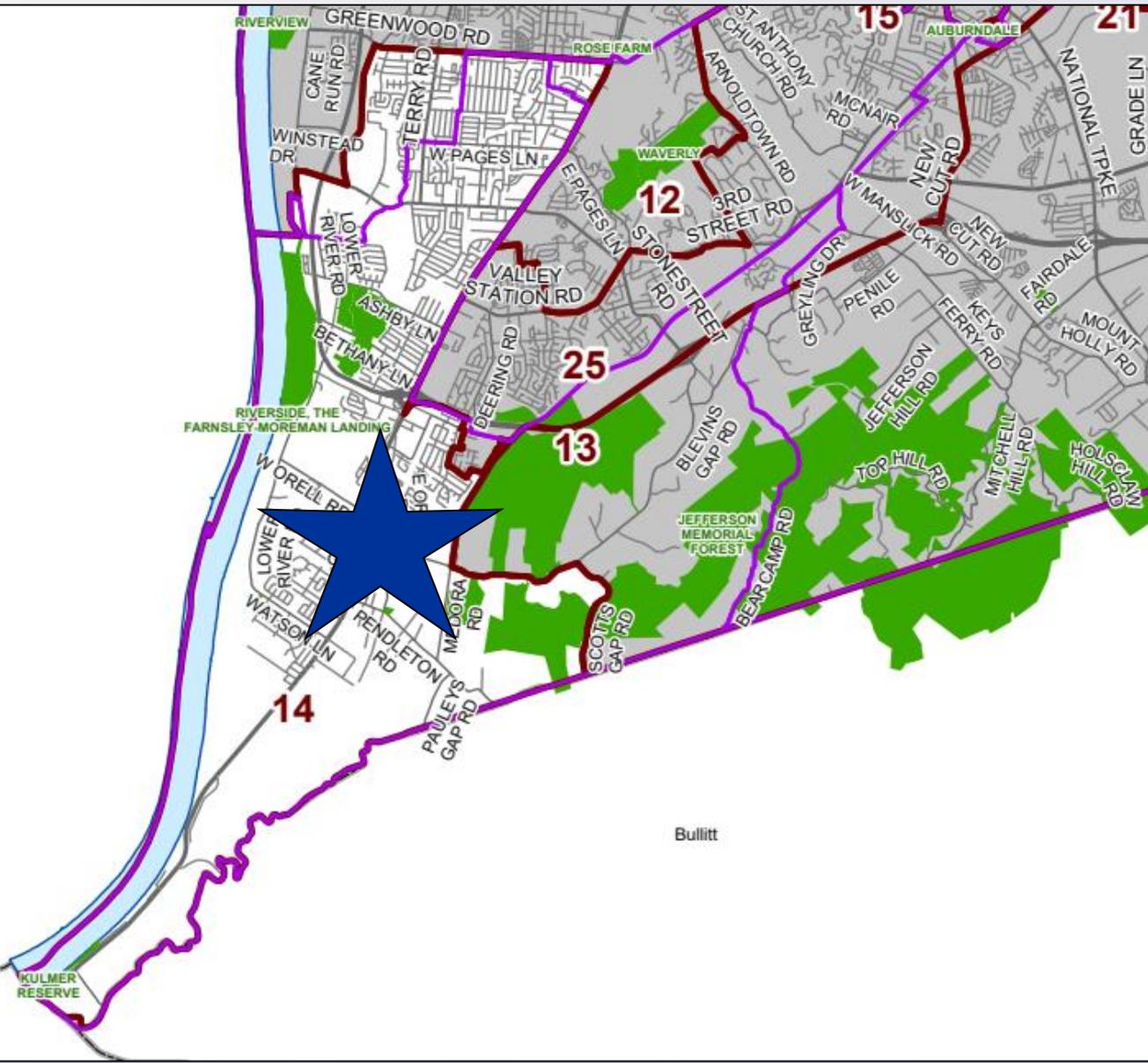
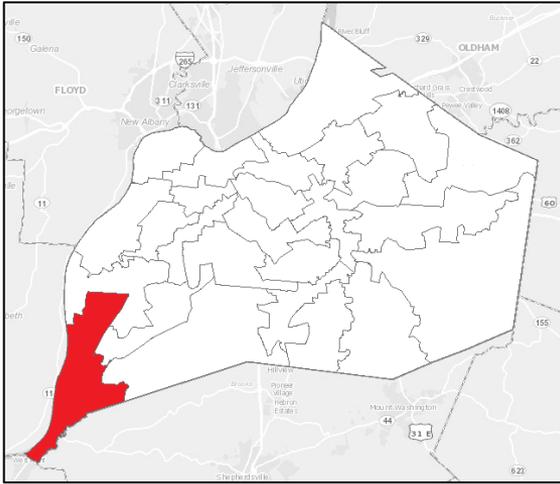


