

# Southside Drive Rezoning

6101 & 6107 Southside Drive, 101 – 111 Steedly Drive: R-5 to CM

Louisville Metro Planning Commission Meeting

September 1, 2022

**21-ZONE-0161**

Developer:

Teresa Nguyen & Justin Dinh

Attorney

Jon Baker

Wyatt, Tarrant & Combs, LLP

Prepared By: Ann Richard, RLA

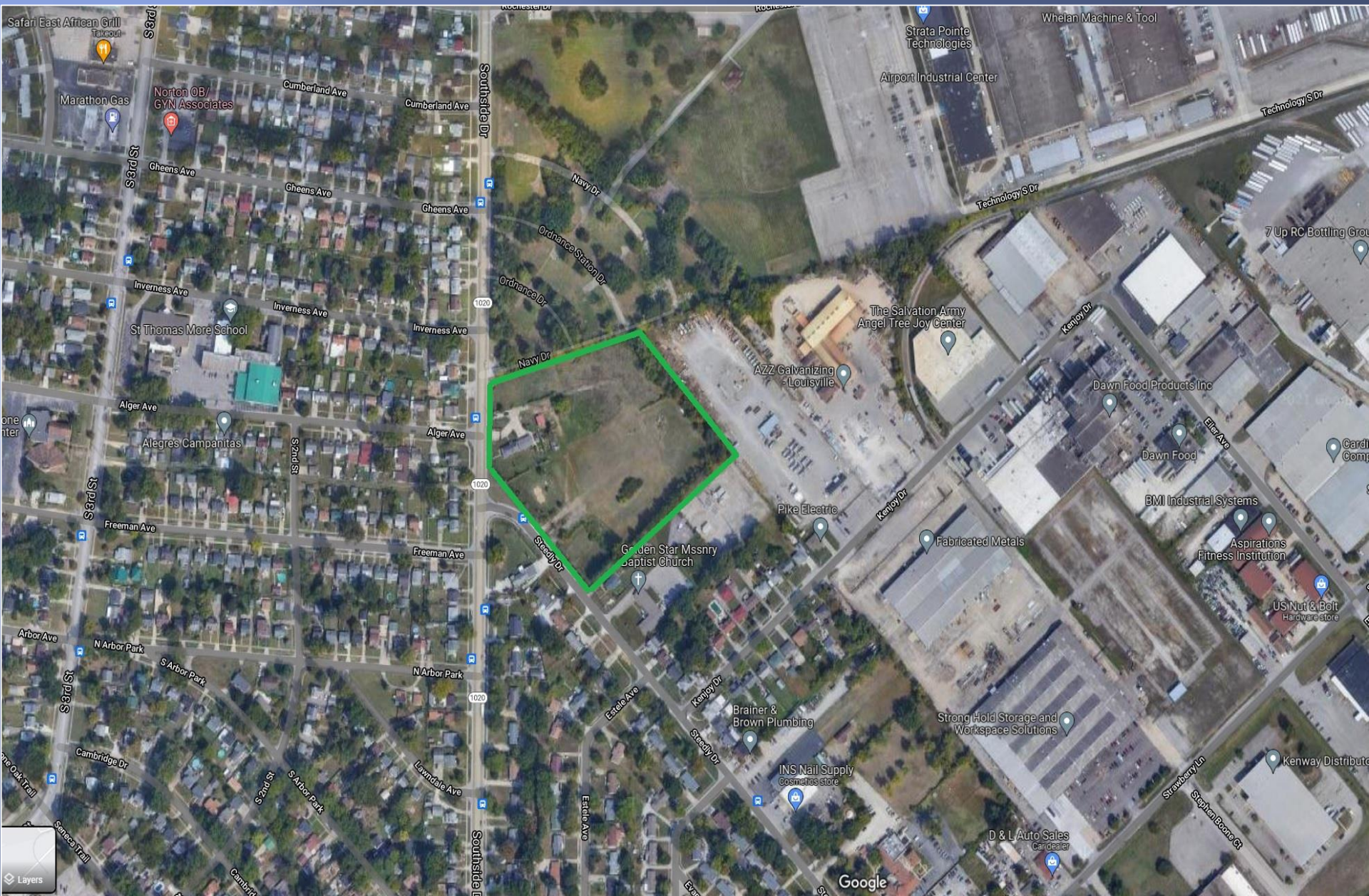
**WYATT**

**LD&D**

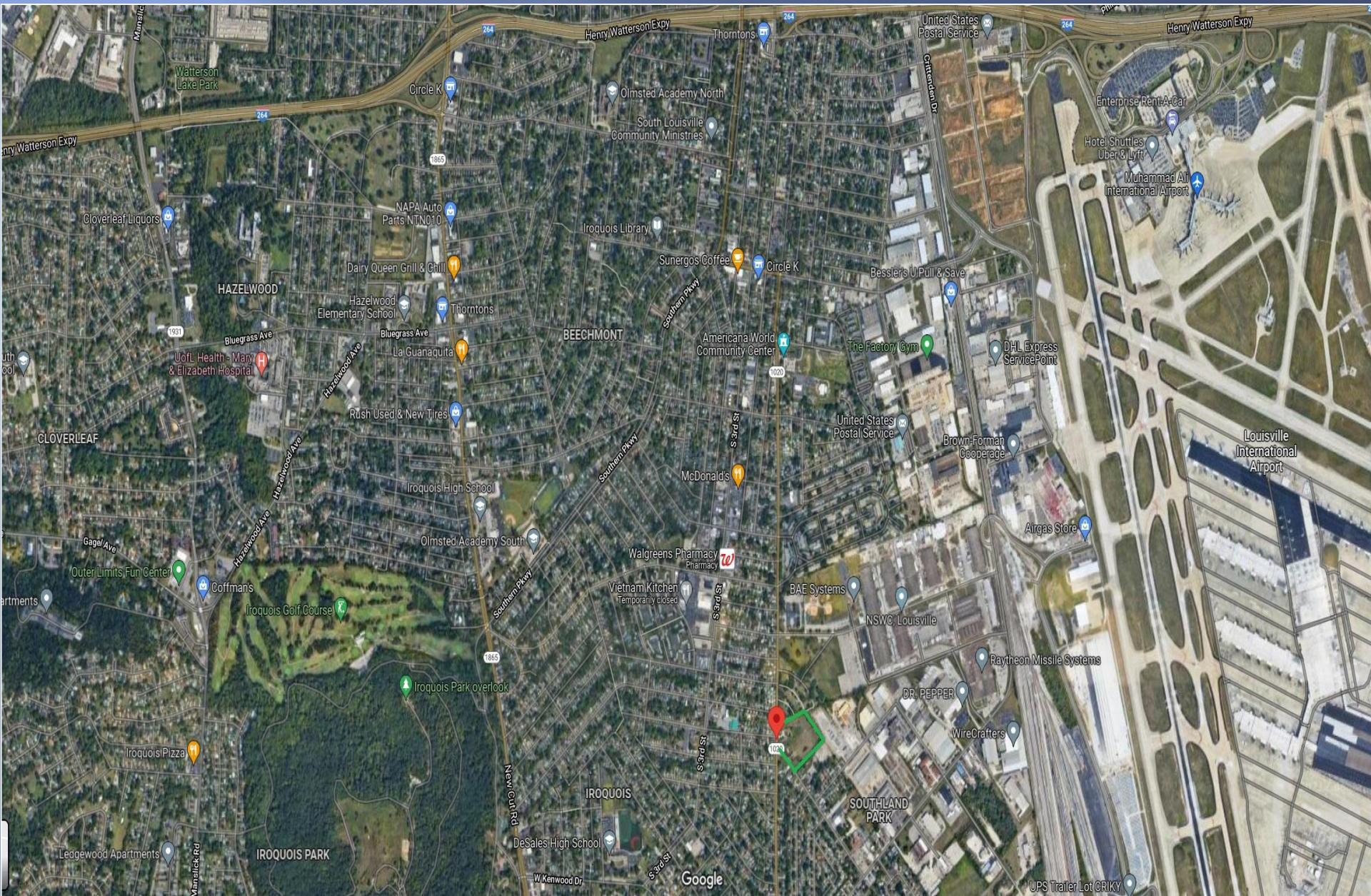
**LAND DESIGN & DEVELOPMENT INC**

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

# SITE LOCATION



# SITE LOCATION



# ZONING

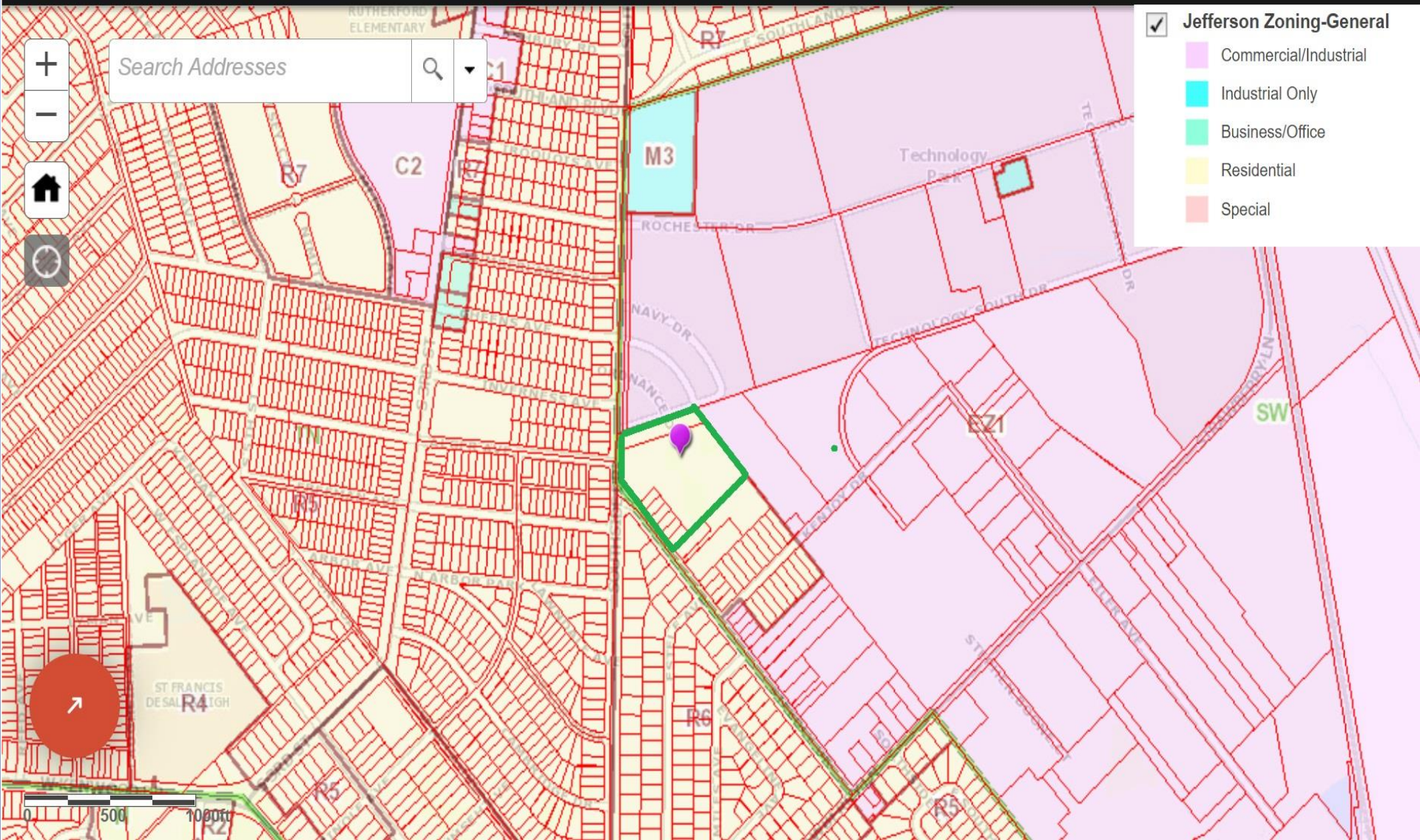
LOJIC Online A GIS Partnership to Meet the Growing Needs of Louisville, KY



