



**OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE**

444 S 5th St., Suite 300
Louisville, KY 40202
(502) 574-6230

<https://louisvilleky.gov/government/planning-design>

District Development Plan Justification

In accordance with Chapter 11.4.7 of the Land Development Code, the Planning Commission considers, but is not limited to, 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 is existing vegetation on the site in poor condition. The proposed site is an outlot to the Publix Shopping Center. Landscaping and vegetation on the finished Chick-fil-A site will be installed as new and well maintained on the property.

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

The proposed Chick-fil-A site is being submitted is safe and efficient for vehicular traffic within the site and within the overall development. Direct pedestrian access to the site is not provided as it would require pedestrian crossing the drive thru lanes.

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

Yes, approximately 36% of the proposed Chick-fil-A site will remain as open space/landscaping.

- 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, on-site storm structures are being provided on the proposed site to provide adequate drainage within. From there the stormwater runoff will be routed to the storm sewer that was installed as part of the Publix Shopping Center where Water Quantity and Quality was taken into account for the proposed Chick-fil-A 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?**

Yes, the overall project is compatible with the area that was recently developed.

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

Yes, we believe that it is in conformance.