

JUSTIFICATION

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. Responses of **Yes**, **No**, or **N/A** will **NOT** be accepted.

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 site is adjacent to Chenoweth Run (a protected waterway). The required 100' buffer has been provided and adhered to for all new construction. Additionally, the applicant has agreed to remove gravel that was placed by previous owner within a Woodland Protection Area.

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

Safe and efficient vehicular and pedestrian transportation is provided per all Land Development Code requirements.

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

Open space is not required for the proposed application.

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?

Drainage facilities are provided to direct stormwater to the existing waterway on site.

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 area is generally considered industrial in nature and the proposed uses are compatible with surrounding uses and zones.

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

The proposal is in conformance with the comprehensive plan as the proposed uses are allowed in the existing zoning. The area consists of both commercial and industrial uses.

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Letter of Explanation
Revised Detailed District Development Plan
13319 Aiken Road / 13200 Avoca Road

The subject properties located at 13319 Aiken Rd & 13200 Avoca Road containing 10.2 +/- acres, zoned M-2/M-3, located in the Suburban Workplace Form District. The sites have the following related cases: 09-005-90, B-15770-11, and B-269-02. The property currently contains two small office buildings (1,994 sf) and contains multiple outbuildings. The developer is proposing to construct both climate controlled and non-climate controlled mini-storage buildings totaling 65,700 sf. The existing office buildings are to be demolished and replaced with a new office building totaling 5,000 sf. Employee parking for the existing Cardinal Moving operation is also included in the application. No waivers or variances are expected to be filed in association with this application.

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