

Case No. 16DEVPLAN1030 Ironworkers Education Facility



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Laura Mattingly-Humphrey, Planner I

May 2 , 2016

Requests

- Variance from Chapter 5.2.2 to allow the proposed building to be located beyond the maximum front setback.
- Waiver #1 from Section 5.9.2.A.1.b.ii to not provide a vehicular connection to abutting non-residential use on the north side of the property.
- Waiver #2 from Section 5.5.1.A.3 to allow parking to be located in front of the building within a Traditional From District
- Waiver #3 from Section 10.2.4 to allow structure and parking to encroach into the required 15' LBA along the eastern property line.
- Waiver #4 from Section 10.2.10 to allow parking to encroach into the required 5' LBA along the western property line.

Case Summary / Background

- Current site of Ironworkers Local #70 Union Hall and Training Facility
- Proposing addition of 4560 square foot educational building
- Outdoor training area
- Reduction in parking from current 52 to 35
- Access and right-of-way improvements

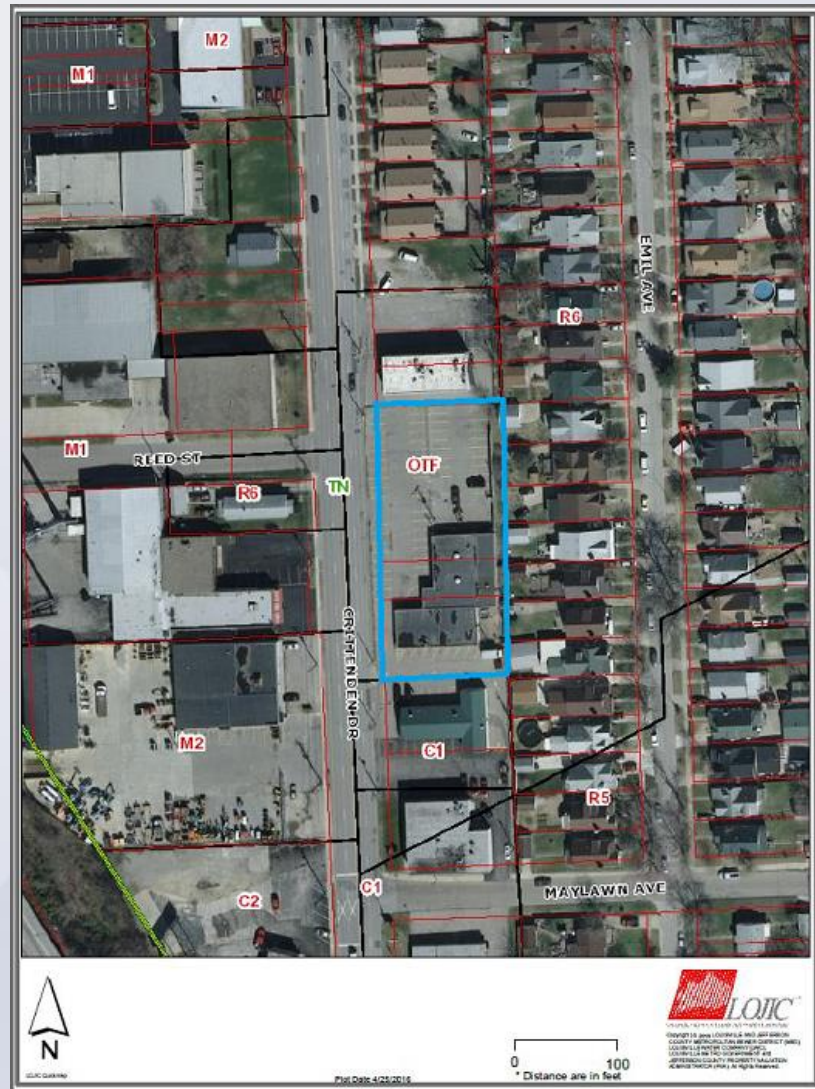
Zoning/Form Districts

- **Subject Property:**
 - Existing: OTF/TN
 - Proposed: OTF/TN
- **Adjacent Properties:**
 - North: OTF/TN
 - South: C-1/TN
 - East: R-6/TN
 - West: M-1, R-6, M-2/TN



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Union Hall/Training Facility
 - Proposed: Union Hall/Training Facility
- **Adjacent Properties:**
 - North: Office
 - South: Office
 - East: Single Family Residential
 - West: Industrial, SFR, Retail