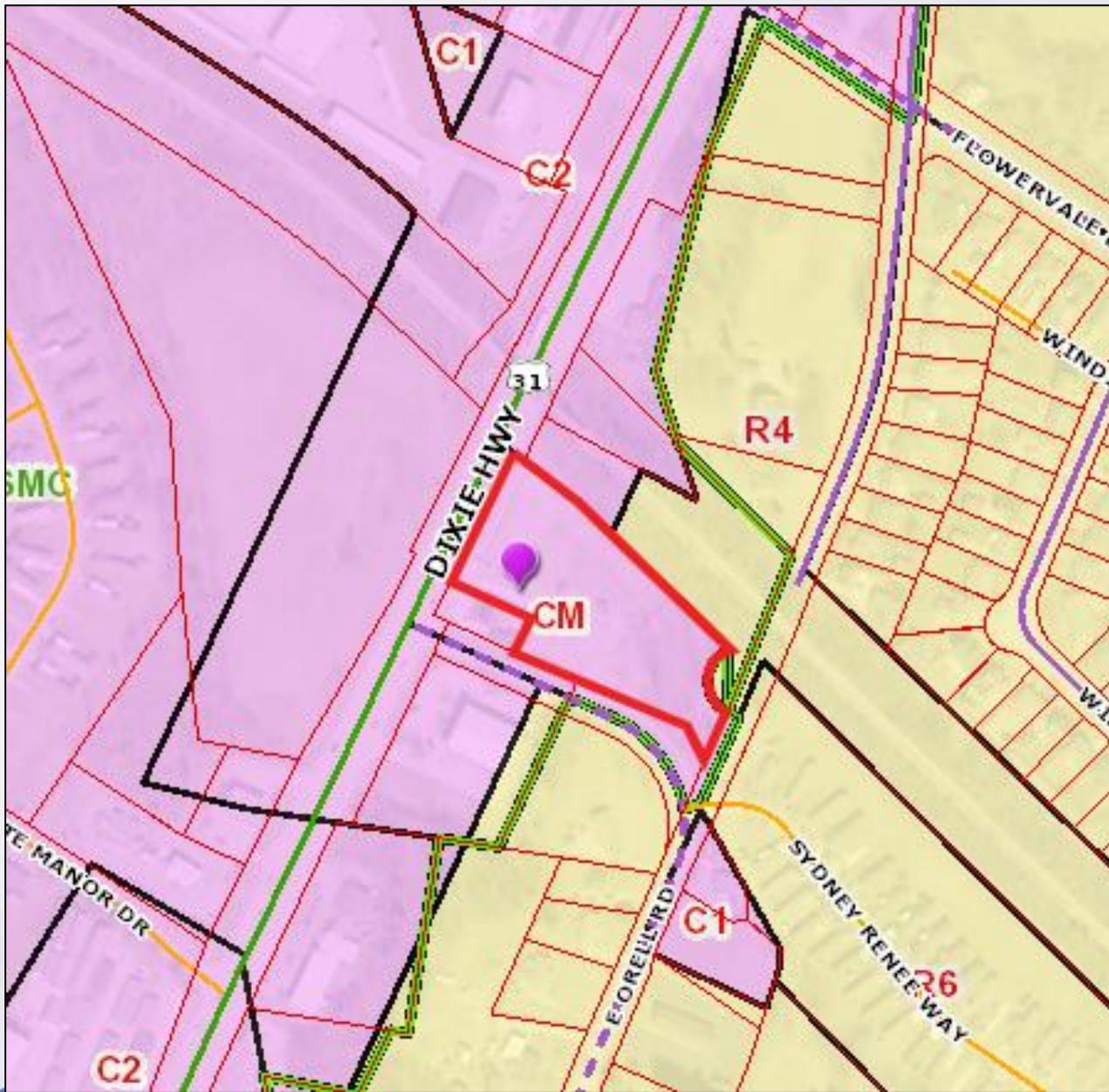
22-DDP-0078
THIENEMAN E ORELL



Planning & Zoning Committee
February 7, 2023







Requests

- **Revised Detailed District Development plan with Revisions to Binding Elements**

