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March 9, 2015

Louisville Metro  
Planning & Design Services  
444 South 5<sup>th</sup> Street, Suite 300  
Louisville, Kentucky 40202

**SUBJECT: Oxmoor Mazda  
Revised Detailed District Development Plan for Property  
Located at 7913 Shelbyville Road  
And Being in Louisville Metro**

Enclosed please find the application for a Revised Detailed District Development Plan originally under Case No. 13DEVPLAN1002.

The owner/applicant proposes to demolish and rebuild a portion of the existing dealership building within the majority of the existing footprint. There will be a second story over most of the new building, which will increase the building area from 8,609 square feet to 15,205 square feet. Most of the site's parking and display areas will remain the same, although we are now providing a 15 foot landscape buffer area along Shelbyville Road where a 5 foot LBA exists today. This will allow us to vacate the existing landscape waiver previously approved.

If you have any questions, please do not hesitate to contact me (502 459-8402).

Sincerely,

John M. Addington, ASLA  
Planning Manager

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Copy: Tracy W. Farmer

120463/JMA

**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?**

There are no existing natural resources on site other than interior landscape plants, including several small trees, which will protected and preserved in accordance with a revised tree preservation plan and landscape plan.

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

There are existing sidewalks, crosswalks and drive lanes for safe and efficient pedestrian and vehicular circulation that will remain and there are sidewalks connecting to existing sidewalks on adjacent properties in the community.

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

The property provides open space in compliance with the land development code.

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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 are being provided on site and will be protected during construction.

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 building expansion (after demolition) will be predominantly within the existing building footprint, with additional landscape screening proposed along Shelbyville Road.

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

The site design and proposed improvements to the building and landscaping referenced above, demonstrates this proposal's conformance with the Comprehensive Plan and the LDC. An existing waiver for a reduced landscape buffer area along Shelbyville Road will be vacated.

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