

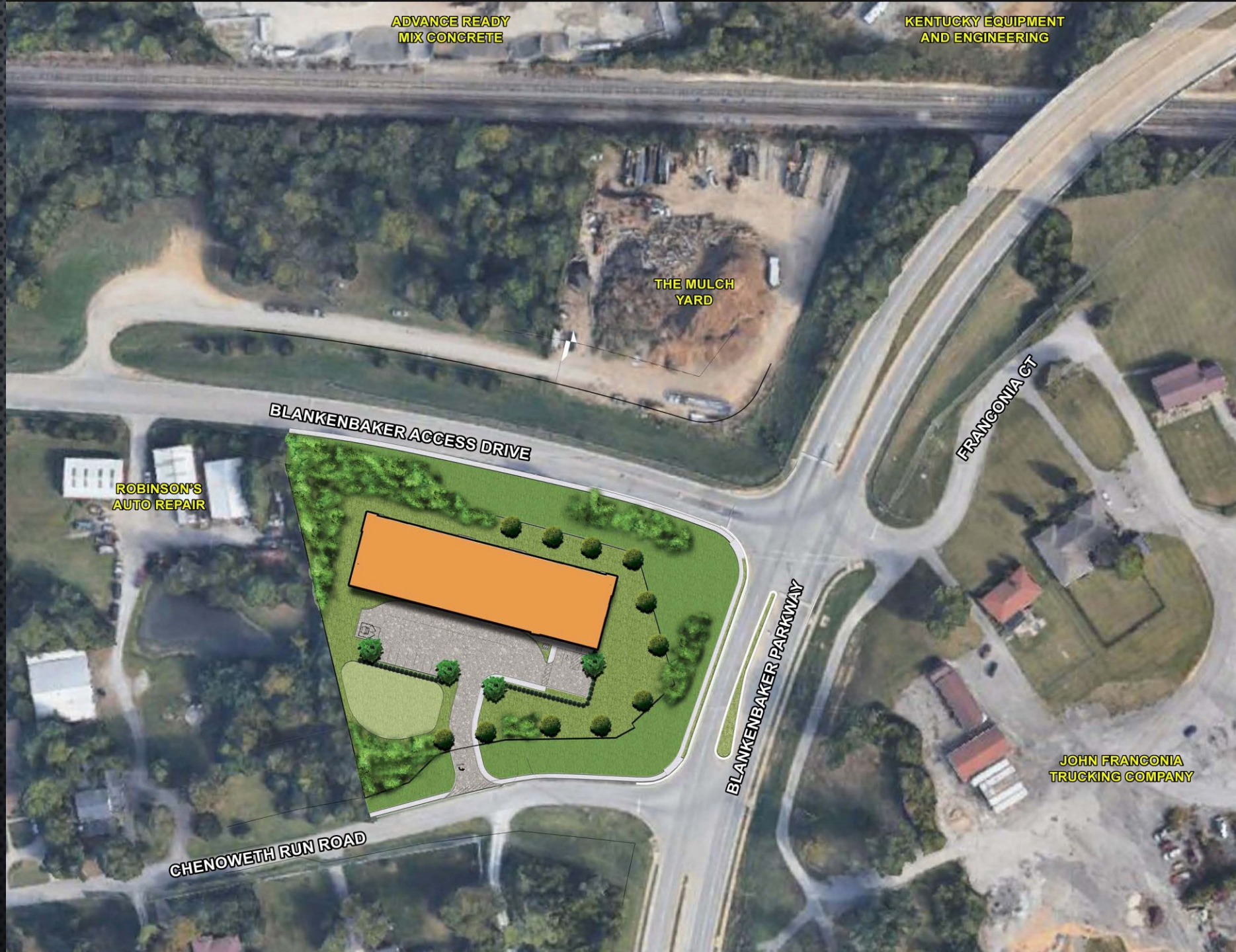
3106 CHENOWETH RUN ROAD

CASE No. 21-ZONE-0135

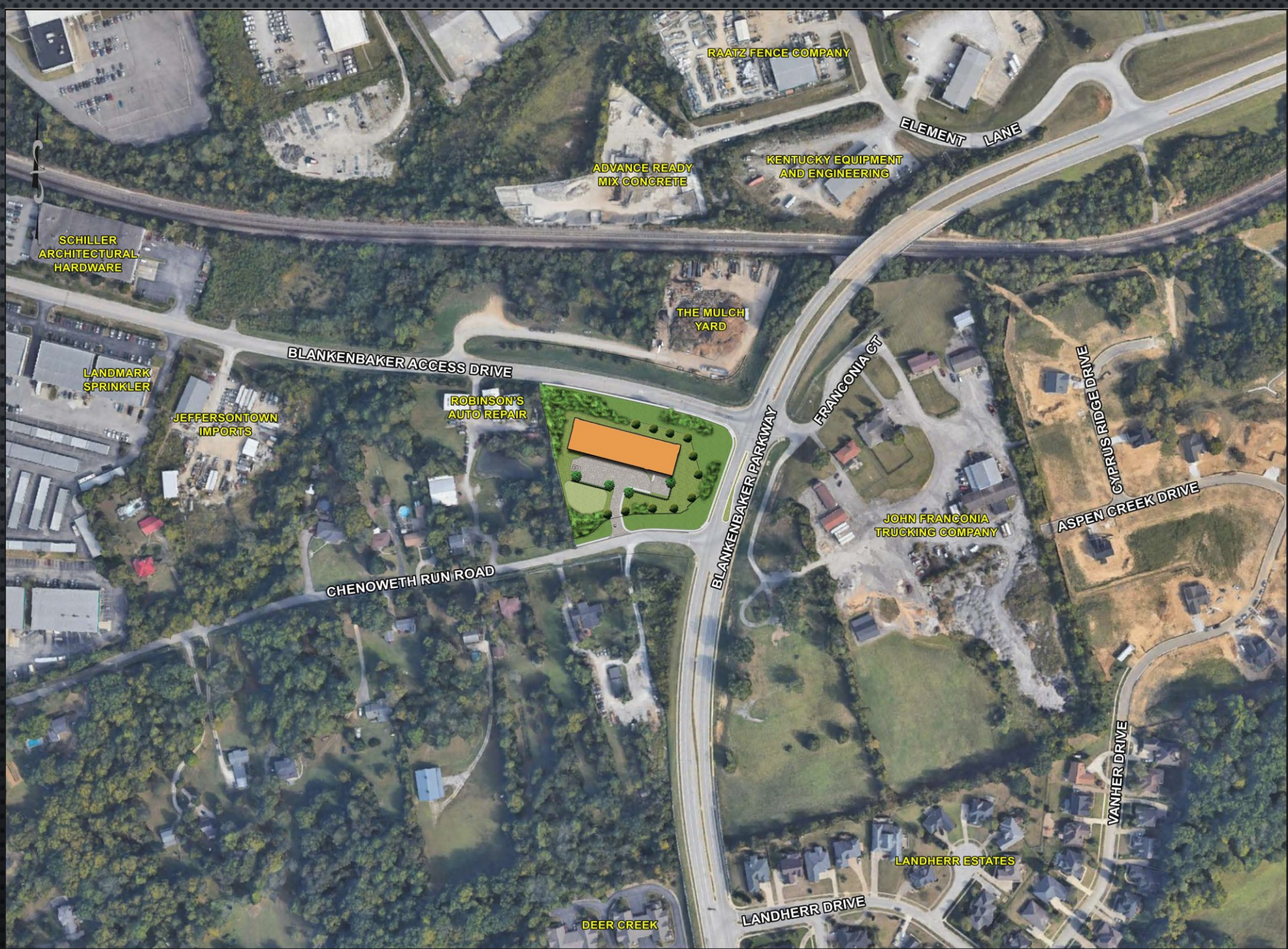
- Change in zoning from R-4 to C-M, commercial manufacturing
- Parking Waiver to reduce the required spaces from 26 to 10
- Detailed District Development Plan