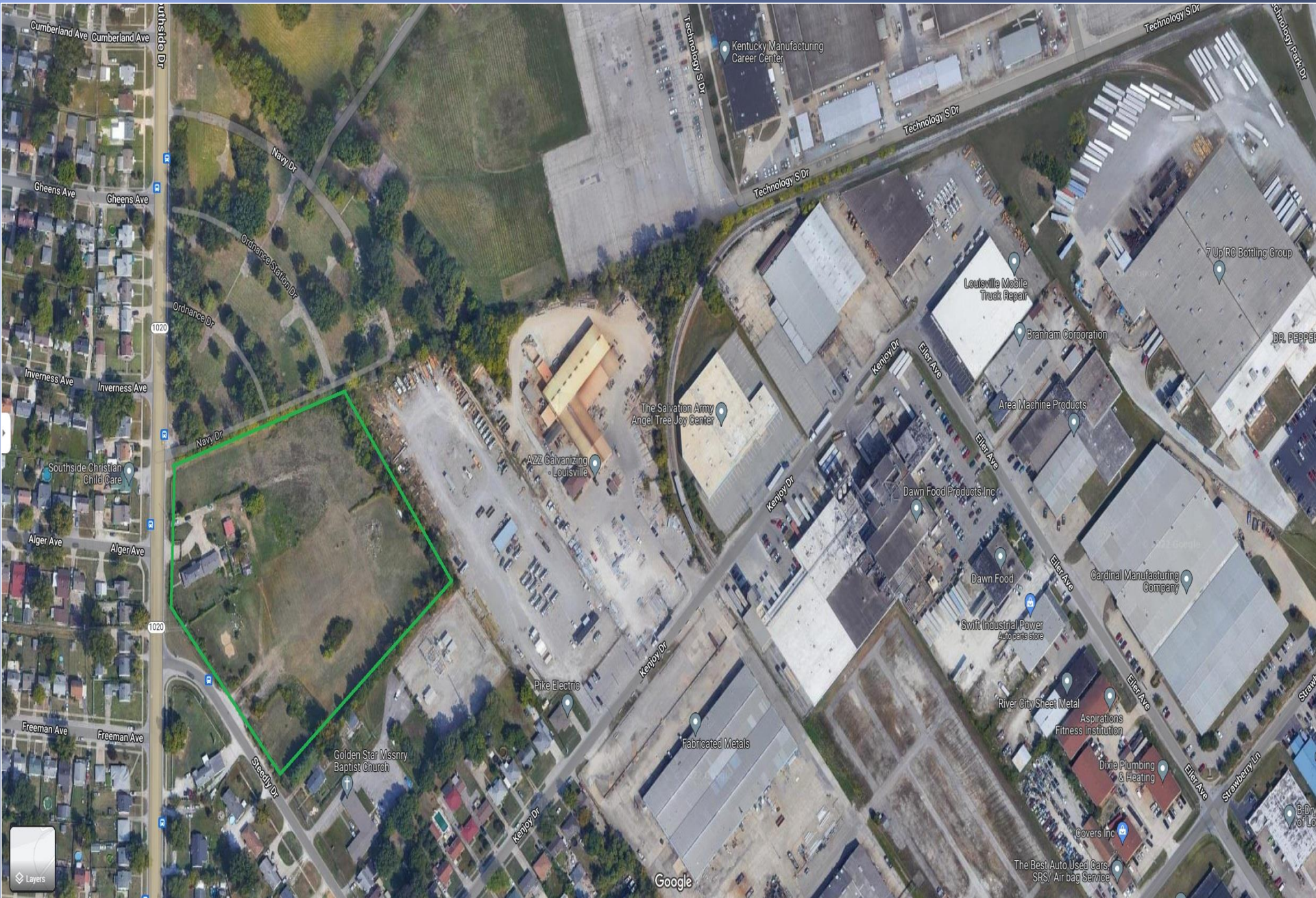
# ZONING

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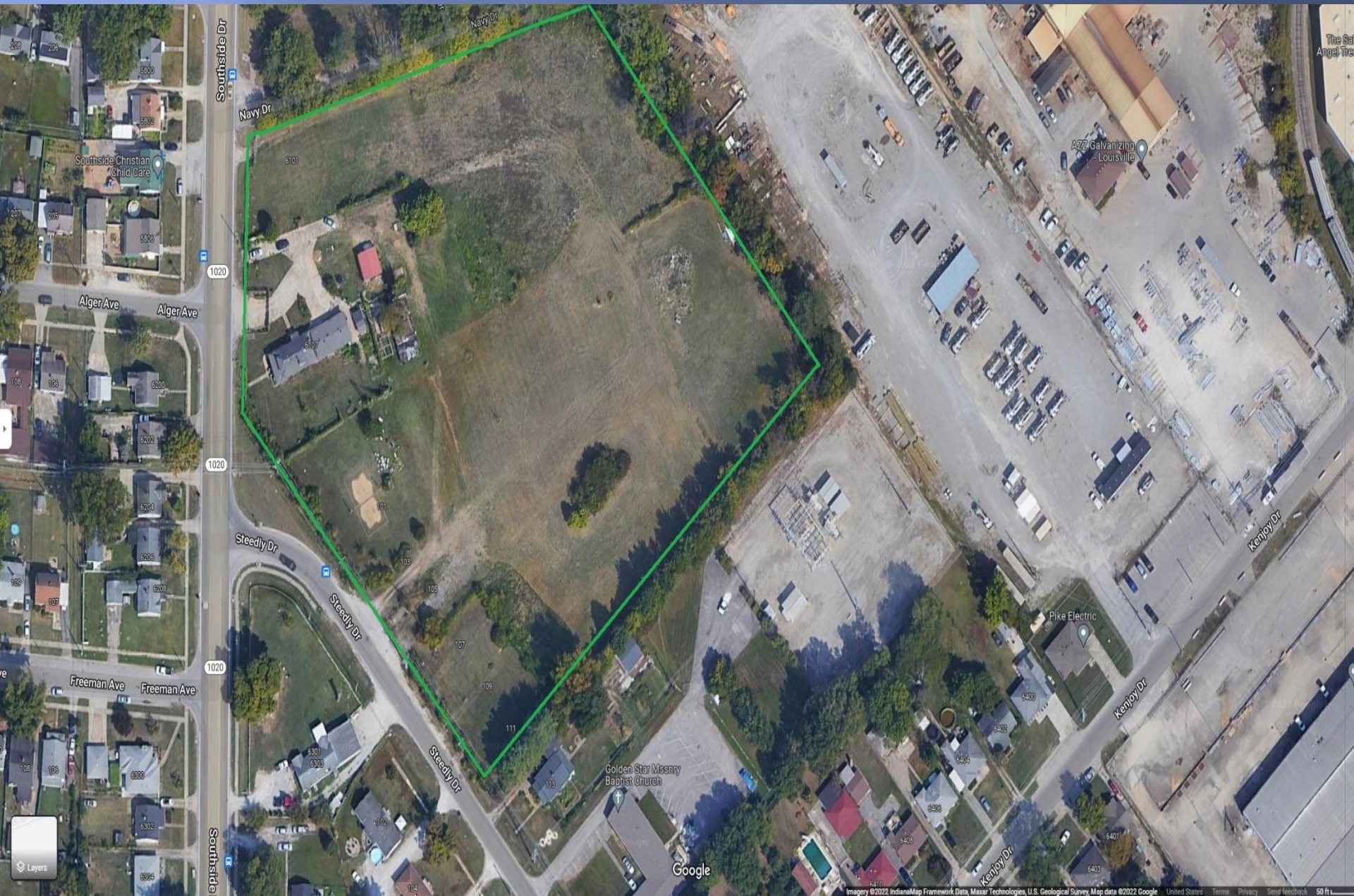
A GIS Partnership to Meet the Growing Needs of Louisville, KY



