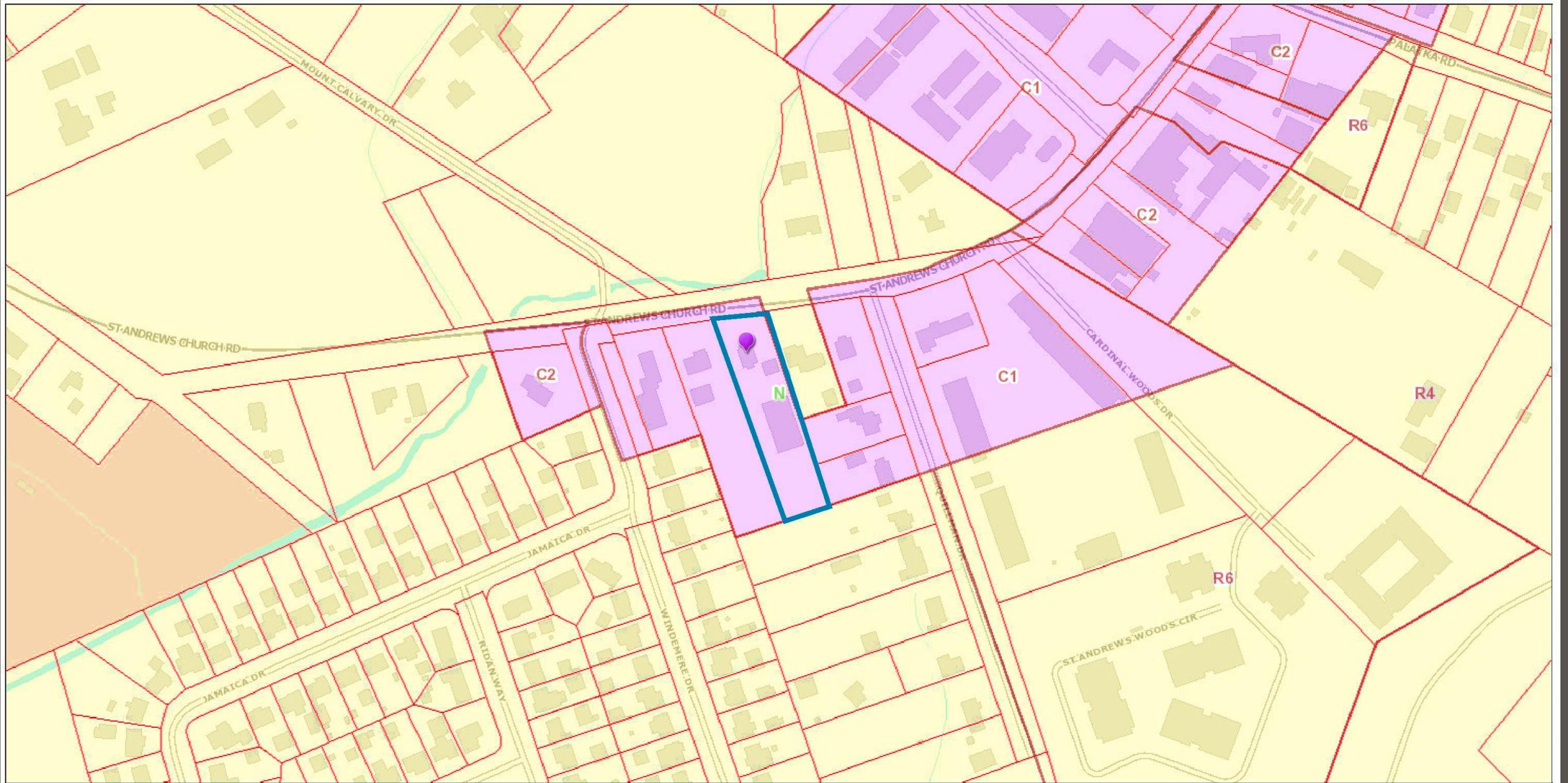




LNB Properties LLC &  
Second Nature Lawn Care  
7411 St Andrews Church Rd  
Zone Change & Conditional Use Permit  
*Land Development & Transportation*  
*Committee*

