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November 23, 2020

Ms. Emily Liu, Director
Louisville Metro Planning & Design Services
444 S. 5th Street, Ste. 300
Louisville, KY 40202

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PLANNING & DESIGN
GENERAL

RE: Louisville Dive Center

Ms. Liu,

Enclosed please find an application for a Category 2B plan and associated waivers for the Louisville Dive Center. The Dive Center is planning to expand their existing location to include a new, state-of-the-art training pool where they can better serve the SCUBA community. This new dive well will be the only one of its kind in the United States. In addition to the dive well building, they will also be constructing a new set of stairs and reworking the circulation for the existing Dive Center facility.

A portion of the proposed new drive encroaches onto the adjacent property. The applicant intends to purchase the adjacent property for future development and has it under contract.

Two waivers are being requested to accommodate this addition. The first is a waiver to allow the existing building and pavement to encroach into the 15' expressway buffer adjacent to the Watterson Expressway and waive all planting requirements. These are existing conditions, but parking may be reconstructed as a part of the new building construction. Because a majority of this area is already pavement there is no place to plant the required materials. The small impervious area contains an existing sign and utility equipment that would be negatively impacted by planting.

The second waiver is to allow 4% ILA instead of 5%. ILA spacing requirements are being met, but because 2 of the three ILA areas also double as VUA buffer, they cannot be included in the ILA calculations. The proposal includes a decrease in impervious area and will be an improvement over what exists on site today because there is currently no ILA.

With respect to the specific waiver justification requirements, please note the following:

1. Will the waiver adversely affect adjacent property owners?

No. These waivers are either already existing conditions or represent an improvement over existing conditions so there will be no adverse effect on adjacent property owners.

2. Will the waiver violate the Comprehensive Plan?

No. The waivers are either already existing conditions or represent an improvement over existing conditions. There will be tree canopy and green space added where there is only pavement today.

20-CAT2-0033