# SITE AERIAL



# SITE AERIAL



The SA  
Angel Tr

Southside Dr

1020

1020

1020

Southside

Navy Dr

Steedly Dr

Steedly Dr

Steedly Dr

Golden Star Missyry  
Baptist Church

Google

AZZ Galvanizing  
- Louisville

Pike Electric

Kenjoy Dr

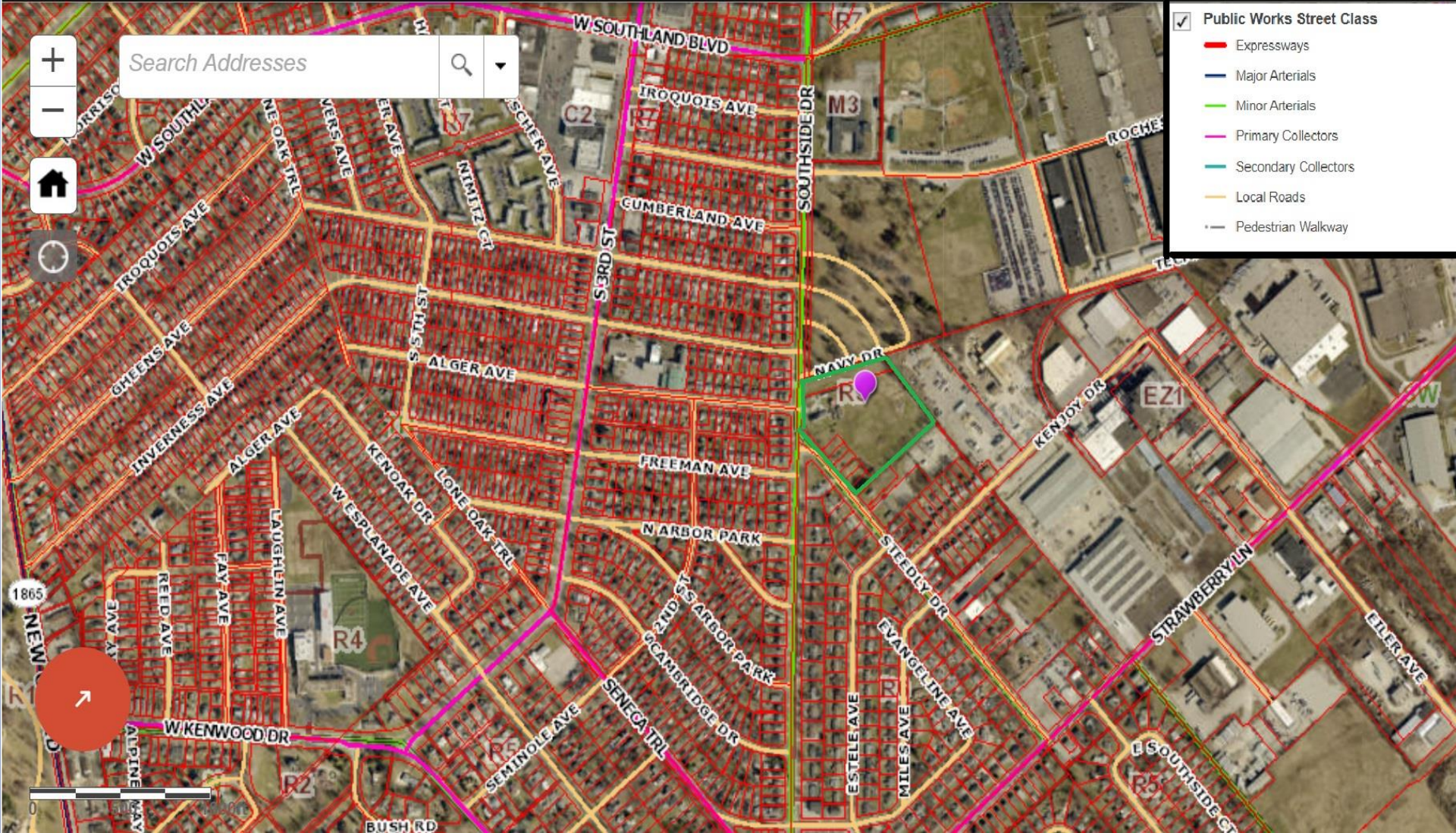
Kenjoy Dr

Kenjoy Dr

# ROADWAY NETWORK

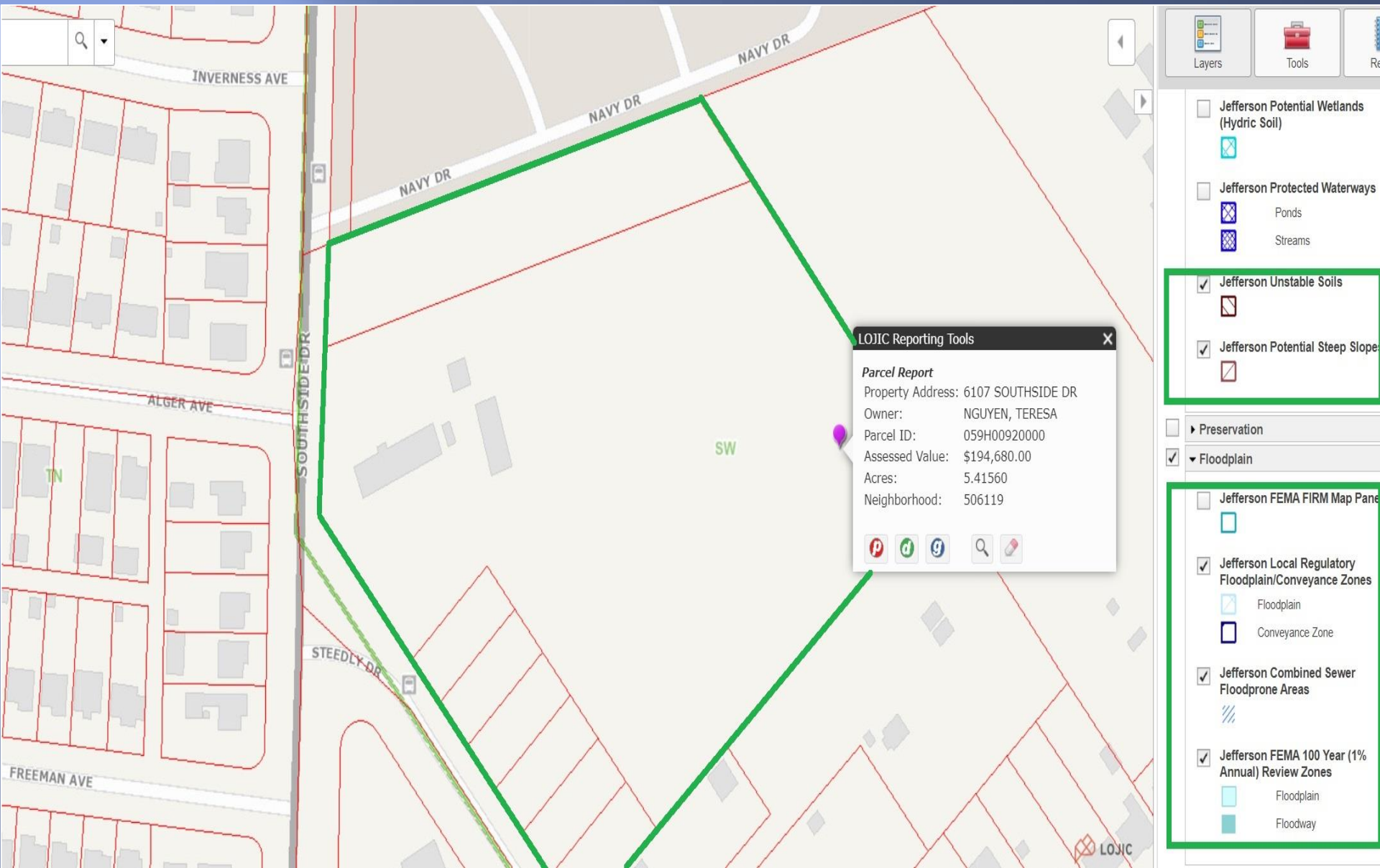
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# FLOODPLAIN & SOILS



# STREET VIEW



Property

Steadly Drive

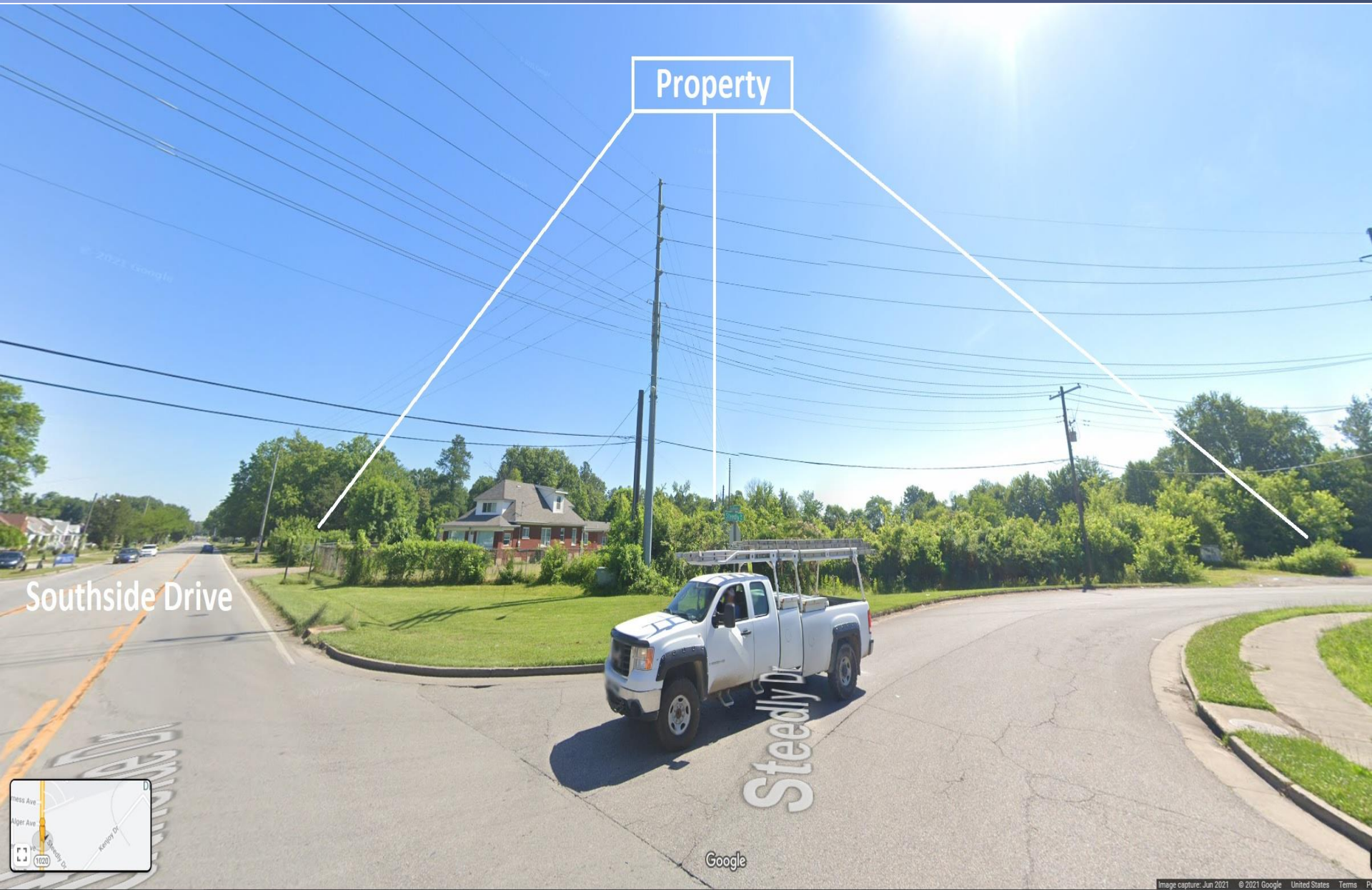
← Navy Drive

Southside Drive

# STREET VIEW



# STREET VIEW



Property

Southside Drive

Steady Dr

Google

# STREET VIEW



Property

Steedly Dr

Google

LG&E Substation



# STREET VIEW

LG&E

Property

113 Steedly Drive



# AERIAL SITE RENDERING



# AERIAL SITE RENDERING



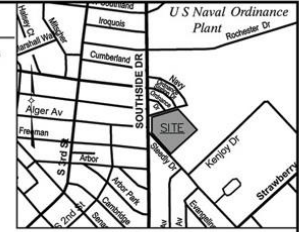


# AERIAL SITE RENDERING



### WAIVER REQUESTED

1. A Waiver is requested from Section 5.9.2.A.1.b.3 of the Louisville Metro Land Development Code to not provide vehicular & pedestrian connections to the east and south property lines.