Tanner Nichols | 12/8/22





STANDREWS CHURCH RD

PENNA COOK RD

PALATKA RD

CARDINAL WOODS DR

JAMATA DR

NIDAN WAY

PIMLICO DR

WINDMERE DR

QUILMAN DR

STANDREWS WOODS CTR

CARDINAL HILL RD

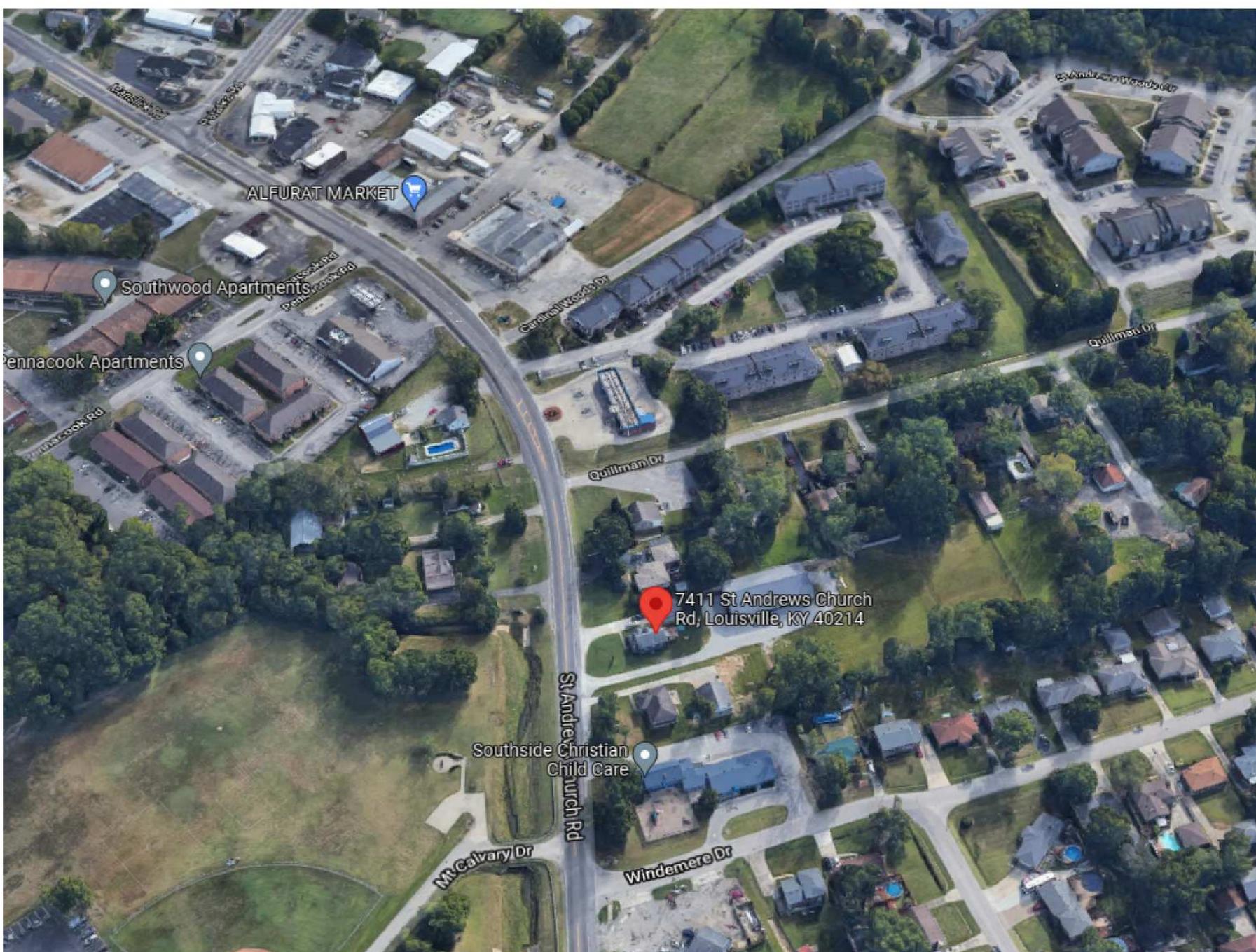


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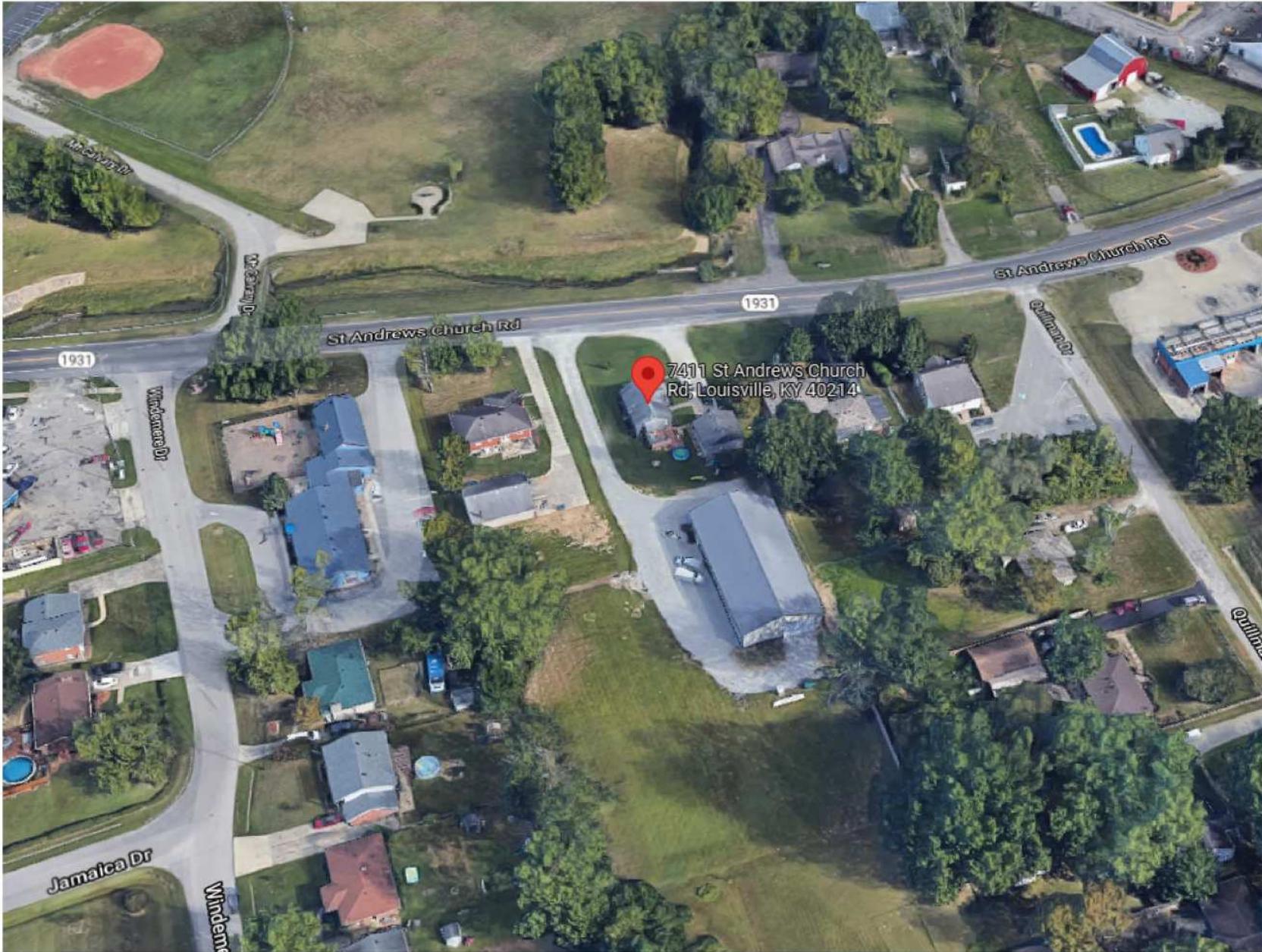
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This map is not a legal document and should only be used for general reference and identification.











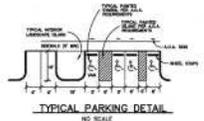




PROJECT NUMBER: 20 - Andrews Church - 402326660 - Manufacturing/01101010272 - 2mg - Layout - 01/20/21 - 11:02 AM



**CONDITIONAL USE PERMIT & DETAILED DEVELOPMENT PLAN**  
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0' 15' 30' 60'  
SCALE: 1" = 30'