Project Summary

- The applicant is proposing to add a trailer sales and storage business to a site that is currently under development for mini-storage in the Valley Station area of southwestern Louisville Metro.
- The site was rezoned to CM with an approved development plan and binding elements under docket 17ZONE1022.
- The subject site is approximately 2.19 acres in the Suburban Marketplace Corridor form district at the intersection of E Orell Ave and Dixie Hwy.

2017 Approved Plan

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE EXISTING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

NOTICE
THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN. IT IS SUBJECT TO THE APPROVAL OF THE METRO PLANNING COMMISSION AND THE LOUISVILLE JEFFERSON COUNTY METRO PUBLIC SERVICES.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:

LOUISVILLE JEFFERSON COUNTY METRO PUBLIC SERVICES
01/10/18

PRELIMINARY APPROVAL
Condition of Approval
01/10/18

EXP. IMPROVED SURFACE = 19,800 SF
PROP. IMPROVED SURFACE = 79,936 SF
INCREASE IN IMPROVED SURFACE = 56,166 SF

MSD STANDARD EROSION CONTROLS	
	INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

LEGEND	
	PROPOSED STORM SEWER, CATCH BASIN
	PROPOSED SEWER AND MANHOLE
	PROPOSED DRAINAGE SWALE

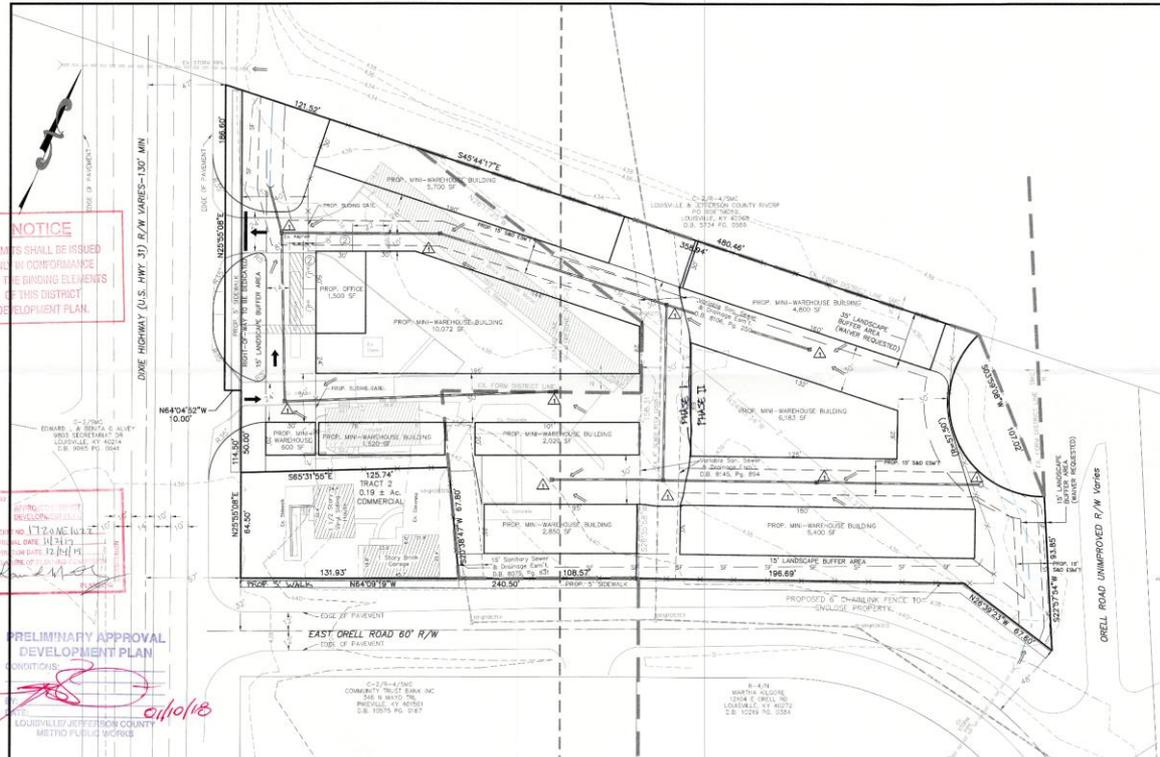
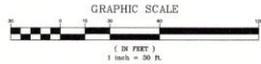


EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment controls (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
- 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.
- Soil stockpiles shall be located away from streams, ponds, roads and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
- Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
- Sediment-trap sump/graveler enclosures during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading activities preventing collection of roof systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 95,722 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (19,144 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (19,440 S.F.)
27 TREE "A" TREES @ 3/4 CAL.	= 19,440 S.F.
1720 SF OF CREDIT EACH	
TOTAL TREE CANOPY PROVIDED	= 20% (19,440 S.F.)



PROJECT DATA

TOTAL SITE AREA	= 2.19 ± ACRES
EXISTING ZONING	= R-4/ C-1
FORM DISTRICT	= NEIGHBORHOOD/SUBURBAN MARKETPLACE CORRIDOR
PROPOSED ZONING	= C-1M
PROPOSED FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= MINI-WAREHOUSE & OFFICE
PROPOSED BUILDING AREA	= 39,185 SF (MINI-WAREHOUSE) + 1,500 SF (OFFICE)
BUILDING HEIGHT	= 15' MAX
PARKING DATA	MIN 3 SPACES MAX 4 SPACES
PROVIDED	3 SPACES (INCLUDING 2 HC SPACES)
TOTAL VEHICULAR USE AREA	= 32,000 S.F. (ALL-ENCLOSURE)
INTERIOR LANDSCAPE AREA REQUIRED	= 0 S.F. (PER 10.2.12 - ENCLOSED STORAGE AREA)

WAIVER REQUEST

- A WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE C-1M TO R-4 35' LANDSCAPE BUFFER AREA.
- A WAIVER IS REQUESTED FROM SECTION 10.2.10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE VEHICULAR USE AREA LANDSCAPE BUFFER AREA ADJACENT TO THE UNIMPROVED RIGHT-OF-WAY ALONG THE EAST PROPERTY LINE.
- A WAIVER IS REQUESTED FROM SECTION 5.9.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A CROSSOVER AT ADJACENT COMMERCIAL PROPERTY.
- A WAIVER IS REQUESTED FROM SECTION 6.2.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A SIDEWALK WITHIN THE ADJUTING UNIMPROVED ORELL RD RIGHT-OF-WAY.

VARIANCE REQUEST

- A VARIANCE IS REQUESTED FROM SECTION TABLE 5.3.2, SECTION 5.3.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A 0' SETBACK ALONG THE NORTHERN PROPERTY LINE.

GENERAL NOTES:

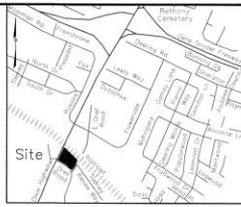
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- KTYC approval required prior to construction plan approval.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing collection of roof systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Right-of-way dedication by Public Works or shall be recorded as part of the required record plat. This will be determined by MPW at the time of construction approval.
- Construction plans, bond, and KTYC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- All roadway and entrance intersections must meet the requirements for landscaping as set by Metro Public Works.

MSD NOTES:

- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0721 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Sites will be subject to MSD Regional Facilities Fee.
- If the site has thru drainage an easement plat will be required prior to MSD grading construction plan approval.
- The final design of the project must meet all MS4 water quality regulations established by MSD. Site runoff may change at the design phase due to proper sizing of Green Street Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control plan shall be provided to MSD for approval.
- KTYC, rolloff and ACCE approval required prior to MSD construction plan approval.
- Approval from MSD for construction in any portion of a jurisdictional wetland or wetland buffer shall not be granted until the Army Corps of Engineers has given approval and issued permits allowing the wetland to be modified or a determination has been made by the Army Corps of Engineers that the area in question is a non-jurisdictional wetland.