**C-M / SW REQUIREMENTS**  
 FRONT YARD & STREET SIDE YARD = 25' (PARKING PERMITTED)  
 REAR YARD = NONE (UNLESS ADJ TO RES SEE \*\*)  
 \*\* INDUSTRIAL USES ADJ TO RES USE & ZONES SHALL PROVIDE A 50 FT SODEN

**PROJECT DATA**  
 TOTAL SITE AREA = 7.14± Ac. (311,227 S.F.)  
 EXISTING ZONING = R-5  
 PROPOSED ZONING = C-3 (SUBURBAN WORKPLACE)  
 FORM DISTRICT = OFFICE/WAREHOUSE, CONTRACTORS SHOPS, COMMERCIAL (SHOPPING GOODS, SERVICE ORIENTED) & RESTAURANT  
 PROPOSED USE = OFFICE/WAREHOUSE, CONTRACTORS SHOPS, COMMERCIAL (SHOPPING GOODS, SERVICE ORIENTED) & RESTAURANT  
 BUILDING HEIGHT = 30' (50' MAX. ALLOWED)  
 BUILDING AREA = 67,500 SF  
 F.A.R. = 0.2 (5.0 MAX. ALLOWED)

**PARKING REQUIRED**  
 OFFICE/WAREHOUSE & CONTRACTORS SHOPS = 23 SP MIN. MAX. 45,000/2,000 S.F. MIN. 90 SP  
 45,000/500 S.F. MAX. 45 SP  
 COMMERCIAL (SHOPPING GOODS, SERVICE ORIENTED, RESTAURANT) 22,250/500 S.F. MIN. 45 SP  
 22,250/100 S.F. MAX. 223 SP  
 TOTAL PARKING REQUIRED = 68 SP 313 SP  
 TOTAL PARKING PROVIDED = 179 SP  
 (10 ADA SP INCLUDED)

**BIKE PARKING REQUIRED/PROVIDED**  
 RETAIL WAREHOUSE = 2 LONG TERM/2 SHORT TERM  
 RETAIL WAREHOUSE = 2 LONG TERM

**OUTDOOR AMENITY AREA**  
 REQUIRED & PROVIDED = 2,225 S.F.  
 RETAIL 10X (22,250 S.F.) = 900 S.F.  
 OFFICE/WAREHOUSE 10X (9,000 S.F.) = 900 S.F.

**TOTAL VEHICULAR USE AREA** = 130,580 S.F.  
**INTERIOR LANDSCAPE AREA REQUIRED** = 9,794 S.F. (7.5%)  
**INTERIOR LANDSCAPE AREA PROVIDED** = 12,541 S.F. (10%)

**EXISTING IMPERVIOUS** = 15,483 S.F.  
**PROPOSED IMPERVIOUS** = 129,815 S.F. (37% INCREASE)

### GENERAL NOTES:

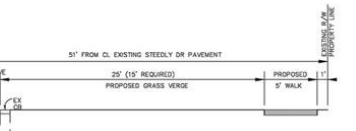
- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in 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 composition of root 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, 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.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-way, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, utility or structure.
- Benchmark and topographical information shown here were derived from Lojic data. Boundary information was taken from deeds.
- Street trees are required and shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
- There is no outdoor storage provided with this development.

### MSD NOTES:

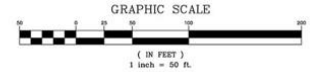
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by L&E and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0074 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
- Site discharges into the combined sanitary sewer system and shall limit the 100 year post-developed discharge to the 10 year pre-developed discharge per section 10.3.1.2 of the MSD design manual.
- All drainage, EPISS and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- 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 Mgmt. Practices.
- MSD drainage bond required prior to MSD construction plan approval.

### DETENTION BASIN CALCULATIONS (POST 100 YR TO PRE 10)

PRE-DEVELOPED 10 = (7.1)(0.25)(2.0)/12 = 0.30 AC.FT.  
 A=7.1 C=0.25 R=2.0 IN. (10 YEAR 1 HOUR STORM)  
 POST-DEVELOPED 100 = (7.1)(0.75)(2.8)/12 = 1.24 AC.FT.  
 A=7.1 C=0.75 R=2.8 IN. (100 YEAR 1 HOUR STORM)  
 REQUIRED X = 1.24 - 0.30 = 0.94 AC.FT. = 40,946 FT<sup>2</sup>  
 PROVED BASIN A = 14,270 SF @ 2' AVERAGE DEPTH = 28,540 FT<sup>2</sup>  
 BASIN B = 13,000 SF @ 2' AVERAGE DEPTH = 26,000 FT<sup>2</sup>  
 TOTAL = 27,270 SQ.FT. @ APPROX. 2 FT. DEPTH = 54,540 CU.FT. > 40,946 CU.FT.

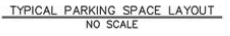


SOUTHSIDE DRIVE CROSS-SECTION  
 NOT TO SCALE



### LEGEND

- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED SANITARY SEWER
- PROPOSED DRAINAGE SHALE
- EXISTING SEWER AND MANHOLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- EXISTING UTILITY POLE



TYPICAL PARKING SPACE LAYOUT  
 NO SCALE

### TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 311,227 S.F.  
 EXISTING TREE CANOPY AREA = 11% (34,230 S.F.)  
 TOTAL TREE CANOPY AREA REQUIRED = 30% (93,369 S.F.)  
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)  
 PROPOSED TREE CANOPY TO BE PLANTED = 30% (93,369 S.F.)  
 \*\*MAY BE REDUCED TO 25% (77,807 SF) IF HEAT ISLAND GREEN TECHNOLOGY IS USED.

NO.	DATE	DESCRIPTION	BY
1	1/14/21	PER AGENCY COMMENTS	AR
2	1/27/21	PER AGENCY COMMENTS	AR
3	2/27/21	PER AGENCY COMMENTS	AR
4	3/17/21	PER AGENCY COMMENTS	AR

NO.	DATE	DESCRIPTION	BY
1	1/14/21	PER AGENCY COMMENTS	AR
2	1/27/21	PER AGENCY COMMENTS	AR
3	2/27/21	PER AGENCY COMMENTS	AR
4	3/17/21	PER AGENCY COMMENTS	AR

NO.	DATE	DESCRIPTION	BY
1	1/14/21	PER AGENCY COMMENTS	AR
2	1/27/21	PER AGENCY COMMENTS	AR
3	2/27/21	PER AGENCY COMMENTS	AR
4	3/17/21	PER AGENCY COMMENTS	AR

NO.	DATE	DESCRIPTION	BY
1	1/14/21	PER AGENCY COMMENTS	AR
2	1/27/21	PER AGENCY COMMENTS	AR
3	2/27/21	PER AGENCY COMMENTS	AR
4	3/17/21	PER AGENCY COMMENTS	AR

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 605 SOUTH-SIDE DRIVE  
 LOUISVILLE, KY 40214

**OWNER/DEVELOPER**  
 TERESA NGUYEN & JUSTIN V DINH  
 605 SOUTH-SIDE DRIVE  
 LOUISVILLE, KY 40214

**PROJECT DATA**  
 PROJECT NO. 20204  
 SHEET 1 OF 1  
 DETAILED DISTRICT DEVELOPMENT PLAN  
 SOUTH-SIDE DRIVE

**SITE ADDRESS:** 6101.610 & 6107 SOUTH-SIDE DR 101.103,105,107 & 111 STEEDLY DRIVE LOUISVILLE, KY 40214  
**TAX BLOCK 059H, LOT 91.92 TAX BLOCK 059H, LOT 93.94,95,96,97 & 98 D.B. 11773, PG. 0711**  
**COUNCIL DISTRICT - LOUISVILLE #3**  
**FIRE PROTECTION DISTRICT - LOUISVILLE #3**  
**MUNICIPALITY - LOUISVILLE**  
**CASE: 21-ZONE-0161**  
**WM #12265**

# AERIAL SITE RENDERING



FUTURE VEHICULAR CONNECTION & SHARED ACCESS AGREEMENT TO BE PROVIDED IN CONJUNCTION WITH FUTURE REDEVELOPMENT OF ADJACENT PROPERTY TO THE NORTH

PROPOSED DETENTION BASIN 'A'  
14,270 SF  
&  
VARIABLE S&D  
ESMT.

