

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?**

No, there are no planned improvements to the site. This is an existing site and this RDDDP is being filed to provide a plan which represents the current parking layout and new property lines.

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

Safe transportation is provided within the area with the existing road network and parking layout.

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

There are no open space requirements for this development. This is an existing site and this RDDDP is being filed to provide a plan which represents the current parking layout and new property lines.

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?**

Yes there are existing provisions in place to adequately handle run-off from the site. There are no planned improvements to the site. This is an existing site and this RDDDP is being filed to provide a plan which represents the current parking layout and new property lines.

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?**

Yes the overall site design is compatible with the area as it was originally designed under the PEC regulations as did the surrounding developments. This is an existing site and this RDDDP is being filed to provide a plan which represents the current parking layout and new property lines.

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

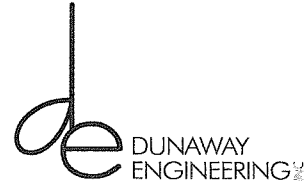
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September 29, 2014

Louisville Metro Planning & Design,

This is a request for approval of a Revised Detailed District Development Plan for At Home (formerly Garden Ridge) located at 11501 Bluegrass Parkway in Jeffersontown, Kentucky.

The previous Revised District Development Plan (RDDP) was approved under Docket No. 9-41-78. All the Garden Ridge Stores are currently under a restructuring and will now be called At Home. The owner of the At Home store inquired with the City of Jeffersontown to verify the site was in compliance and it was determined that the parking on the site was slightly different than what is shown on the approved RDDP and a minor plat had been approved under docket no. 13056 and recorded in Deed Book 9534, Page 390 which subdivided the original tract. The owner now desires to submit a RDDDP to reflect the current parking layout and property lines and bring the site into compliance.

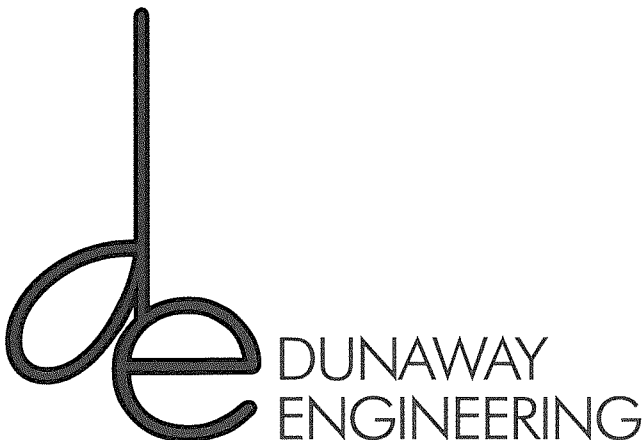
Please feel free to contact me if you have any questions regarding the development.

Sincerely,

Missy Legel
Dunaway Engineering, Inc.
3404 Stony Spring Circle
Louisville, KY 40220
(502)671-0060 ext. 1

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