SITE ADDRESS:
11905 DIXIE HWY
LOUISVILLE, KY 40272
T.B. 1002 - LOT 58, 747, 233-2
D.B. 9782 - PG. 0087

COUNCIL DISTRICT - 14 CASE# 1720N1022
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK WM# 11645



NO.	DATE	DESCRIPTION
1	9-8-17	PER AGENCY REVISIONS
2	10-18-17	PER AGENCY REVISIONS
3	11-13-17	PER AGENCY REVISIONS
4	11-24-17	PER AGENCY REVISIONS

RECEIVED
JAN 08 2018
DESIGN SERVICES

PROJECT DATA
OWNER: ORELL MINI-WAREHOUSE
DESIGNER: L&D LAND DESIGN & DEVELOPMENT, INC.
DATE: 01/10/18

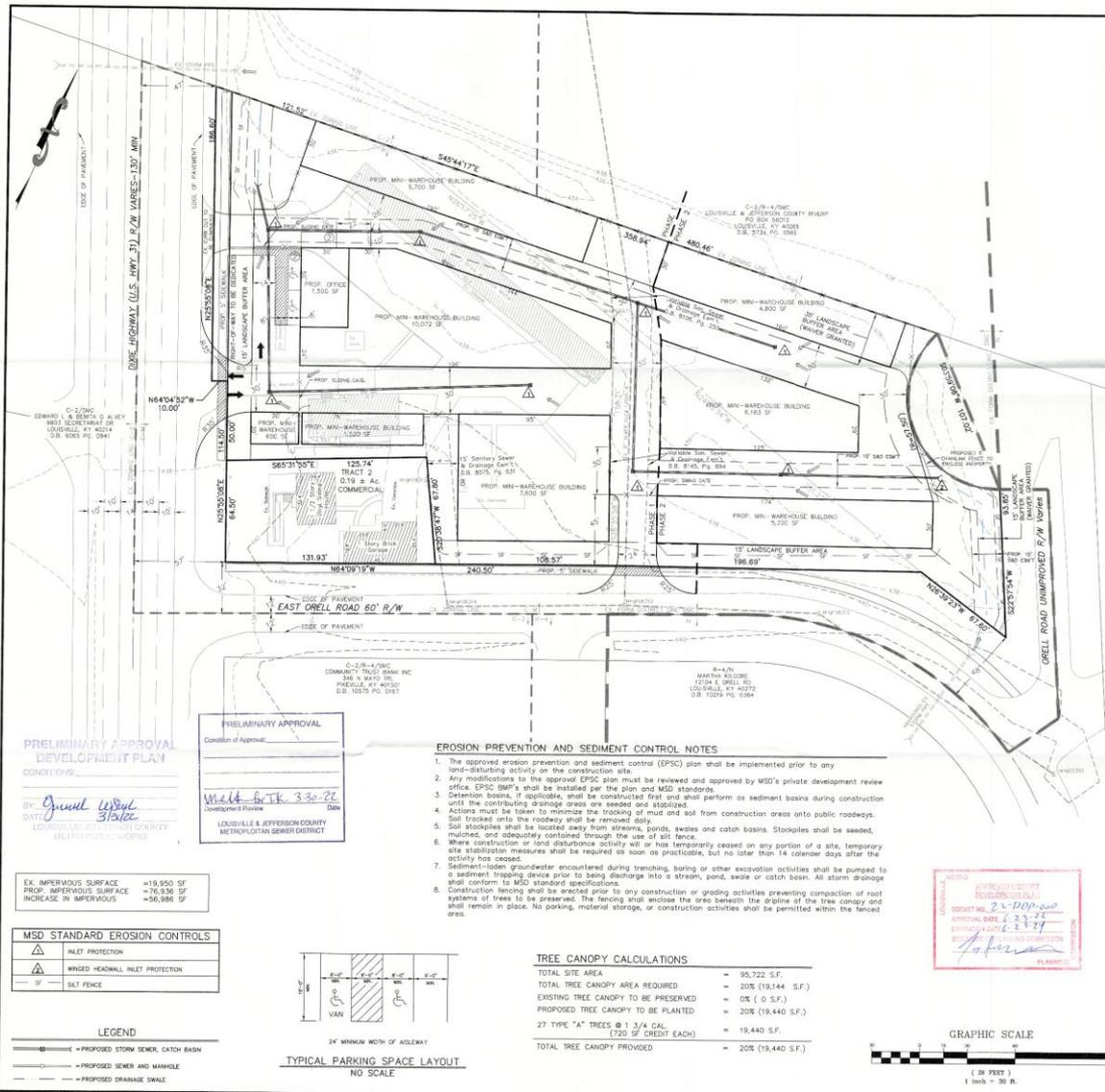
PROJECT DATA
OWNER: ORELL MINI-WAREHOUSE
DESIGNER: L&D LAND DESIGN & DEVELOPMENT, INC.
DATE: 01/10/18

