



Mindel, Scott & Associates, Inc.

Planning • Engineering • Surveying • Landscape Architecture

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May 1, 2015

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

Re: 5161 Jefferson Boulevard Apartments
Revised Detailed District Development Plan
Previous Case # 09-002-06 VW

Dear Case Manager:

The enclosed pre-application plan is for a revision to the previous detailed district development plan which was approved on 11-15-06 for two office buildings on two lots on this site. The binding elements for this case are enclosed. We recently filed a pre-application plan for mini-warehouses and received agency review comments. After the pre-app was filed, there was a change to the proposed use of the property to multi-family residential apartments. We have incorporated the pre-app comments into this plan where applicable.

The buildings will be three stories in height and the elevations will be forwarded as soon as possible.

Please do not hesitate contacting me with any questions or comments. Thanks very much.

Respectfully,

Amy E. Cooksey, L.A.

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

cc: file

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PLANNING &
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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?**

Yes, Blue Spring ditch traverses the south end of the property and its steep banks have been protected by a rip rap lining. There are also trees along the ditch and along Jefferson Boulevard in the r/w which will be preserved.

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

Yes, as access from Jefferson Boulevard will be from the existing shared entrance drive that serves the property to the north. There will be no direct access to Fern Valley Road. Sidewalks are located along Jefferson Boulevard and pedestrians can access either building via a sidewalk that runs into the site.

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

Yes, there is 17% open space provided in the southern portion of the property which will be left in as natural a state as is possible, except where the plantings for the parkway buffer will be installed.

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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?**

Yes, storm drainage will be directed to the Blue Spring ditch. A regional facility fee will be paid in lieu of providing on-site detention.

- 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, the buildings are aligned along Jefferson Boulevard in a similar orientation as the existing office building adjacent and the residential condos across the street and farther north on Jefferson Blvd. There is a landscape buffer adjacent to the single-family residential neighborhood to the east and the garages also act as a screen. The use is compatible with other residential uses in the area.

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

Yes, the multi-family housing meets Goal C3.1 to maintain the existing neighborhood form district, is compatible and appropriate to the area which is being developed for multi-family use, and is close to a major regional marketplace center, the Jefferson Mall and the surrounding commercial developments.

15 DECEMBER 2014