One Fourteen, LLC
Dinsmore & Shohl, LLP

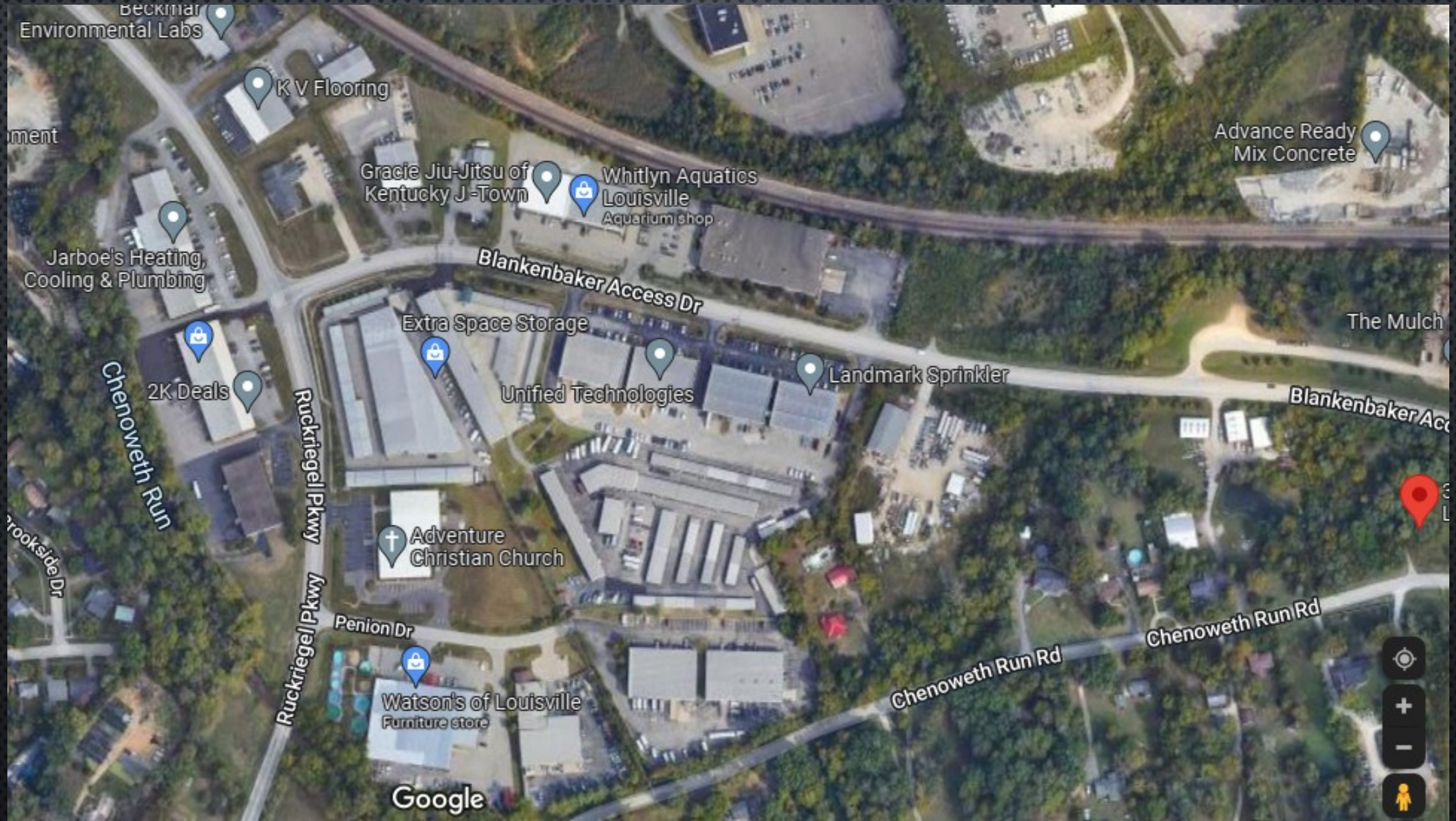
SUBJECT PROPERTY



SUBJECT PROPERTY AND SURROUNDINGS

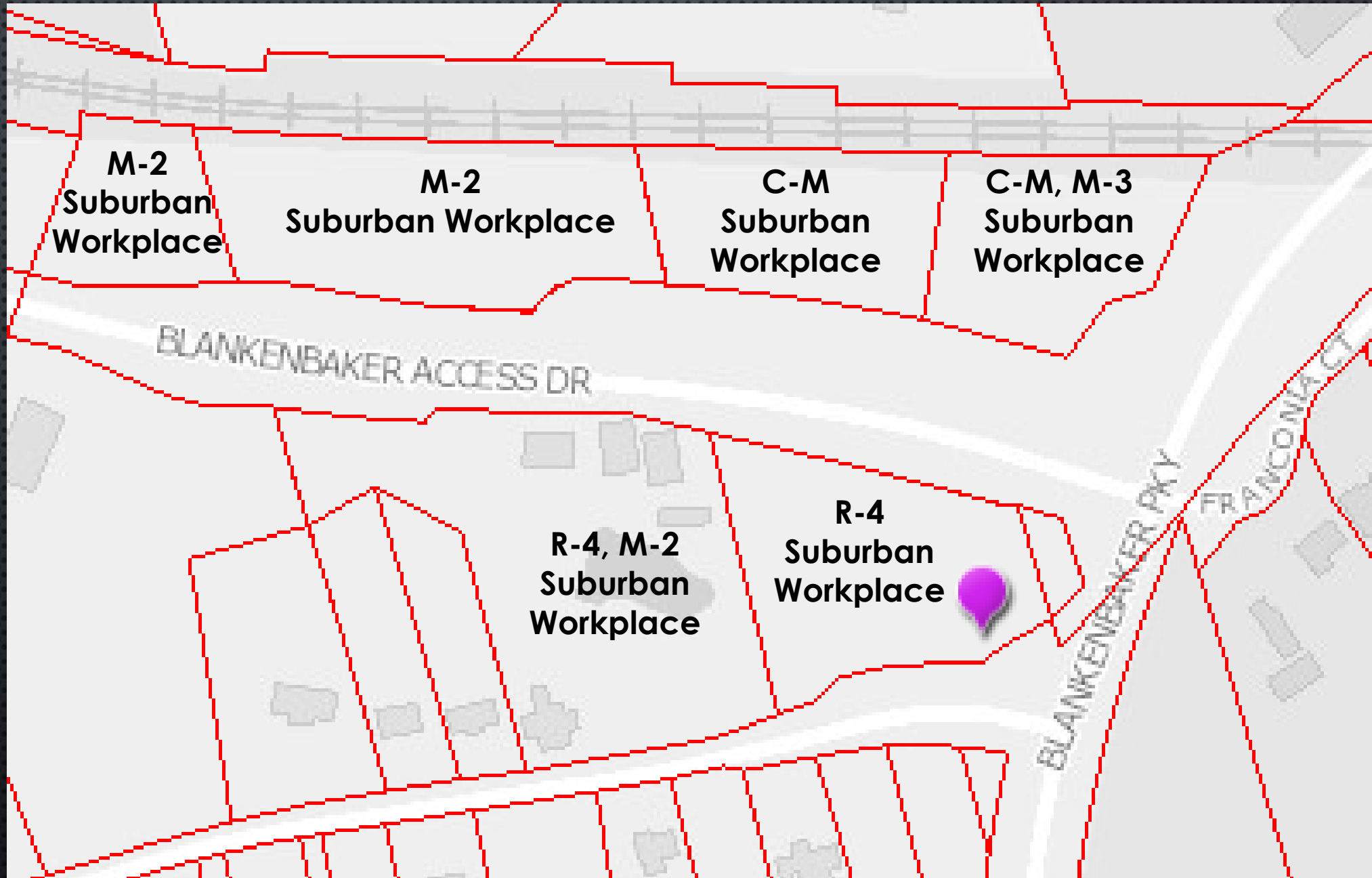


SUBJECT PROPERTY AND SURROUNDINGS



ZONING IN THE AREA

Rezone
R-4 to C-M

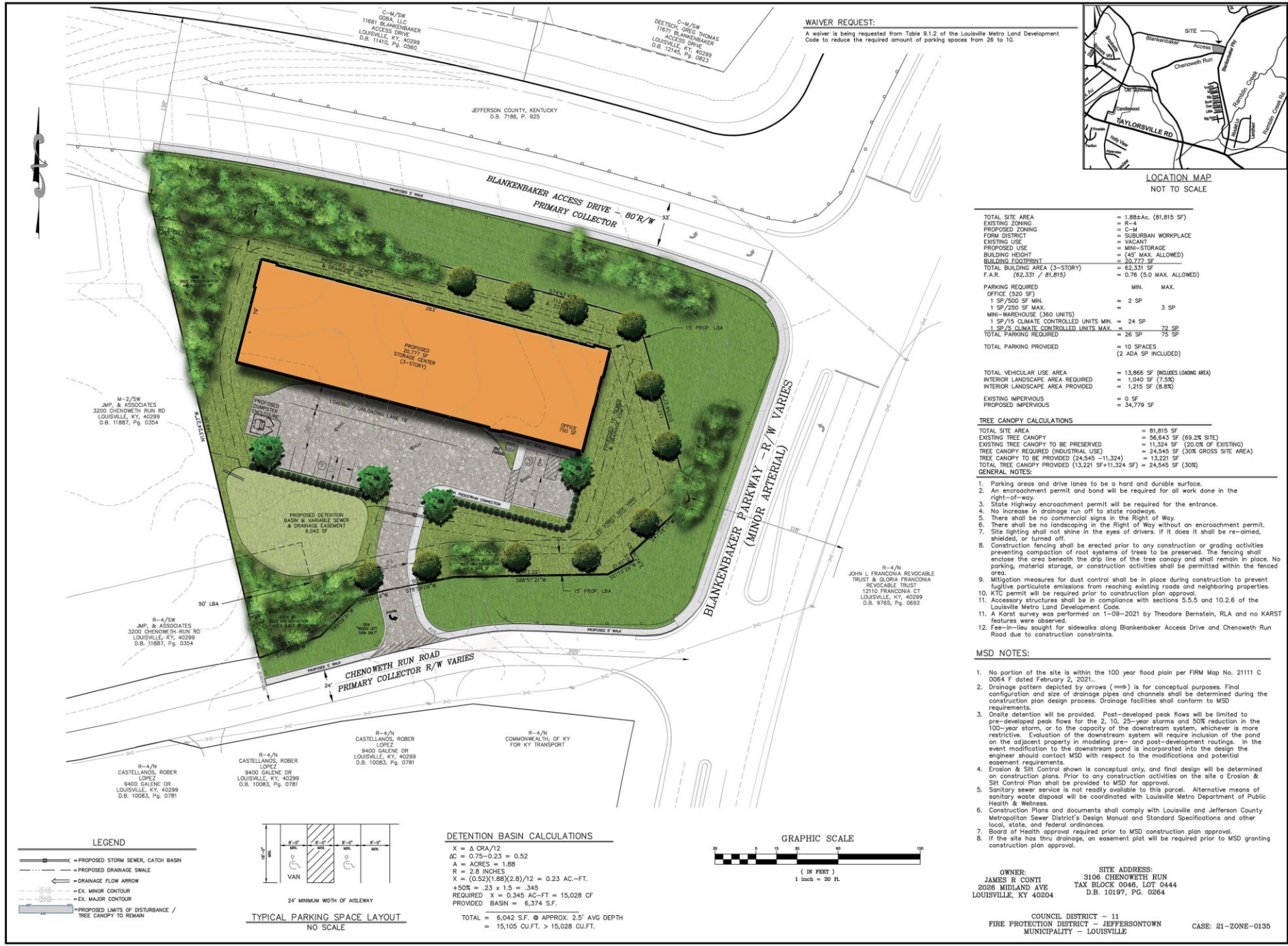


PROPOSED DEVELOPMENT PLAN

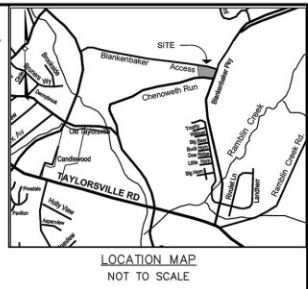
Climate controlled storage facility

Rezone R-4 to C-M

Parking Waiver



WAIVER REQUEST:
A waiver is being requested from Table 9.1.2 of the Louisville Metro Land Development Code to reduce the required amount of parking spaces from 26 to 10.