L&D
LAND DESIGN & DEVELOPMENT, INC.
11905 DIXIE LLC
PO BOX 391054
LOUISVILLE, KY 40289

REVISION AND DETAILS DISTRICT DEVELOPMENT PLAN
ORELL MINI-WAREHOUSE
UNIVERSITY PARKWAY
11905 DIXIE LLC
PO BOX 391054
LOUISVILLE, KY 40289

CS# NO. 11095
SHEET 1 OF 1

2022 Approved Plan



PROJECT DATA

TOTAL SITE AREA	= 2.19 ± ACRES
EXISTING ZONING	= S-48
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= MINI-WAREHOUSE & OFFICE
BUILDING AREA	= 41,915 SF (MINI-WAREHOUSE)
BUILDING HEIGHT	= 1,500 SF (OFFICE)
PARKING DATA	MIN: 2 SPACES, MAX: 3 SPACES
REQUIRED (3 EMPLOYEES/1.5 SF)	PROVIDED: 4 SPACES (INCLUDING 2 HC SPACES)
TOTAL VEHICULAR USE AREA	= 33,200 SF (ALL-ENCLOSED)
INTERIOR LANDSCAPE AREA REQUIRED	= 0 SF. (PER 102.12-ENCLOSED STORAGE AREA)

- WAIVERS GRANTED: 17ZONE1022 11/02/17 PLANNING COMMISSION**
1. A WAIVER WAS GRANTED FROM SECTION 102.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE 5'-0" TO 4'-0" LANDSCAPE BUFFER AREA.
 2. A WAIVER WAS GRANTED FROM SECTION 10.31.0 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE VEHICULAR USE AREA LANDSCAPE BUFFER AREA ADJACENT TO THE UNIMPROVED RIGHT-OF-WAY ALONG THE EAST PROPERTY LINE.
 3. A WAIVER WAS GRANTED FROM SECTION 5.9.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A CROSSOVER ACCESS TO ADJACENT COMMERCIAL PROPERTY.
 4. A WAIVER WAS GRANTED FROM SECTION 6.2.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A SIDEWALK WITHIN THE ABUTTING UNIMPROVED ORELL RD RIGHT-OF-WAY.

- VARIANCE GRANTED: 17ZONE1022 11/02/17 PLANNING COMMISSION**
1. A VARIANCE WAS GRANTED FROM SECTION TABLE 5.5.2, SECTION 5.31 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A 0' SETBACK ALONG THE NORTHERN PROPERTY LINE.

- GENERAL NOTES:**
1. Parking areas and drive lanes to be a hard and durable surface.
 2. An encroachment permit and bond will be required for all work done in the right-of-way.
 3. KYTC approval required prior to construction plan approval.
 4. No increase in drainage run off to state roadways.
 5. There shall be no commercial signs in the Right of Way.
 6. There shall be no landscaping in the Right of Way without an encroachment permit.
 7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-directed, shielded, or turned off.
 8. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 10. Right-of-way delineation by seed and minor plant will be recorded prior to construction approved by Public Works or shall be recorded as part of the required record plat. This will be determined by MPW at the time of construction approval.
 11. Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.
 12. Cosmetic utilities shall be placed in a common trench unless otherwise required by applicable agencies.
 13. All roadway and entrance delineation shall meet the requirements for landing areas as set by Metro Public Works.