**MSD NOTES**

- 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- 2. DRAINAGE PATTERNS IDENTIFIED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- 3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MET'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 4. BARRIERS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTIGUOUS DRAINAGE AREAS ARE SECEDED AND STABILIZED.
- 5. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- 6. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM FIREHAPS, PAVEMENT SWALES AND CATCH BASINS. STOCKPILES SHALL BE SECEDED, MULCHED AND ADEQUATELY COVERED THROUGH THE USE OF Silt FENCE.
- 7. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY OCCURRED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- 8. SANITARY SEWER SERVICE PROVIDED BY NEW PISC. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- 9. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 10. IF SITE HAS THRU DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO USE DRAINING CONSTRUCTION PLAN APPROVAL.
- 11. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 12. SITE IS SUBJECT TO REGIONAL FACILITY FEES. CAPACITY OF THE SOUTHWESTERN SYSTEM TO BE WORKED PRIOR TO ISSUE OF ANY BUILDING PERMITS OR MSD CONSTRUCTION PLAN APPROVAL. IF CAPACITY DOES NOT EXIST, DOWNSTREAM IMPROVEMENTS OR SITE MODIFICATIONS WILL BE REQUIRED. EXISTING IMPROVED CONDITIONS SHALL BE CALCULATED FROM THE LOCAL MAIN. MAKE FOR 2019.

**GENERAL NOTES**

- 1. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- 2. THERE SHALL BE NO COMMERCIAL DRIVE IN THE RIGHT-OF-WAY.
- 3. TREES SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT. TREE SPECIES PLANTED IN THE RIGHT-OF-WAY MUST CONFORM WITH DISTRICT S LIST OF APPROVED TREES.
- 4. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- 5. SITE TO UTILIZE EXISTING STRUCTURES. NO NEW CONSTRUCTION.
- 6. BOUNDARY INFORMATION TAKEN FROM DEED AND WED LOGIC MAPPINGS.
- 7. DUMPSTERS AND SERVICE STRUCTURES TO BE SECEDED PER CHAPTER 10 REQUIREMENTS.
- 8. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- 9. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE OF STATE DESIGN.
- 10. ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS.
- 11. DESIGN OF ACCESS TO STATE HIGHWAYS SHALL COMPLY WITH KYTC STANDARD DRAWING, COMMERCIAL ACCESS CORNER PAVEN SHALL BE 30' MINIMUM ACCESS WIDTH WITH 24'-0" WIDE. ACCESS SHALL BE EITHER CONCRETE OR ASPHALT WITHIN THE RIGHT-OF-WAY.
- 12. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF DECREASE NECESSARY TO BE TAKEN TO THE STATE RIGHT-OF-WAY. PROPOSALS TO INCREASE OR DECREASE A DRAINAGE AREA OR RUNOFF FACTORS OR TO CHANGE IN ANY WAY THE PERFORMANCE OF AN EXISTING DRAINAGE STRUCTURE SHALL BE ACCOMPANIED BY A COMPLETE DRAINAGE SURVEY AND HYDROLOGICAL ANALYSIS (SYSTEMS AND DOWNSTREAM) BASED ON 24-HOUR AND 100-YEAR STORMS. THE ANALYSIS SHALL INCLUDE A COMPARISON OF EXISTING AND PROPOSED CONDITIONS. REQUESTS TO ALTER DRAINAGE ON A RIGHT-OF-WAY SHALL RESULT IN CONDITIONS THAT ARE EQUAL TO OR BETTER THAN THE EXISTING FACILITIES.
- 13. MOISTURE CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISIANA/JEFFERSON COUNTY METRO ORDINANCES.
- 14. ALL SITE DRAINAGE SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- 15. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- 16. STREET TREES SHALL BE PLANTED PER CHAPTER 10 OF THE L.D.C.

**CONDITIONAL USE PERMIT REQUEST**

- 1. CONDITIONAL USE PERMIT REQUEST FOR A CONTRACTOR'S YARD WITH OUTDOOR STORAGE WITHIN A C-2 ZONING DISTRICT PER CHAPTER 4.2.51 OF THE LAND DEVELOPMENT CODE.

**WAIVER AND VARIANCES REQUESTED:**

- 1. REQUEST VARIANCE OF CHAPTER 5.3.1, TABLE 5.3.2 TO ALLOW EXISTING STRUCTURES TO ENCRACH INTO THE 50' RESIDENTIAL TO NON-RESIDENTIAL SETBACK ALONG THE SIDE YARD.
- 2. REQUEST VARIANCE OF CHAPTER 5.3.1, TABLE 5.3.2 TO ALLOW EXISTING CONCRETE PAD AND PROPOSED CANOPY TO ENCRACH INTO THE 30' RESIDENTIAL TO NON-RESIDENTIAL SETBACK ALONG THE REAR YARD.
- 3. REQUEST WAIVER OF CHAPTER 10.2.4.A TO ALLOW ENCRACHMENTS INTO THE REQUIRED 35' LANDSCAPE BUFFER ALONG THE EAST SIDE AND SOUTH REAR YARDS.
- 4. REQUEST WAIVER OF CHAPTER 10.2.10 AND 10.2.11 TO OMT VEHICLE USE AREA LANDSCAPE BUFFER AREA AND PLANTING REQUIREMENTS ALONG THE WEST PROPERTY LINE ALONG THE EXISTING DRIVEWAY.

