

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 at 11701 Gateworth Way was fully developed in 2003 for an automobile dealership. An expansion of the existing parking lot onto the adjacent parcel, which is an undeveloped mowed field, is proposed with this application.

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

Yes there is an efficient vehicular transportation system because the subject site is located in close proximity to the intersection of Blankenbaker Parkway and Interstate 64.

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

Open Space is not required for a commercial development.

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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 proposed parking lot expansion will be reviewed by MSD for storm water management insuring drainage issues will not arise from the proposal.

- 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?**

It is because the surrounding land uses are likewise commercial developments of a similar scale.

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

It is because the land was rezoned in conformance with the Comprehensive and Land Development Code procedures for a commercial use.

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Letter of Explanation
Revised Detailed District Development Plan
for
11701 Gateworth Way and adjacent parcel with an address to be determined
Middletown, KY.

Related: 09-063-00 and Middletown MO 02-18
(April 12, 2021)

The Applicant is proposing to change the use from a motorcycle dealership to a vehicle dealership for the existing Harley Davidson operation located at 11701 Gateworth Way in Middletown, KY. Along with the change in use the Applicant is proposing to expand the existing parking lot onto the adjacent undeveloped tract. Both properties are zoned C-2 and are located in the Campus Form District.

A Revised Detailed District Development Plan was approved for both properties by Docket No: 09-063-00 for Bachman Subaru-Volkswagen. A partial development of the site took place in 2003 with the development of the Harley Davidson dealership. The adjacent tract is an open mowed tract.

A Variance is requested from Section 5.3.5.C.3.a of the Land Development Code to permit the proposed parking to encroach into the Gateworth Way 25 ft front setback. Gateworth Way is an existing Private Access easement. There are 4 parcels abutting Gateworth Way and three parcels have been developed without providing the 25 ft front setback. The proposed parking lot will be the 4th and final parcel to be developed on Gateworth Way. The variance is being requested to permit the proposed parking lot match the established pattern of development.

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Letter of Explanation
11701 and 11715 Gateworth Way
Middletown, KY.
Revised Detailed District Development Plan
Related: 09-063-00 and Middletown MO 02-18
(April 12, 2021)

The Applicant is proposing to build a parking lot on 11701 Gateworth Way. The parking lot is an expansion of the existing parking lot located on 11715 Gateworth Way. 11715 Gateworth Way was developed in 2003 as an auto dealership. Both properties are zoned C-2 and are located in the Campus Form District.

A Revised Detailed District Development Plan was approved for both properties by Docket No: 09-063-00 for Bachman Subaru-Volkswagen. A partial development of the site took place in 2003 with one of the dealership's showrooms being constructed on 11715 Gateworth Way. The 11701 Gateworth Way property has remained undeveloped until now. It is an open mowed field with no trees.

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