TOTAL SITE AREA	= 1.88± AC (81,815 SF)
PROPOSED ZONING	= C-M
EXISTING ZONING	= VACANT
PROPOSED USE	= MINI-STORAGE
BUILDING HEIGHT	= (45' MAX. ALLOWED)
BUILDING FOOTPRINT	= 20,777 SF
TOTAL BUILDING AREA (3-STORY)	= 62,331 SF
F.A.R.	= 0.78 (3.0 MAX. ALLOWED)
PARKING REQUIRED OFFICE (520 SF)	MIN. MAX.
1 SP/500 SF MIN.	= 2 SP 3 SP
1 SP/250 SF MAX.	= 2 SP 3 SP
MINI-WAREHOUSE (360 UNITS)	
1 SP/15 CLIMATE CONTROLLED UNITS MIN.	= 24 SP 72 SP
1 SP/2 CLIMATE CONTROLLED UNITS MAX.	= 26 SP 75 SP
TOTAL PARKING REQUIRED	= 10 SPACES (2 ADA SP INCLUDED)
TOTAL PARKING PROVIDED	= 10 SPACES (2 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 13,866 SF (INCLUDES LOADING AREA)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,040 SF (7.5%)
EXISTING IMPERVIOUS PROPOSED IMPERVIOUS	= 0 SF 34,779 SF

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 81,815 SF
EXISTING TREE CANOPY	= 56,643 SF (69.2% SITE)
EXISTING TREE CANOPY TO BE PRESERVED	= 11,324 SF (20.0% OF EXISTING)
TREE CANOPY TO BE PROVIDED (24,545 ± 11,324 SF)	= 24,545 SF (30% GROSS SITE AREA)
TOTAL TREE CANOPY PROVIDED (13,221 SF + 11,324 SF)	= 24,545 SF (30%)

- 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.
 - State highway encroachment permit will be required for the entrance.
 - 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 compaction 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. 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.
 - K10 permit will be required prior to construction plan approval.
 - Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
 - A Kores survey was performed on 1-08-2021 by Theodore Bernstein, P.L.A. and no KARST features were observed.
 - Fee-in-lieu sought for sidewalks along Blankenbaker Access Drive and Chenoweth Run Road due to construction constraints.

- MSD NOTES:**
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0084 F dated February 2, 2021.
 - 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.
 - Onsite detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25-year storms and 50% reduction in the 100-year storm, or to the capacity of the downstream system, whichever is more restrictive. Evolution of the downstream system will require inclusion of the pond on the adjacent property in modeling pre- and post-development routings. In the event modification to the downstream pond is incorporated into the design the engineer should contact MSD with respect to the modifications and potential easement requirements.
 - 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.
 - Sanitary sewer service is not readily available to this parcel. Alternative means of sanitary waste disposal will be coordinated with Louisville Metro Department of Public Health & Wellness.
 - Construction Plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state, and federal ordinances.
 - Board of Health approval required prior to MSD construction plan approval.
 - If the site has thru drainage, an assessment plot will be required prior to MSD granting construction plan approval.

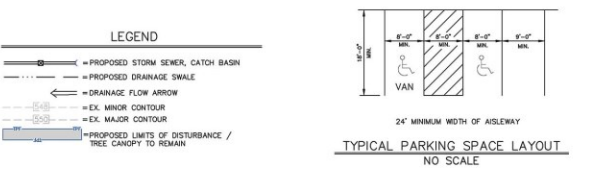
OWNER:
JAMES R CONTI
2028 MIDLAND AVE
LOUISVILLE, KY 40204

DEVELOPER:
ONE FOURTEEN, LLC
513 S 2ND STREET
LOUISVILLE, KY 40202

OWNER:
3106 CHENOWETH RUN
TAX BLOCK 0046, LOT 0444
D.B. 10197, PG. 0264

COUNCIL DISTRICT - 11
FIRE PROTECTION DISTRICT - JEFFERSONTOWN
MUNICIPALITY - LOUISVILLE

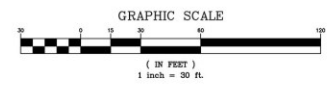
CASE: 21-ZONE-0136



DETENTION BASIN CALCULATIONS

X = Δ CRA/12
AC = 0.75 - 0.23 = 0.52
A = ACRES = 1.88
R = 2.8 INCHES
X = (0.52)(1.88)(2.8)/12 = 0.23 AC.-FT.
+50% = 23 x 1.8 = 345
REQUIRED X = 0.345 AC.-FT = 15,028 CF
PROVIDED BASIN = 6,374 S.F.

