

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?**

There are a few trees on the existing site and lojic indicates potential steep slopes but both are minimal and there are no significant natural resources on the property. Some of these areas are outside the limits of disturbance but are on the rear of buildable lots and will not be called out as preservation area.

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

Yes. This revision is substantially similar to the previously approved plan. Proposed alignment changes are the direct result of conversations with Public Works and sidewalks are still being provided throughout the development.

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

There are no open space requirements for this 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. Drainage facilities have been designed in accordance with MSD requirements for stormwater quality and quantity.

- 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 property is surrounded by other types of residential development from an R4 conservation subdivision to R6 multi-family residential and all buffer requirements are being met.

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

Yes. Again, this plan is substantially similar to the previously approved subdivision plan and will provide variety in housing for the area.

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March 15, 2021

Ms. Emily Liu, Director
Louisville Metro Planning & Design Services
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

RE: Fordham Park Subdivision – 13501 Factory Lane
Revised Major Preliminary Subdivision Plan
Revised District Development Plan

Ms. Liu,

Attached please find an application and all associated documentation required for a Revised Major Subdivision Plan and Revised District Development Plan. The purpose of this revision is to alter the location of the proposed entrance on Factory Lane to pull it further away from Terrace Hill Drive.

In addition, due to the lack of existing right-of-way available to construct the requested left turn lane as shown on the previously approved plan, the applicant is proposing a contribution to the road improvement fund so that these improvements can be made in the future when adequate right-of-way is available. This is based on conversations with Assistant Directors for both Planning and Design Services and Public Works.

We hope to get this case scheduled for LD&T as soon as possible. Please let me know if you have any questions. I can be reached at kelli.jones@swlinc.com.

Thank you.


Kelli Jones, RLA

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