

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. Existing drainage courses will be preserved through the proposed subdivision. The site is partially treed and mostly open, however, some portion of tree buffers will remain in place.

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

Yes. The vehicular and pedestrian access was previously approved on the prior overall development plan but has been slightly modified.

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

Yes. Based on this zoning, landscape buffer and open space are being provided.

- 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 provided on the proposed site and will tie into existing storm drainage already constructed.

- 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 project falls within the R5A zoning and neighborhood form district and is surrounded by similar uses.

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

Yes. The proposed site is in conformance with the Comprehensive Plan and the Land Development Code and was previously approved with the overall development plan.

20-DDP-0064



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October 19, 2020

**SUBJECT: 7400 West Orell Road
Revised Detailed District Development Plan &
Subdivision Plan for "Orell Station Subdivision"
Estates Section
Justification Statement/Request**

Planning & Design Services:

A Revised Detailed District Development Plan & Revised Subdivision Plan are being submitted to revise the interior Phase 2 lots to smaller size lots and increase the total for this section to (67) lots. This section will connect to the existing Orell Station R5A smaller lots (Train Station Way), and will also stub to the vacant property to the West for future development. The subdivision plan will conform to the Comprehensive Plan and meet the requirements of the Metro Land Development Code including providing a variety of housing as requested in Cornerstone 2040. Existing utilities are available to the site, and the project will conform to the existing topography as much as possible. In addition, a detention basin is proposed to collect stormwater from the rear of Lots 1-10 and the lots to the West along Orell Road to mitigate current stormwater runoff conditions.

As always, thank you for your assistance. Please do not hesitate to give me a call at 292-9288 should you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Crumpton'.

Christopher T. Crumpton, P. E.
Director of Engineering/Principal

CTC/mlr

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