- MSD NOTES:**
1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0121.
 2. Drainage pattern depicted by arrows (====) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 3. If the site has tree drainage an extension plat will be required prior to MSD granting construction plan approval.
 4. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
 5. Erosion & Sediment Control is conceptual only, and final design will be determined on construction plans.
 6. Prior to any construction activities on the site a Erosion & Sediment Control Plan shall be provided to MSD for approval.
 7. Stormwater detention was submitted on September 11, 2017.
 8. KYTC, railroad and MDC approval required prior to MSD construction plan approval.
 9. Approval from MSD for construction in any portion of a jurisdictional wetland or wetland buffer shall not be granted until the Army Corps of Engineers has given approval and issued permits allowing the wetland to be modified or a determination has been made by the Army Corps of Engineers that the area in question is a non-jurisdictional wetland.
 10. Prior to construction plan approval of Phase 1, an outlet shall be designed to provide positive drainage from the jurisdictional wetlands.

PRELIMINARY APPROVAL
 Condition of Approval:
 1. 24' MINIMUM WIDTH OF ASHLAY
 2. TYPICAL PARKING SPACE LAYOUT
 NO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. Any modifications to the approved EPSC plan will be reviewed and approved by MSD's private development review office. EPSC Best's shall be installed per the plan and MSD standards.
3. Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
4. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways.
5. Soil tracked onto the roadway shall be removed daily.
6. Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of all fences.
7. Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
8. Sediment-tolerant grass-seed encouraged during trenching, boring or catch basin. All storm drainage a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage systems of trees to be preserved. The fencing shall enclose the area beneath the dip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 95,722 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (19,144 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (19,440 S.F.)
27 TYPE "A" TREES @ 1 3/4 CAL. (220 SF CREDIT EACH)	= 19,440 S.F.
TOTAL TREE CANOPY PROVIDED	= 20% (19,440 S.F.)

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 DPL: *Gravel*
 DATE: *3/16/22*
 LOUISVILLE METRO PLANNING COMMISSION
 METRO PLANNING OFFICE

EX IMPERVIOUS SURFACE	= 19,950 SF
PROP. IMPERVIOUS SURFACE	= 76,936 SF
INCREASE IN IMPERVIOUS	= 56,986 SF

MSD STANDARD EROSION CONTROLS

▲	INLET PROTECTION
▬	WINGS/HEADWALL INLET PROTECTION
—	SILT FENCE

LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

REVISIONS

NO.	DATE	DESCRIPTION
1	11-14-22	PER ARCHIT COMMENTS
2		

PROJECT DATA

FILE NAME	17022-000P
DATE	7-14-18
CREATED BY	JK
CHECKED BY	JK

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 100 WEST MAIN STREET, SUITE 200
 LOUISVILLE, KY 40202
 TEL: 502.251.1111
 FAX: 502.251.1112

