

HERITAGE ENGINEERING, LLC

May 15, 2022

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

**Re: Letter of Explanation - Category 2B Development Plan and Waiver
LIC Building H**

Dear Staff:

On behalf of NAI Fortis Group, we are submitting the attached Category 2B Development Plan and Waiver for a proposed Industrial Office/Warehouse building to be located within the Louisville Industrial Center at 7777 National Turnpike. The project will include associated parking, loading and trailer parking.

Improvements to the site include:

- Construction of a 70,200-sf office/warehouse building.
- Construction of onsite parking with a total of 80 spaces.
- Expansion of an existing detention basin.
- Landscape plantings as required by code.

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 10.2.10 – Table 10.2.6 of the Land Development Code to waive the required 15' Vehicle Use Area – Landscape Buffer Area (VUA-LBA) and to allow the required VUA-LBA to be shown with a 50% easement overlap per LDC Section 10.2.4.B – Exception 3 and to allow a small portion of the required VUA-LBA to be variable per LDC Section 10.2.4.C – Exception 10. VUA-LBA planting requirements (trees and shrubs) will be installed along the entire 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 at an angle to National Turnpike in a manner consistent with the adjacent site while still providing for the necessary space outside an easement for the required tree and shrub plantings along the entire 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 minimize encroachment into the already wider VUA-LBA as shown with a 50% easement overlap ensuring a streetscape with appropriate trees and shrubs to buffer the onsite parking.

642 S. 4TH STREET, SUITE 100
LOUISVILLE, KENTUCKY 40202
PHONE: 502-562-1412 FAX: 502-562-1413

603 N. SHORE DR., UNIT 204
JEFFERSONVILLE, INDIANA 47130
PHONE: 812-280-8201 FAX: 812-280-8281

HERITAGE ENGINEERING, LLC

- Granting of the waiver is the minimum necessary to afford relief to the applicant as the proposed VUA-LBA design incorporates other design options permitted in other portions of the Land Development Code associated with Landscape Buffer Areas.
- 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 small 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