PROPOSED COMMERCIAL  
6,000 S.F.

PROPOSED OFFICE/WAREHOUSE  
CONTRACTOR SHOPS  
22,500 S.F.

PROPOSED OFFICE/WAREHOUSE  
CONTRACTOR SHOPS  
22,500 S.F.

OUTDOOR AMENITY AREA  
2,225 S.F.

PROPOSED COMMERCIAL  
16,250 S.F.

OUTDOOR AMENITY AREA  
450 S.F.

PROPOSED DETENTION BASIN 'B'  
13,000 SF  
&  
VARIABLE S&D  
ESMT.

Site Address:  
6301 Southside Drive  
R6/TN  
Neelam Alve Murotovic  
17501 Crestline Rd  
Louisville, KY 40224  
DB: David P. 0499

R-5/SW  
Louisville Gas & Electric Co.  
820 W Broadway  
Louisville, KY 40202  
D.B. 4118 P.C. 0258

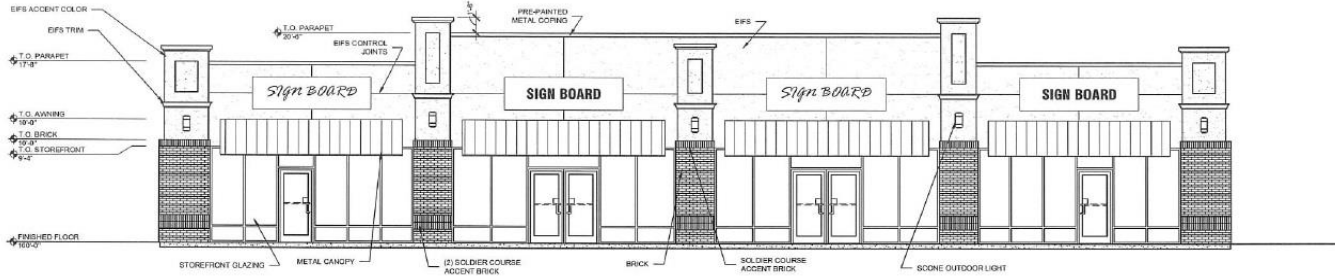
R-5/SW  
Thomas A. Tomble &  
Andrea M. Hill  
1111 Chestnut Valley St  
Louisville, KY 40214  
DB: 10225 P.C. 0988



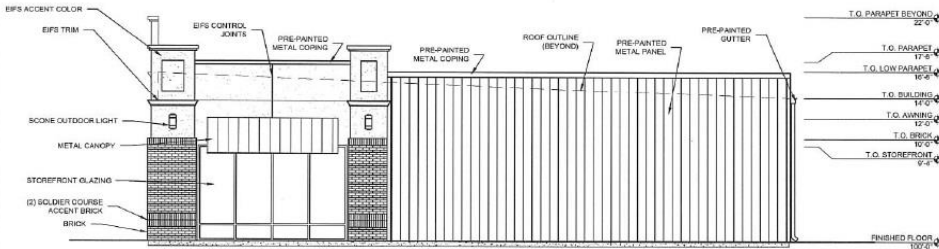
tarco

# Rendering of Commercial Building #1

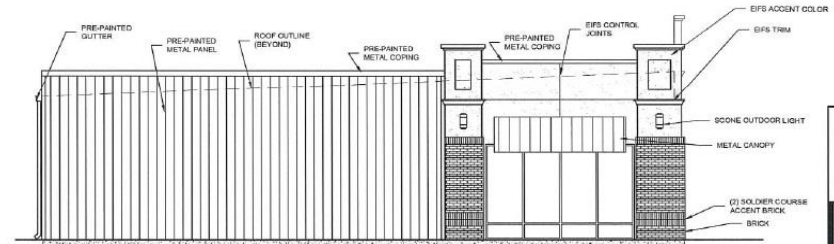
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22-4271  
DRAWN BY:  
NMA  
DATE:  
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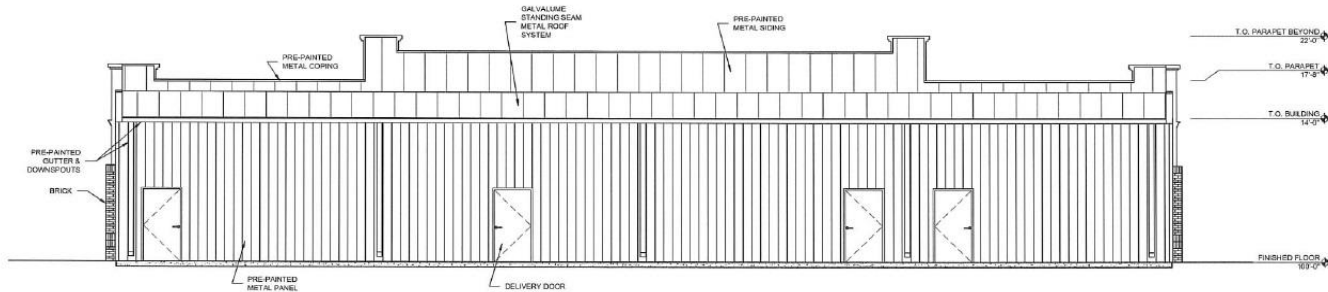
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**02 RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