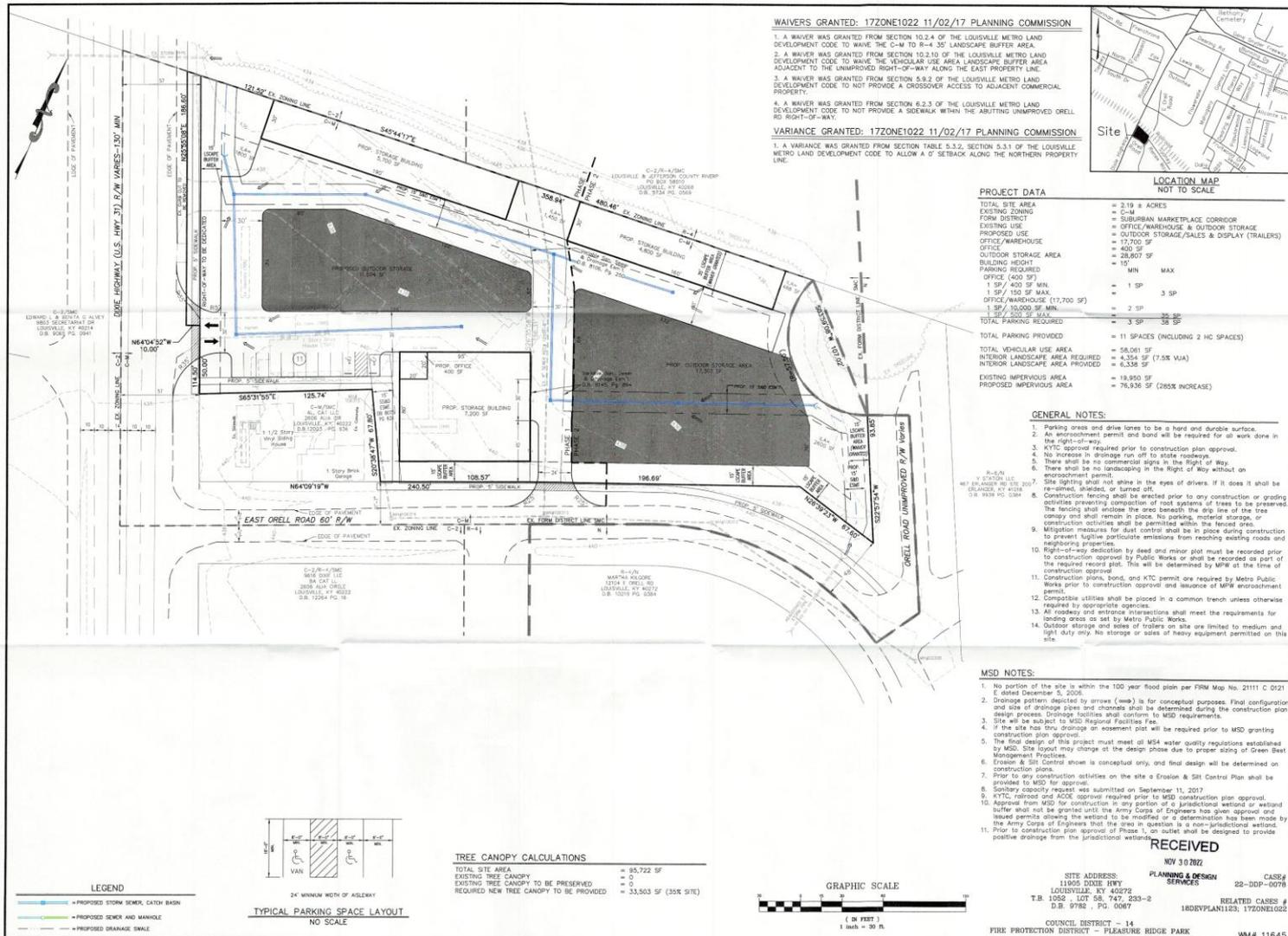
ORELL MINI-WAREHOUSE
 OWNERS/DEVELOPERS:
 11905 DIXIE LLC
 PO BOX 991064
 LOUISVILLE, KY 40269

RECEIVED DISTRICT DEVELOPMENT PLAN
 MAR 21 2022
 11905 DIXIE HWY
 LOUISVILLE, KY 40272
 T.B. 1052 LOT 58, 743, 233-2
 D.B. #782 - PG. 0067
 FIRM PROTECTION DISTRICT - PLEASURE RIDGE PARK
 W/M# 11645

11095
 SHEET
 1
 OF 1

19-K506-0010

Proposed Plan



REVIEWERS

NO.	DATE	DESCRIPTION	BY
1	04-11-19	PREL. ADMIN. COMMENTS	BT
2	04-18-22	PREL. ADMIN. COMMENTS	BT
3	04-27-22	PREL. ADMIN. COMMENTS	BT
4	05-17-22	PREL. ADMIN. COMMENTS	BT

ENGINEER'S SEAL

DATE: 11/02/22

SCALE: AS SHOWN

PROJECT NO: 11095

SHEET NO: 1 OF 1

LD&D

LAND DESIGN & DEVELOPMENT, INC.

11005 DIXIE HWY
PO BOX 891064
LOUISVILLE, KY 40269

REGISTERED BUSINESS DEVELOPMENT PLAN

ORELL STORAGE

NOV 3 0 2022

PLANNING DESIGN SERVICES

22-DPP-0078

RELATED CASES # 18D9VPLAN123, 17ZONE1022

WMJ 11645

RECEIVED

NOV 3 0 2022

PLANNING DESIGN SERVICES

22-DPP-0078

RELATED CASES # 18D9VPLAN123, 17ZONE1022

WMJ 11645

Subject Site



Jul 28, 2022 9:47:39 AM

Subject Site



Subject Site

Steven Bodner



Louisiana

11/09/2022 08:57:51 AM

Nov 9, 2022 8:57:49 AM

Public Meetings

- Planning Commission public hearing on 1/5/2023
 - No one spoke in opposition.
 - Motion to recommend approval of the revised plan by a vote of 7-0.