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**District Development Plan Justification  
Thorntons, Inc.  
Store #20  
4500, 4506 and 4508 South Third Street**

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- 1. Are there any natural resources on the property, including trees or 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 natural resources, steep slopes, water courses, flood plains, wet soils, scenic views or historic structures on site. The site is not historic.

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

Yes. It is anticipated that the Transportation Management Section of the Louisville Department of Public Works and Assets will approve the proposal. There is sufficient room on site for the safe movement of vehicles and pedestrians. Sidewalks are situated on both the South Third Street and Southern Heights Avenue frontages of the site.

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

The Land Development Code does not require open space for this type of development.

- 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?**

Yes. The site will be served by drainage facilities provided by the Louisville Metropolitan Sewer District ("MSD"), and the site is subject to the MSD Regional Detention Fee. It is anticipated that MSD will approve the revised detailed district development plan; such approval will indicate that post-development run-off volumes or rates will not exceed pre-development conditions.

- 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?**

Yes. This site has been a Thorntons location for many years. The site is zoned Commercial District C-1. The site immediately across Southern Heights Avenue is likewise zoned Commercial District C-1. The Thorntons site also lies generally

across from the eastbound ramp to Interstate-264. Parking is generally oriented to be central on the site. Adequate screening and landscaping will be provided to protect adjacent residential neighbors.

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

**Comprehensive Plan conformance**

The proposal conforms to the Comprehensive Plan and all applicable Goals, Objectives, Guidelines and Policies. Applicable Guidelines and Policies are addressed in this conformance statement.

Community Form Guideline 1. The proposal conforms to Community Form Guideline 1 and all applicable Policies adopted thereunder, including Policy 1.B.2. The business located at this site has long-served the Beechmont neighborhood.

Compatibility Guideline 3. The proposal conforms to Compatibility Guideline 3 and all applicable Policies adopted thereunder, including Policies 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.21, 3.22, and 3.28. The proposal will not cause an adverse impact on nearby residential uses. There will be no excessive air quality emissions, no odors and no noise. On-site lighting will observe Land Development Code standards. There will be no adverse visual impacts. Landscaping (screening, buffering and fencing) will be provided to protect adjacent residences to the south. Signage will observe the requirements of the Land Development Code.

Natural Areas and Scenic and Historic Resources Guideline 5. The proposal conforms to Natural Areas and Scenic and Historic Resources Guideline 5, and all applicable Policies adopted thereunder, including Policies 5.2, 5.3, 5.4, and 5.6. There are no known cultural or historic resources on this site. There are no slopes, and soils are not wet or unstable.

Circulation Guideline 7. The proposal conforms to Circulation Guideline 7 and all applicable Policies adopted thereunder, including Policies 7.2 and 7.10. Adequate parking pursuant to Land Development Code requirements is proposed. It is anticipated that the Transportation Management Section of the Louisville Department of Public Works and Assets will approve the project. Approval will indicate that the design of the site will promote adequate safety for vehicles and pedestrians.

Bicycle, Pedestrian and Transit Guideline 9. Bicycle parking facilities will be located within the building. Public sidewalks are located along both the South Third Street and Southern Heights Avenue frontages of the site. A 5-foot wide public sidewalk is proposed along the Collins Lane frontage of the site. Transit service is provided by the Transit Authority of River City ("TARC") along South Third Street in front of the site (TARC Route 4).

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Flooding and Stormwater Guideline 10. The proposal conforms to Flooding and Stormwater Guideline 10 and all applicable Policies adopted thereunder, including Policies 10.1, 10.3, 10.7, 10.10, and 10.11. It is anticipated that the Metropolitan Sewer District (“MSD”) will approve the development plan. MSD’s approval will indicate that the development will not have an adverse impact on the watershed as a whole, reflecting the development potential of the entire watershed; that the drainage design will accommodate on-site and upstream run-off water; that the drainage system will preserve the “through” drainage system, and that peak stormwater runoff rates after development will not exceed pre-development rates.

Air Quality Guideline 12. The proposal conforms to Air Quality Guideline 12 and all applicable Policies adopted thereunder, including Policies 12.1 and 12.8. It is anticipated that the Louisville Air Pollution Control District (“APCD”) will approve the development plan. APCD’s approval will indicate that activities at the site will not be a source of ambient air pollution exceedance due to the low intensity of the proposal.

Landscape Character Guideline 13. The proposal conforms to Landscape Character Guideline 13 and all applicable Policies adopted thereunder, including Policies 13.2, 13.4, 13.5, and 13.6. Proposed landscaping will be native plant species. The development will conform to the requirements of LDC Chapter 10 regarding landscaping and tree canopy. Landscape buffers will be employed to protect adjacent single-family residences.

Infrastructure Guideline 14. The proposal conforms to Infrastructure Guideline 14 and all applicable Policies adopted thereunder, including Policies 14.2, 14.3, 14.4, 14.6 and 14.7. Adequate utility service is located in the immediate vicinity to serve the proposed development. The site is served by MSD sewage facilities. An adequate supply of potable water and water for fire-fighting purposes is supplied by the Louisville Water Company. Utilities will be located underground wherever possible and will be placed in easements as prescribed by the applicable utility.

Community Facilities Guideline 15. The proposal conforms to Community Facilities Guideline 15 and all applicable Policies adopted thereunder, including Policy 15.9 because the site will be adequately served by Louisville Fire Protection District #3.

The proposal conforms to all other applicable Goals, Objectives, Guidelines and Policies of the Comprehensive Plan.

### **Land Development Code conformance**

The proposal conforms to the Land Development Code. No waivers or variances are required.

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