

16 dev plan 1135

**Letter of Explanation**  
**Detailed District Development Plan**  
**5808 Johnsontown Road**

(Revised July 11, 2016 to add amenity area waiver)

A Detailed District Development Plan, waiver requests and a rezoning were approved for the subject site on July 5, 2007 by Case 8571. Extensions of the Expiration Date were approved on July 5, 2009 and July 5, 2011. At this time, the property remains undeveloped. The applicant is now submitting a Detailed District Development Plan because the July 5, 2011 extension expired on July 2, 2012 and there are minor revisions to the site layout and building.

The proposed building area is 370,788 s.f. and the building will be one story. The proposed use will be office/warehouse. The July 5, 2007 building was 378,000 s.f. and one story. The proposed vehicular use area layout is essentially the same as the July 5, 2005 parking and driveway layout.

Waivers are requested from Sections 5.5.4.B.1 and 10.2.4 of the Louisville Metro Land Development Code to waive the required screen and the encroachment of the proposed pavement for the 50 ft Landscape Buffer Areas adjacent to the Louisville Jefferson County flood mitigation properties. The flood mitigation property is heavily wooded and while it is zoned R-1 it will never be developed for any use and a buffer is not necessary. The applicant is providing the 50 ft Landscape Buffer Area and the required trees. The same waiver was granted with Case 8571 July 5, 2007.

A Waiver is requested from Section 5.12.2 of the Louisville Metro Land Development Code to waive the amenity area required from 10% of the total building area to 10% of the office area. At a minimum, 10% of the office area will be provided in amenity areas. The total building area is 370,788 s.f. 95% of the building or 352,249 s.f. will be warehouse/storage area. 5% of the building or 18,539 s.f. will be office area. The current proposal is to provide three amenity areas equal to 1,950 s.f., 11% of the total office area. Each of the three amenity areas is 650 s.f., approximately 30 ft by 22 ft outdoor plazas with tables, seating and landscaping. The three areas will be designed to meet the requirements of 5.12.2. The amenity areas will be located near the offices for easy access by the employees.

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JUL 17 2016

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