**03 LEFT ELEVATION**  
SCALE: 3/16" = 1'-0"



**04 REAR ELEVATION**  
SCALE: 3/16" = 1'-0"

KEYES ARCHITECTS & ASSOCIATES  
1717 WASHINGTON AVENUE  
LOUISVILLE, KENTUCKY 40213 (502) 636-5113

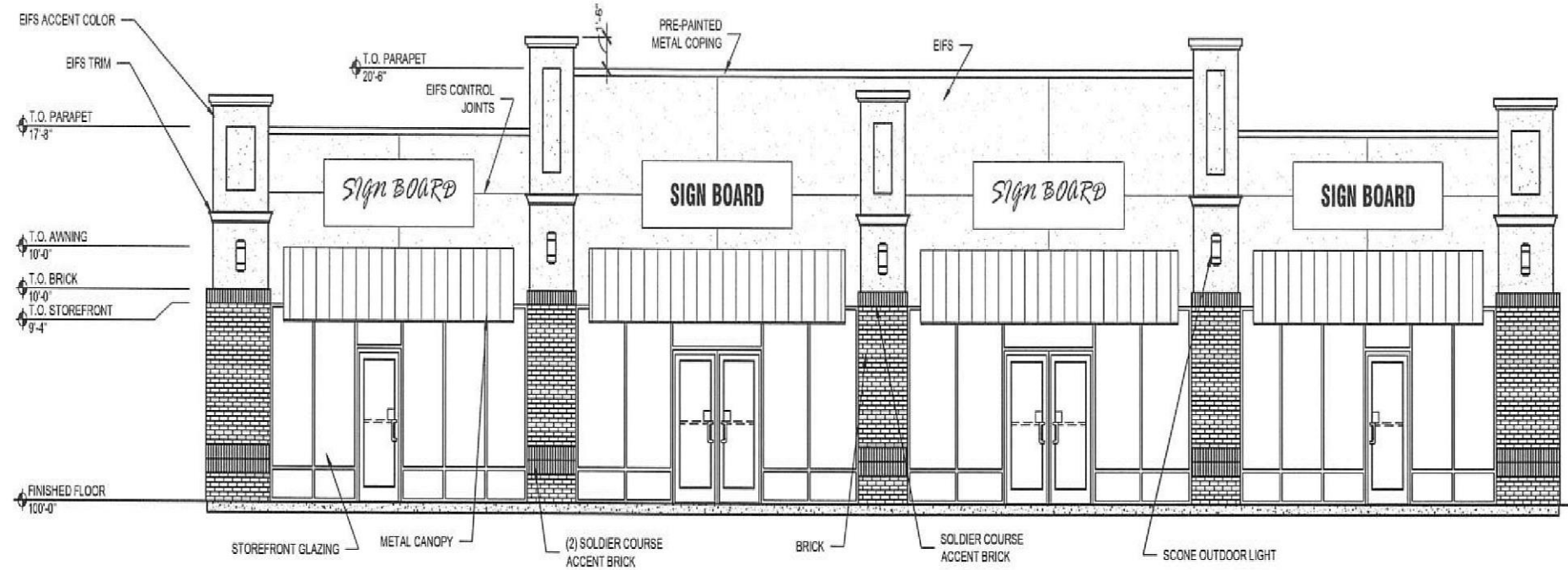
NEW CONSTRUCTION  
DINH COMMERCIAL  
DEVELOPMENT  
810 SOUTH BUCK DRIVE  
LOUISVILLE, KY 40214

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EXTerior ELEVATIONS - BUILDING A-

**A2.01**

# Rendering of Commercial Building #1



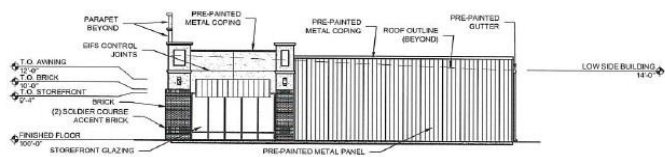
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# Rendering of Commercial Building #2

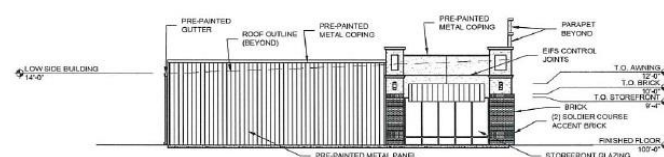
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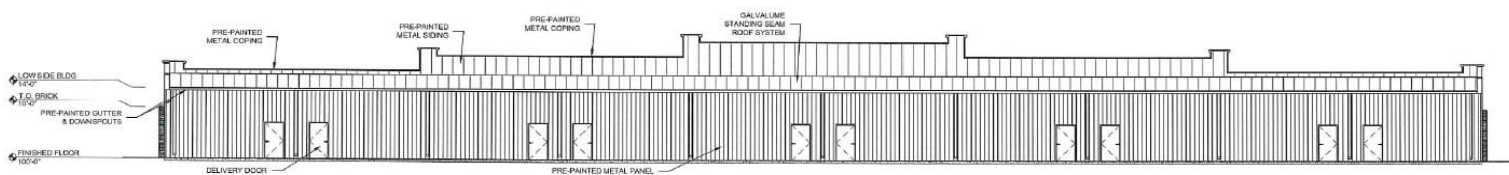
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**02 LEFT ELEVATION**  
SCALE: 3/32" = 1'-0"



**03 RIGHT ELEVATION**  
SCALE: 3/32" = 1'-0"



**04 REAR ELEVATION**  
SCALE: 3/32" = 1'-0"

**KEYES ARCHITECTS & ASSOCIATES**  
4717 FREDSON HIGHWAY  
LOUISVILLE, KENTUCKY 40213 (502) 636-5115

NEW CONSTRUCTION:  
**DINH COMMERCIAL DEVELOPMENT**  
1008 SOUTHWEST DRIVE  
LOUISVILLE, KY 40214

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EXTERIOR ELEVATIONS - BUILDING 02

**A2.02**

# Rendering of Commercial Building #2



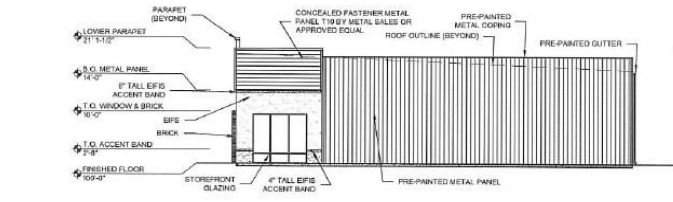
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# Rendering of Warehouse Building

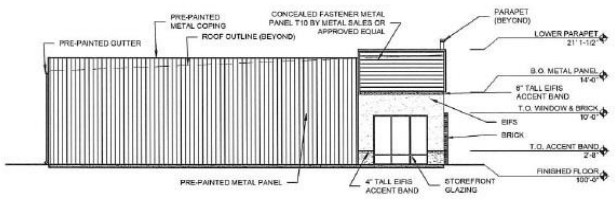
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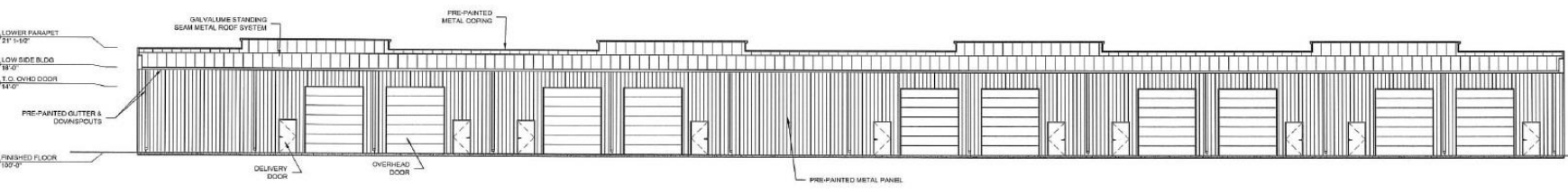
**01 FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"



**02 RIGHT ELEVATION**  
SCALE: 3/32" = 1'-0"



**03 LEFT ELEVATION**  
SCALE: 3/32" = 1'-0"



**04 REAR ELEVATION**  
SCALE: 3/32" = 1'-0"

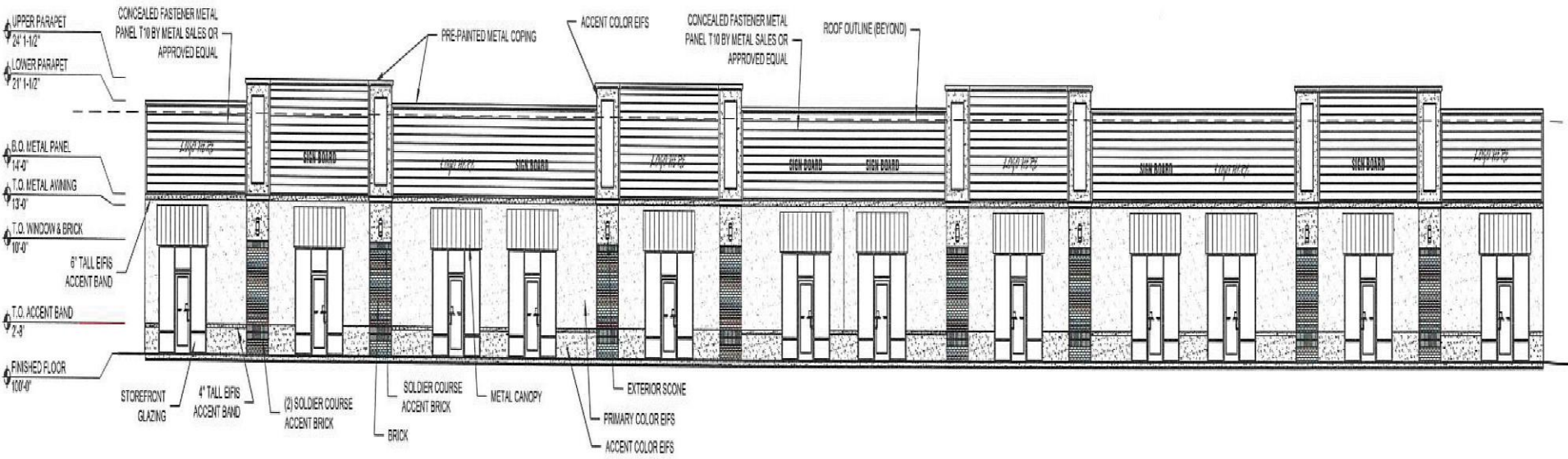
KEYES ARCHITECTS & ASSOCIATES  
100 SOUTHSHORE DRIVE  
LOUISVILLE, KENTUCKY 40213 (502) 656-8115

