



# Mindel, Scott & Associates, Inc.

Planning • Engineering • Surveying • Landscape Architecture  
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June 27, 2016

Laura Mattingly-Humphrey  
Louisville Metro Planning & Design  
444 S. 5th Street, Suite 300  
Louisville, KY 40202

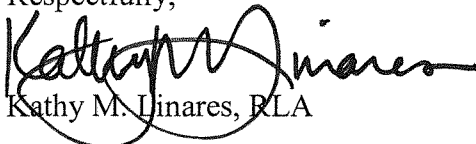
Re: Fern Valley Distribution Center  
4500 Fern Valley Road

Dear Ms. Mattingly:

As you know, 2 previous Category 3 requests have been approved for this site under case #15devplan1203 and 16devplan1085. The developer now has a tenant and to meet their needs additional parking, a larger loading dock area and 4 more trailer parking spaces are now proposed. Parking has been increased from 274 to 300 spaces, a number that falls within the allowable range for this use. A landscape waiver is proposed to allow the added parking to encroach into a small area of the 30' parkway buffer, from 0' to as much as 8' in the northeast corner of the site. Other items including the use of the building, its orientation, the location of the loading docks, access points and circulation all remain virtually the same as the previously approved plan.

A waiver was approved with the previous requests to reduce the size of the amenity area which is still applicable and we believe this plan complies with all other requirements of the Land Development Code. Please contact me if you have any questions or concerns. As always we appreciate your assistance in processing this request.

Respectfully,

  
Kathy M. Linares, RLA

cc: Jeff Robinson

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