review Zone: NO  
FEMA Floodway Review Zone: NO  
Floodplain Ordinance Review Zone: NO  
Conveyance Zone Review Zone: NO  
FEMA FIRM Panel: 21111C0089E

#### Protected Waterways

Potential Wetland (Hydric Soil): NO  
Streams (Approximate): NO  
Surface Water (Approximate): NO

#### Slopes & Soils

Potential Steep Slope: NO  
Unstable Soil: NO

#### Geology

Karst Terrain: NO

### Sewer & Drainage

MSD Property Service Connection: YES  
Sewer Recapture Fee Area: NO  
Drainage Credit Program: MS4 (outside of incentive area)

### Services

Municipality: LOUISVILLE  
Council District: 12  
Fire Protection District: PLEASURE RIDGE PARK  
Urban Service District: NO

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