**IMPERVIOUS AREA (SITE)**

NET SITE AREA	0.94 ACRES
AREA OF DISTURBANCE	0.22 ACRES
EXISTING IMPERVIOUS SURFACE	0.38 ACRES
PROPOSED IMPERVIOUS SURFACE	0.60 ACRES
INCREASE IN IMPERVIOUS SURFACE	0.22 ACRES



**LOCATION MAP**  
NOT TO SCALE

**SITE DATA**

GROSS SITE AREA	0.92 ACRES (20,070 SQ FT)
NET SITE AREA	0.89 ACRES (20,368 SQ FT)
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	ND
EXISTING USE	C-2
PROPOSED USE	LANDSCAPE CONTRACTOR/ RESIDENTIAL
EX. TOTAL BUILDING AREA	8,794 SQ FT
HOUSE	1,004 SQ FT
Garage	600 SQ FT
CONTRACTOR SHOP	3,190 SQ FT
FLOOR AREA RATIO	0.17
PARKING REQUIREMENT	3 SPACES
MINIMUM PARKING REQUIRED	3 SPACES
CONTRACTOR SHOP (10,000 SQ FT)	10 SPACES
MINIMUM PARKING ALLOWED	10 SPACES
MINIMUM DRIVEWAY WIDTH (10' MIN)	2 SPACES
PARKING PROVIDED	3 SPACES
MINIMUM	3 SPACES
CONTRACTOR SHOP	3 SPACES

SETRACKS	10' MIN. 80' MAX.
FRONT YARD	5'
REAR YARD	30' (NON-LOADING)
SIDE YARD	5'
REAR YARD	30' (NON-LOADING)
MAXIMUM ALLOWED BUILDING HT.	30'

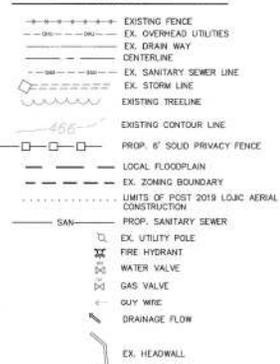
  

LANDSCAPE REQUIREMENTS	
EXISTING V.I.A.	1,034 SQ FT
PROPOSED ADDITIONAL V.I.A.	1,846 SQ FT
TOTAL PROP. V.I.A.	1,815 SQ FT (38% INCREASE)
L.L.A. REQUIREMENT	1,889 SQ FT
L.L.A. PROVIDED	1,889 SQ FT

L.L.A. REQUIRED IN PROPOSED EXPANDED V.I.A. PER CHAPTER 10.2.2.A.2

**LEGEND**



**CASE # 21-ZONE-0105**  
**21-CUP-0131**  
**MSD WM #12353 / 21 1145**

**CONDITIONAL USE PERMIT PLAN & DETAILED DEVELOPMENT PLAN**

**SECOND NATURE LAWN CARE, LLC**  
214 DECLARATION DR.  
LOUISVILLE, KY 40214-4272  
PHONE: (502) 438-9402  
WWW.SECONDNATURELAWCARE.COM

210158 DDP-2  
DRAWING

**FOR REVIEW ONLY**

PLAN STATUS	
2/28/2021	REV FOR FORMAL PLING
4/2/2021	REV FOR FORMAL PLING
10/7/2020	REV PER AGENCY COM
10/21/2020	REV PER AGENCY COM
1/28/2022	REV PER METRO WORKS
8/7/2022	ADD KYTC DRAIN DETAIL
8/27/2022	REV PER METRO WORKS
10/27/2022	REV PER AGENCY COM
10/27/2022	REV PER AGENCY COM
DATE	DESCRIPTION
DHS	DHS
DESIGN	DRAWN
SCALE	1" = 30'
SCALE	1" = 30'
JOB NO	210155
DATE	9/6/2021
FILE NO	
SHEET	1 OF 1

**Bowman**  
Bowman Consulting Group, LLC  
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**NOT FOR CONSTRUCTION**





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thank you



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