

In order to justify approval of any amendments to binding elements, 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?**

The subject property contains trees, a portion of which will be preserved to provide buffering and to retain tree canopy.

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

The proposed binding element amendment will allow for access to the subject property from the only road on which it has frontage. The proposed revised detailed district development plan allows for the safe movement of vehicles and pedestrians.

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

The proposed development plan retains a significant portion of the site in both tree protection area and open space. The proposed use as truck parking does not present the need for any recreational open space.

- 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?**

The proposed development plan will contain adequate area to address stormwater requirements and to prevent drainage problems on any other properties caused by the proposed development.

- 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?**

The proposed development is compatible with the adjacent properties to the east, as they are also zoned and used industrially. The proposed development is compatible with the uses along Tile Factory Lane by virtue of the preservation of trees and buffers, as shown on the plan.

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

The proposed development allows for the use of already zoned industrial property for a use that is relatively unobtrusive in the M-2 zoning district (truck parking). The applicant is not seeking variances or waivers associated with the proposed development that would affect nearby residential uses.

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January 18, 2019

Emily Liu, Director
Division of Planning & Design Services
Louisville Metro
444 S. Fifth St.
Louisville, KY 40202

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Re: 1319 Tile Factory Lane

Dear Emily:

I am writing on behalf of our client, US Express, LLC, the owner of 1319 Tile Factory Lane. The subject property was originally part of a larger tract that included frontage on both Tile Factory Lane and Poplar Level Road. The subject property was rezoned in 1988 (Case No. 9-65-88) for Lose Brothers for the expansion of their existing nursery. At that time, a binding element was placed on the property that access to Tile Factory Lane be "exit only."

The portion of the site that fronts on Poplar Level Road was recently approved for a self-storage facility with perimeter fencing and buildings creating a border around it, preventing access from the subject property to Poplar Level Road. Now that the subject property no longer has access to Poplar Level Road, there is no way for the access on Tile Factory Lane to remain "exit only." Therefore, Binding Element #8 must be stricken.

Our client has also attached a plan for the use of the subject property as a truck parking lot. The proposed development plan contains significant landscape buffers and will preserve tree canopy in order to meet Land Development Code requirements. Please docket this plan for review at your earliest convenience.

Sincerely,



Clifford H. Ashburner

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Attachment