



Mindel, Scott & Associates, Inc.

Planning • Engineering • Surveying • Landscape Architecture

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May 28, 2015

Case Manager
Metro Planning and Design Services
Metro Development Center
444 S. 5th Street, Suite 300
Louisville, KY 40202

**Re: Revised Detailed District Development Plan
Hunnington Place Tract 4A
Previous Project #10632**

Dear Case Manager:

Enclosed is a revised detailed district development plan for the above-referenced project which has expired. We are filing this revised DDD plan with a new building footprint which is slightly larger than the previous plan by 24 square feet. Since this plan was last approved, the zoning on the adjacent property to the west has changed from R-4 to R-6. Along with that plan, there was discussion/recommendations for a right-of-way dedication to allow Blowing Tree Road to connect to Bunsen at some point in the future. With that future dedication in mind, we have determined the building setbacks based upon that becoming a road at some point in time.

Please do not hesitate contacting me with any questions or comments. My email address is acooksey@mindelscott.com. Thanks very much.

Respectfully,

A handwritten signature in cursive script that reads 'Amy E. Cooksey'.

Amy E. Cooksey, L.A.

cc: file

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15DEVPLAN/090

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.

- i. **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 natural resources on the site except for a stand of trees along the north line and some trees that were planted along the Hunnington Place right-of-way. The healthy trees will be preserved.

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

Yes, as vehicular access is off of Hunnington Place which is the access road into the parking lot which serves the rest of the office park. There are sidewalks provided from the building to the sidewalks along Bunsen Parkway for pedestrian access.

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

Not required for this plan.

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- iv. **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, storm water will drain into the existing storm system to the south which goes into an overall detention basin located farther south which was designed to accommodate runoff from this lot.

- v. **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, the location and rotation of the building is oriented toward Bunsen Parkway but faces toward the rest of the office park buildings and parking lot. The drive aisles align with the existing parking lot aisles and screening and landscaping will be provided to meet LDC Chapter 10 requirements.

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

Yes, this is a previously approved plan and has gone through the review process already, it meets the goals of the Comprehensive Plan and the LDC. With the recent approval of the Springs at Bunsen multi-family development on the adjacent property, this office building further complies with the goals of the Campus Form District by providing jobs for a new workforce nearby.

15 DEVR PLAN 1050