

# HERITAGE ENGINEERING, LLC

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August 29, 2022

Planning and Design Services  
Metro Government  
444 S. 5th Street, Suite 300  
Louisville, Kentucky 40202

**Re: Revised Letter of Explanation - Category 3 Development Plan, Waiver and Street Closure  
Nicklies – Enterprise Drive Office Warehouse**

Dear Staff:

On behalf of Nicklies Development we are submitting the attached Category 3 Development Plan with Waiver and Street Closure for a proposed office warehouse project located at 6701 & 6707 Enterprise Drive.

Improvements to the site include construction of a 175,000 SF building. A 97-space parking lot will be construction onsite. Parking will include 4 ADA spaces with this project.

Tree Canopy, Interior Landscape Areas, and Landscape Buffer Area - trees and shrubs will be provided as required per the Land Development Code.

A waiver is request from Chapter 10, Part 2, Section 10.2.4.B.3 of the Land Development Code to allow the required VUA-LBA to be shown within the maximum 50% easement overlap for the existing utilities located along the existing right-of-way. Plantings (street trees and shrubs) will be installed along the frontage as required by code.

Justifications for the requested waivers are:

- The requested waiver will not adversely affect adjacent property owners because granting of the waiver will allow the proposed parking to be placed in the area of the existing utilities consistent with the adjacent site while still providing for the necessary space for the required street tree and shrub plantings along the frontage as required by code.
- The waiver requested will not violate the Comprehensive Plan as it will not alter the essential character of the general vicinity as the proposed parking is placed in a way to provide the street tree and shrub plantings as shown with a 50% easement overlap ensuring a streetscape with appropriate trees and shrubs to buffer the onsite parking.
- Granting of the waiver is the minimum necessary to afford relief to the applicant as the proposed VUA-LBA plantings provides for the enhanced street scape ensuring compliance with the Land Development Code associated with VUA Landscape Buffer Areas.

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- Strict application of the VUA-LBA requirements would deprive the developer from moving forward with the plan as designed with the proposed VUA-LBA easement overlap and encroachment while still allowing for the installation of the required trees and shrubs along the frontage.

Thank you for your consideration; please advise us immediately if additional information is needed.

Sincerely,

John D. Campbell

Encl. Waiver Application  
Development Plan