



# Mindel, Scott & Associates, Inc.

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3/6/2015

Todd Lanning, LA  
Mindel, Scott & Associates  
5151 Jefferson Blvd  
Louisville, KY 40219

Case Manager  
Metro Planning and Design  
444 S. 5<sup>th</sup> Street  
Louisville, KY 40202

**RE: Riverport Building 4 Expansion, Docket# 9-56-96; 10630 Freeport Drive, Louisville, KY 40258**

Dear Case Manager:

Enclosed with this submittal, you will find plans for the above referenced development plan showing revisions from the previously approved development plan dated September 11, 1997. The existing warehouse located on lot 211 will be expanding onto the adjacent 4.4 acre parcel (lot 212) with an 88,400 sq. ft. warehouse addition which will consist of 10 loading docks and 184 parking spaces for employee parking. Architectural elevations for your review of this warehouse addition are attached herein, as drawn by the client's architect.

If you have any questions, please feel free to contact me at 485-1508, or email at [tlanning@mindelscott.com](mailto:tlanning@mindelscott.com)

Sincerely,

  
Todd Lanning, LA

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**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?**

The proposed development will reside on a small 4 acre parcel with no inherent natural resources with regard to trees, steep slopes, water courses, floodplains, scenic views and historic sites. There will be no natural resources to be preserved on this parcel.

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

The development will be provided internally with efficient and safe roadways and parking, and walkways for pedestrians. ADA compliant walkways and parking stalls for pedestrians will be designed accordingly for this proposal.

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

Open space will not be required for this industrial development, however vehicular use areas will have the required 15 foot buffers and planted with ornamental vegetation upon earth berms.

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?**

Adequate drainage facilities will be provided within the development which will prevent drainage problems and also be compliant with MSD's Green infrastructure requirements.

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?**

The overall site design and land use is completely compatible to the existing adjacent surrounding warehouse developments. The industrial developments adjacent to this proposal have been completed.

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

The proposed development will be in conformance with the Comprehensive plan and the LDC (Land Development Code)

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