

Masonic Homes of Louisville – Sam Swope

Justification for Revisions to Existing Development Plan

A. The conservation of natural resources on the property proposed for development. The Revised Plan proposes the addition of a new parking area needed to accommodate residents, employees, and visitors on site. The new parking area will include a new rain garden that will enhance the site's natural appearance and address water quality.

B. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community. The Revised Plan does not propose any changes to the existing roads or driveways in and around the site. The new proposed parking area will be served by existing interior roads or parking area. The new parking area will provide more convenient and accessible parking throughout the Sam Swope campus.

C. The provisions of sufficient open space (scenic and recreational) to meet the needs of the proposed development. The Revised Plan conserves existing open space on the site. The expansion of the existing parking area is minimally invasive to existing open space and is a natural extension of the existing parking areas.

D. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community. The Revised Plan retains the adequate drainage systems currently at the site, and also proposes the addition of a rain garden adjacent to the new parking area. The new rain garden will supplement the existing drainage system and will address additional runoff from the proposed new parking area.

E. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area. The Revised Plan does not propose any new development on the site other than the new parking area and rain garden. These new features are compatible with the existing development in the area as they will enhance parking and pedestrian access to the open spaces at the site. The new features are also compatible with future development in the area as expanded parking will accommodate more residents, employees, and visitors on the site.

F. Conformance of the development plan with the Comprehensive Plan and Land Development Code. The Revised Plan complies with the Comprehensive Plan and Land Development Code as it will expand parking capacity at the site with minimal impact on the existing open space and natural resources of the site. All of these characteristics

address the Guidelines and Policies of the Comprehensive Plan and the requirements of the Land Development Code.

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