

**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?**

There are no natural resources on site to be preserved

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

Safe and efficient vehivular and pedestrian tranposrtation is being provided both within the development and the community

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

Any open space requirements per the Land Development Code will be met on-site.

- 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 to prevent drainage problems from occurring on the subject site or within the community

- 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 use are compatible with the existing and projected future development of the area.

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

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

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**Letter of Explanation**  
**11905 Dixie Hwy**  
**Related Case# 17ZONE1022**

The proposed Revised Development Plan is to construct a sales and storage use for a trailer sales company at the subject site, located at 11905 Dixie Hwy. Parking is being provided to meet the requirements of the Land Development Code. The existing zone (C-M) permits the proposed use. Minimal site design changes are being proposed in comparison to the previously approved plan.

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