TOTAL = 6,042 S.F. @ APPROX. 2.5' AVG DEPTH
= 15,105 CU.FT. > 15,028 CU.FT.



REVISIONS

NO.	DATE	DESCRIPTION
1	9-15-21	Revised per agency comments
2	2-11-22	Changed entrance per KYTC

PROJECT DATA

FILE NAME: 2109 DDP
DATE: 3-2-21
CREATED BY: JR

SCALE: 1"=30'
DRAWN BY: BT

PROJECT TITLE: 306 CHENOWETH RUN STORAGE

DEVELOPER: ONE FOURTEEN, LLC
513 S 2ND STREET
LOUISVILLE, KY 40202

DESIGNER: LD&D LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING, ARCHITECTURE & LANDSCAPE ARCHITECTURE
609 HARRISON AVENUE, SUITE 200
LOUISVILLE, KY 40202
TEL: 502-261-7200 FAX: 502-261-7201 WWW.LD&D.COM

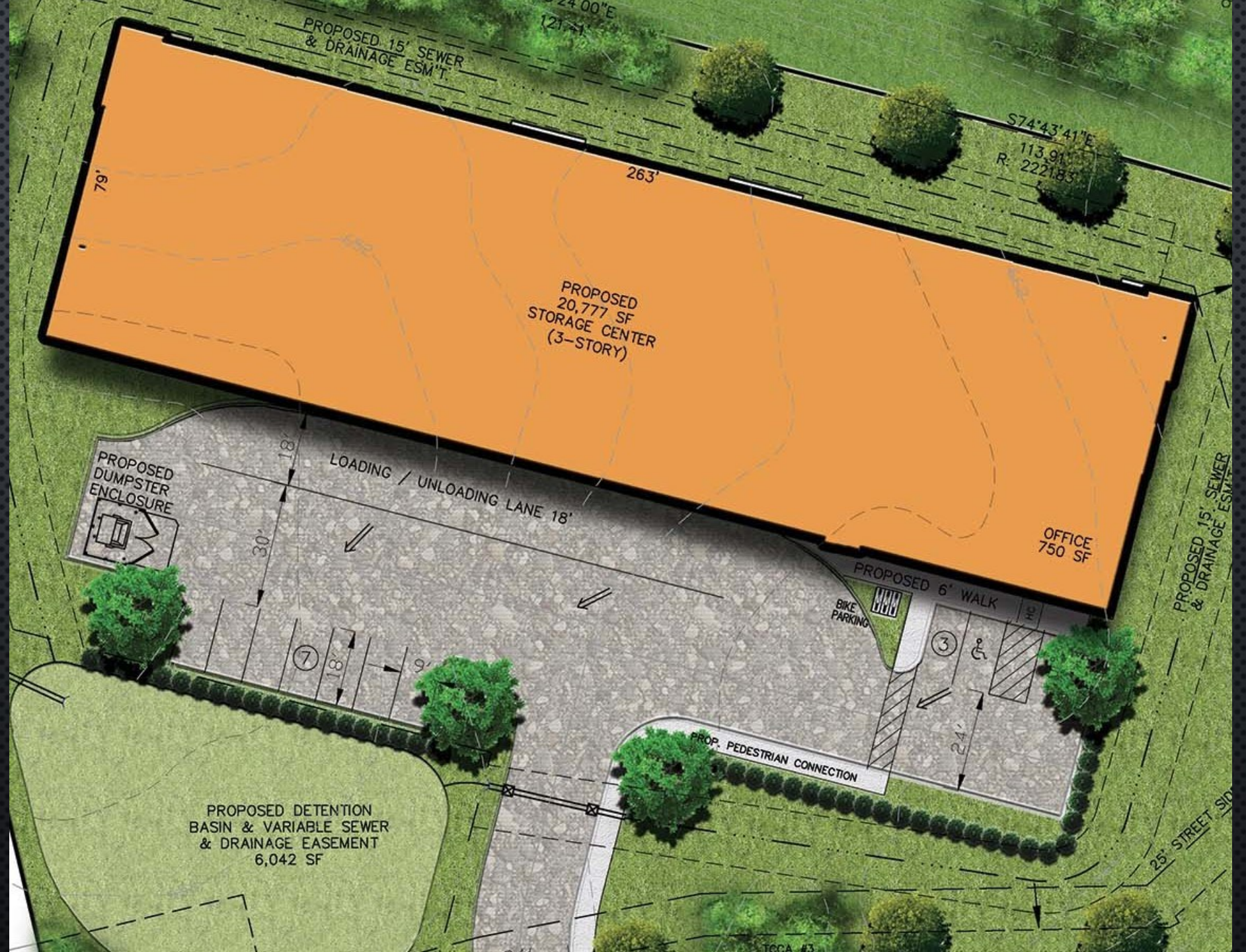
REVISIONS: BY: []
DATE: []
DESCRIPTION: []