NEW CONSTRUCTION:  
DINH COMMERCIAL  
DEVELOPMENT  
6100 SOUTHSHORE DRIVE  
LOUISVILLE, KY 40214

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EXTERIOR ELEVATION  
BUILDING 01  
**A2.03**

# Rendering of Warehouse Building



**01** FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



# LDC 7.1.84 – SWF SETBACK

## 7.1.70 Definitions

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Terms defined in the Development Code shall have the meaning ascribed therein, except as expressly provided herein. In addition, as used herein, the following terms are hereby defined.

*The following terms relating to Subdivision Regulations are included in the Definitions (Chapter 1 Part 2): Building Limit Line Cardinal Point, Common Open Space, Concept Plan Construction Easement Construction Plans Easement Pedestrian Way Preliminary Plan Public Improvement Record Plat Residual Tract Right of Way – Subdivision Minor Subdivision Major Subdivision Technical Review Committee (TRC)*

## 7.1.80 Waivers

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Requests for waivers shall be subject to the provisions of Chapter 11, Part 8 of the Land Development Code.

## 7.1.84 Major Subdivisions in the Suburban Workplace Form District

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Major residential subdivisions within the Suburban Workplace Form District shall provide a 50 foot buffer strip with a six (6) foot berm and canopy trees as required by Chapter 10. No residential structure within the major residential subdivisions shall be allowed within 250 feet from the perimeter of the subdivision.

October 2021

LOUISVILLE METRO LAND DEVELOPMENT CODE

7.1-1

# LDC

## Chapter 7 Part 1 General Provisions and Definitions

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Exception: 250 foot setback is not applicable to portions of the subdivision that adjoin lots developed for residential use at a density equal to or greater than one dwelling unit per acre.

## 7.1.85 Subdivisions in Traditional Form Districts

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Where the Planning Commission finds that subdivision or resubdivision of a legally created lot in the Traditional Neighborhood Form District, Traditional Workplace Form District, or Traditional Marketplace Corridor Form District will not conflict with the established pattern in the neighborhood and will promote the public health, safety, or welfare by facilitating development or rehabilitation of such property compatible with the surrounding neighborhood, then the Planning Commission may approve the requested subdivision notwithstanding the fact that one or more of the resulting lots do not conform to the applicable

# APPLICATION OF SWF SETBACK

## SECTION 7.1.84 MAJOR SUBDIVISION IN SUBURBAN WORKPLACE FORM DISTRICT BUFFER & SETBACK



# APPLICATION OF SWF SETBACK

## SECTION 7.1.84 MAJOR SUBDIVISION IN SUBURBAN WORKPLACE FORM DISTRICT BUFFER & SETBACK



# Traffic Impacts – Generation and Distribution

final report

July 12, 2022

## Traffic Impact Study

Southside Drive  
6105 Southside Drive  
Louisville, KY

Prepared for

Louisville Metro Planning Commission  
Kentucky Transportation Cabinet



DIANE B. ZIMMERN  
Traffic Engineering

12803 High Meadows  
Prospect, KY 40059  
502-548-1958  
diane@bzm.net

Table 1. Peak Hour Trips Generated by Site

Land Use	A.M. Peak Hour			P.M. Peak Hour		
	Trips	In	Out	Trips	In	Out
Contractor Shops (45,000 sf)	75	56	19	87	28	59
Retail less than 40,000 (22,500 sf)	53	32	21	138	69	69
<b>TOTAL</b>	<b>128</b>	<b>88</b>	<b>40</b>	<b>225</b>	<b>97</b>	<b>128</b>



Figure 4. Trip Distribution Percentages

# Traffic – Peak Hour Level of Service

Table 3. Peak Hour Level of Service

Approach	A.M.			P.M.		
	2022 Existing	2034 No Build	2034 Build	2022 Existing	2034 No Build	2034 Build
<b>Southside Drive at Rochester Drive</b>	<b>A</b> 3.5	<b>A</b> 3.8	<b>A</b> 3.6	<b>A</b> 8.9	<b>A</b> 9.4	<b>A</b> 9.5
Rochester Drive Eastbound	C 25.5	C 25.5	C 25.5	C 22.7	C 22.8	C 22.8
Rochester Drive Westbound	C 24.8	C 24.8	C 24.8	C 25.7	C 25.6	C 25.6
Southside Drive Northbound	A 3.0	A 3.6	A 3.2	A 5.3	A 5.7	A 6.2
Southside Drive Southbound	A 2.4	A 2.5	A 2.6	A 5.2	A 5.6	A 6.0
<b>Southside Drive at Alger Avenue</b>						
Alger Avenue Eastbound	B 11.0	B 11.1	B 12.8	B 14.8	C 15.4	C 16.4
Entrance Westbound	NA	NA	C 19.4	NA	NA	D 28.8
Southside Drive Northbound	A 8.3	A 8.4	A 8.4	A 9.4	A 9.6	A 9.6
Southside Drive Southbound	NA	NA	A 8.9	NA	NA	A 9.4
<b>Southside Drive at Steedly Drive</b>						
Steedly Drive Westbound	B 12.5	B 12.9	B 13.7	C 19.4	C 21.6	D 27.0
Southside Drive Southbound	A 8.8	A 9.0	A 9.1	A 9.0	A 9.2	A 9.4
<b>Southside Drive at Strawberry Lane</b>	<b>B</b> 15.3	<b>B</b> 15.8	<b>B</b> 15.8	<b>C</b> 34.2	<b>D</b> 38.6	<b>D</b> 44.8
Southside Drive Northbound	A 9.4	A 9.9	B 10.3	C 22.4	C 24.3	C 25.7
Southside Drive Southbound	A 9.4	A 9.9	B 10.1	D 39.1	D 47.9	E 63.0
Roberts Avenue Northwest	D 43.9	D 44.2	D 44.2	E 56.5	E 57.2	E 57.2
Thalia Avenue Eastbound	C 32.7	C 32.5	C 32.5	C 29.3	C 29.0	C 29.0
Strawberry Lane Westbound	D 42.0	D 42.8	D 42.8	D 48.5	D 51.0	D 51.0

# Traffic – Peak Hour Level of Service

Approach	A.M.			P.M.		
	2022 Existing	2034 No Build	2034 Build	2022 Existing	2034 No Build	2034 Build
<b>Steadly Drive at Entrance</b>						
Steadly Drive Eastbound (left)			A 7.4			A 7.7
Entrance Southbound			A 9.0			B 10.1

*Key: Level of Service, Delay in seconds per vehicle*

## CONCLUSIONS

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2024 and 2034, there will be an impact to the existing highway network, with Levels of Service remaining within acceptable limits. The delays experienced in the area will increase within acceptable limits. The existing two-way left turn lane at the entrance will be re-stripped to a dedicated left turn lane. No other improvements are required.

# Southside Drive Rezoning

6101 & 6107 Southside Drive, 101 – 111 Steedly Drive: R-5 to CM

LD&T Committee Meeting

August 11, 2022

21-ZONE-0161

?Questions?

WYATT

LD&D

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