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Mr. Brian Davis, Director  
Louisville Metro Office of Planning  
444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202

**RE: Kentucky Humane Society – New Campus  
Detailed Development Plan**

Mr. Davis,

The Kentucky Humane Society is excited to begin pursuing approvals for their new centralized campus! This new facility will create a welcoming, flexible-use animal and community center for the animals and people they serve. These properties at 1110 Meadow Ave and 4910 & 4912 Preston Highway are the ideal location for KHS because it will be easy for adopters, veterinary clients, volunteers and donors to access. The new facility will include adoption and fostering opportunities as well as veterinary services.

Much of the subject site was formerly the Eastwood Subdivision and was a part of an area-wide rezoning under case number 9018. The subject properties are zoned EZ1 and C1 and are in the Suburban Workplace and Suburban Marketplace Corridor Form Districts. Please note, the portion of the site that is zoned C1 is limited to parking and detention. All animal facilities will be located within the EZ1 portion of the property.

With regard to the specific justification required under LDC Chapter 11.4.7 please note the following:

***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?***

No. There are no steep slopes, water courses, floodplains, air quality, scenic views, or historic sites present on site. Lojic indicates hydric soil but based on a site reconnaissance report from RES, no wetlands are present on site. Existing vegetation consists of mainly lawn and volunteer brush with a sparse scattering of trees. Tree preservation will be difficult because the low slope across the site will require the building to be elevated in order to maintain proper drainage to the stormwater outfall along Preston Highway, resulting in mass grading operations across the entirety of the site. However, a landscape plan will be provided during construction that demonstrates how the site will meet the requirements of LDC Chapter 10.

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

Yes. Vehicular access to this site is more than adequate because this site is surrounded on 4 sides by existing public roadways...most of which only serve vacant properties. Preston Highway runs along the north boundary but all vehicular access to the site will be off of Orchard or Meadow Ave which are both local roads. Pedestrian access will come directly from Preston Highway through the site to the front door of the building.

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

No open space is required for this development, however, there will be outdoor plaza space and a donor garden for use by visitors to the KHS.

***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. A detention basin is proposed for the northeast corner of the property and preliminary design has already been completed to determine that this detention basin should be adequate to serve the property.

***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?***

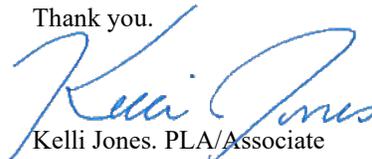
Yes. Much of the surrounding area is currently vacant but is owned by an entity that is related to UPS, so it is anticipated that commercial development will one-day happen in this area. There are no residential uses in the immediate vicinity and future residential is unlikely due to the proximity to the airport. Therefore, this use is compatible with the projected future development of this area.

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

Yes. This site is located in the appropriate form district, in a non-residential area that was previously developed, along a Major Arterial, and incorporates art throughout the campus which aligns with many of the goals listed under the Community Form Plan Element of Plan 2040. It takes advantage of an existing roadway system that is currently underutilized, and it expands pedestrian accessibility to the site which aligns with the Mobility Plan Element of Plan 2040. It provides a centralized, accessible location for this facility that serves the community with room for growth which meets the Community Facility Plan Element of Plan 2040. It allows an existing business to expand and modernize their services while redeveloping underutilized land in the community, thereby meeting the Economic Development Plan Element of Plan 2040. It provides convenient access to this community resource where the health of both humans and animals are key to their operations, thereby meeting the Livability Plan Element of Plan 2040. And last, but not least, it provides a place for unhoused animals to receive the love and care that they need while they await their new forever home, thereby meeting the Housing Plan Element of Plan 2040.

Please schedule this matter for the next available DRC (or other appropriate meeting). For questions I can be reached at 502-584-6271 or [kelli.jones@swlinc.com](mailto:kelli.jones@swlinc.com).

Thank you.



Kelli Jones. PLA/Associate