PROJECT NO.: 21099

SHEET: 1 OF 1

ENGINEER'S SEAL: []
SURVEYOR'S SEAL: []

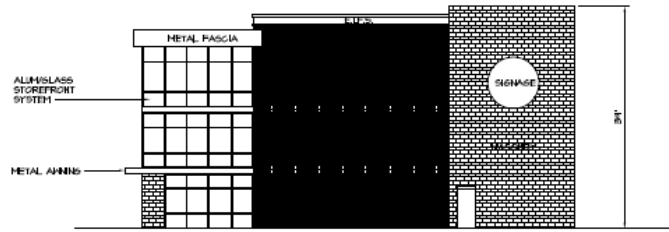
Parking Waiver



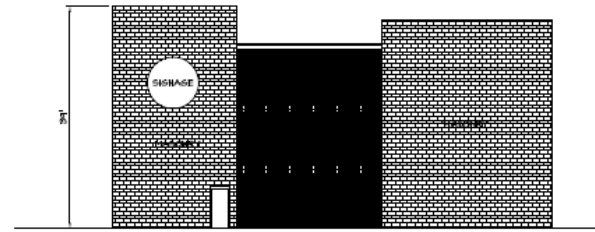
BUILDING ELEVATIONS



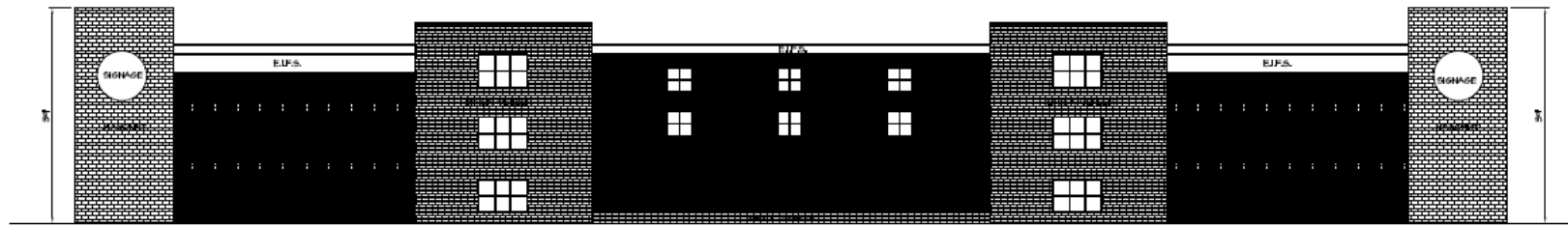
SOUTH ELEVATION



EAST ELEVATION

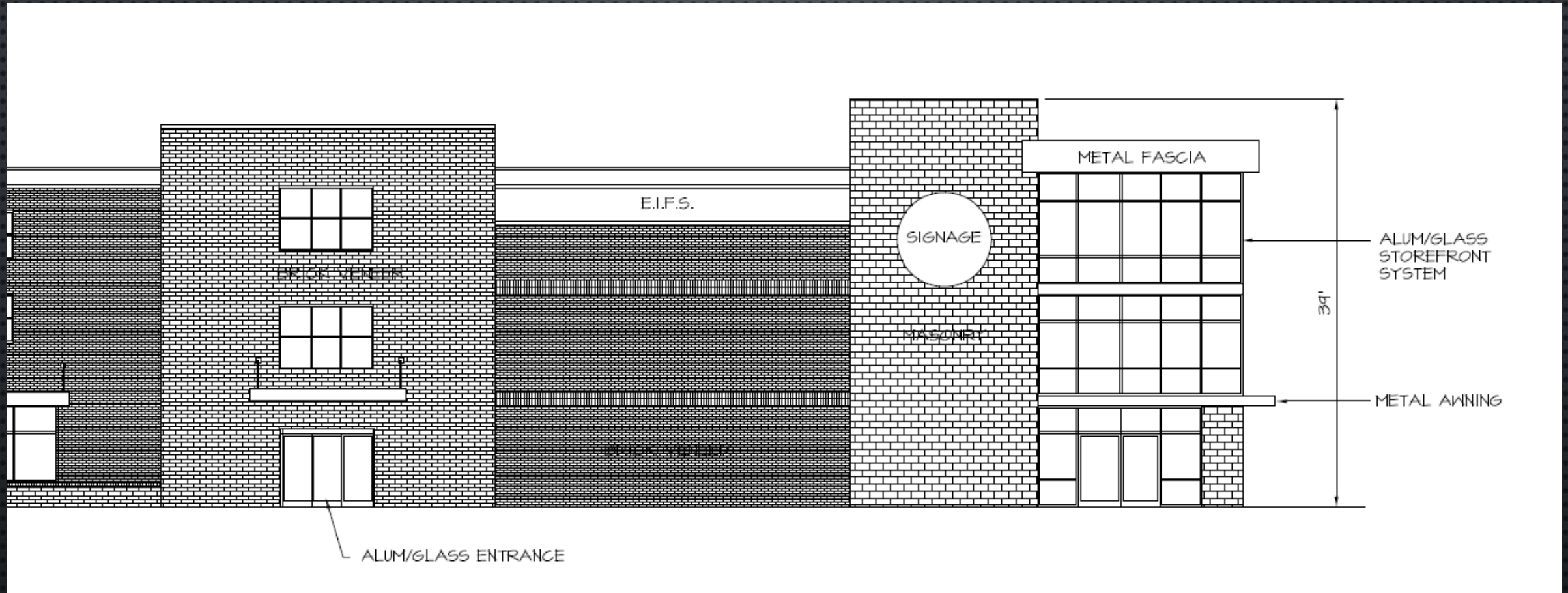


WEST ELEVATION

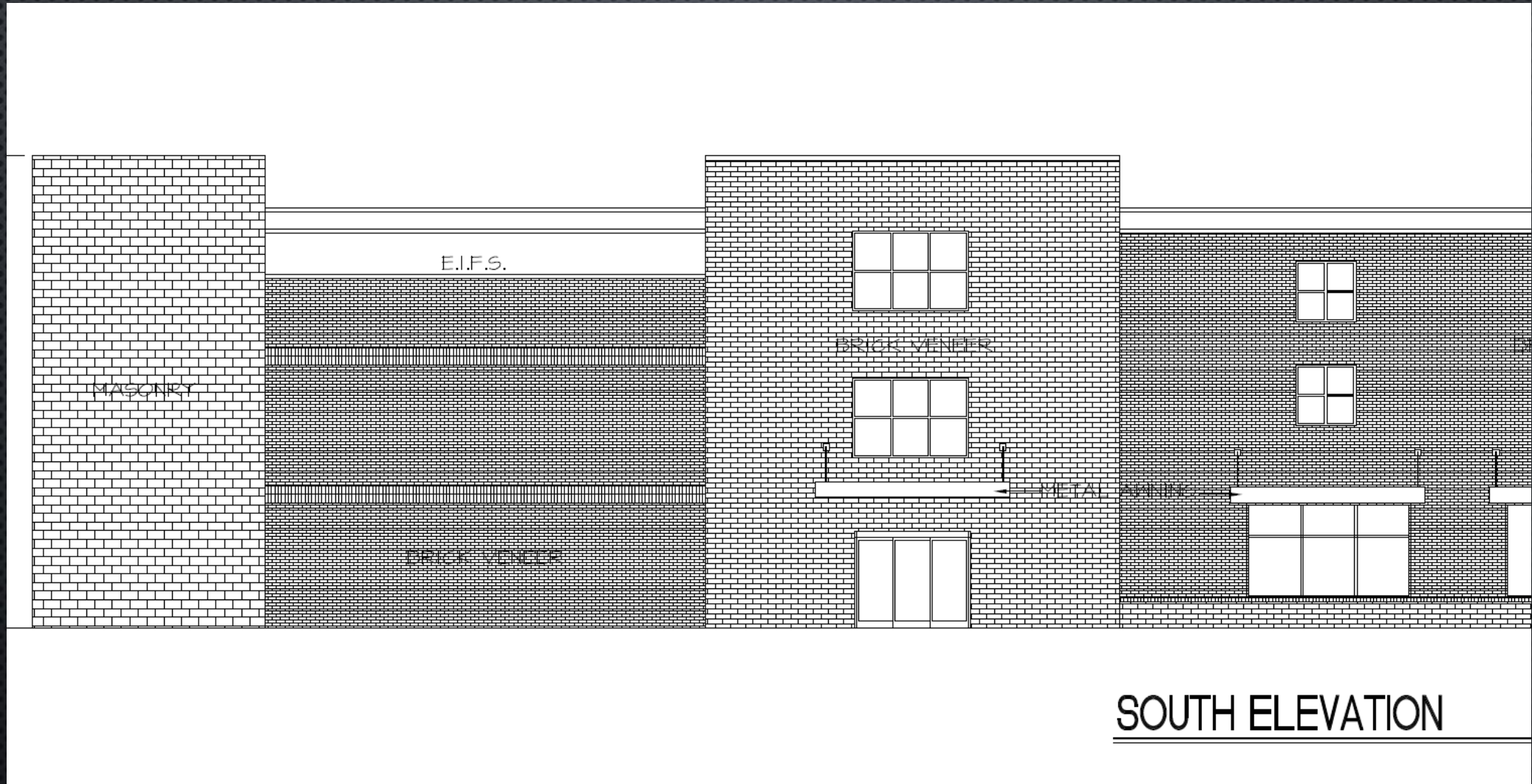


NORTH ELEVATION

DETAIL ON BUILDING ELEVATIONS



DETAIL ON BUILDING ELEVATIONS



STAFF FINDING: COMPLIES WITH PLAN 2040

STAFF FINDING

The proposed change in zoning is in conformance with the land use and development policies of Plan 2040. The proposed district is appropriately located within the Suburban Workplace form district. The Suburban Workplace is a form characterized by predominately industrial and office uses.

The parking waiver and detailed plan have been adequately justified for approval based on staff's analysis contained in the standard of review.