Site Photos-Subject Property



Site Photos-Subject Property



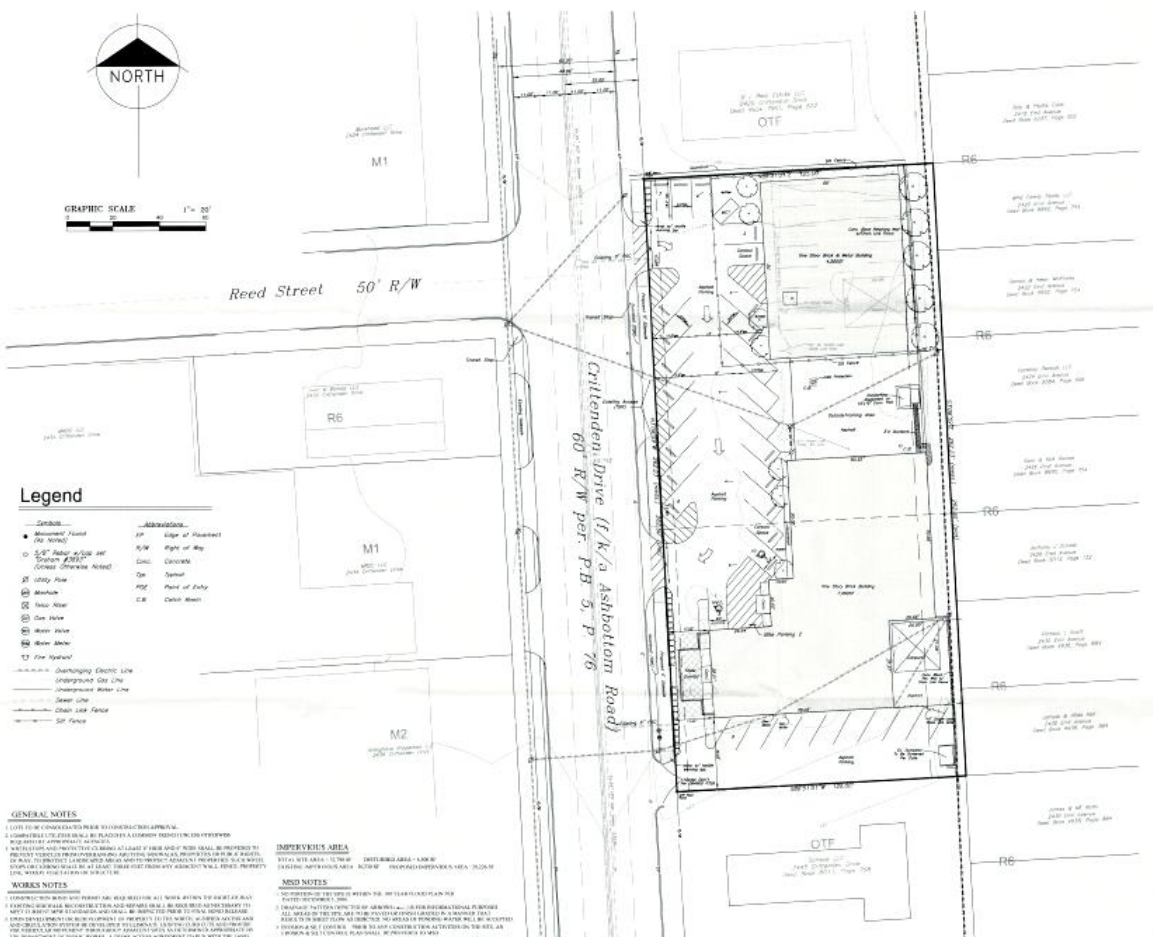
Site Photos-Subject Property



Site Photos-Subject Property



Applicant's Development Plan



- Legend**
- | Symbol | Description |
|--------|-----------------------|
| ● | Manhole/Point of View |
| ○ | 5' Right of Way |
| ○ | 10' Right of Way |
| ○ | 15' Right of Way |
| ○ | 20' Right of Way |
| ○ | 25' Right of Way |
| ○ | 30' Right of Way |
| ○ | 35' Right of Way |
| ○ | 40' Right of Way |
| ○ | 45' Right of Way |
| ○ | 50' Right of Way |
| ○ | 55' Right of Way |
| ○ | 60' Right of Way |
| ○ | 65' Right of Way |
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| ○ | 85' Right of Way |
| ○ | 90' Right of Way |
| ○ | 95' Right of Way |
| ○ | 100' Right of Way |
| ○ | 105' Right of Way |
| ○ | 110' Right of Way |
| ○ | 115' Right of Way |
| ○ | 120' Right of Way |
| ○ | 125' Right of Way |
| ○ | 130' Right of Way |
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| ○ | 145' Right of Way |
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| ○ | 400' Right of Way |
| ○ | 405' Right of Way |
| ○ | 410' Right of Way |
| ○ | 415' Right of Way |
| ○ | 420' Right of Way |
| ○ | 425' Right of Way |
| ○ | 430' Right of Way |
| ○ | 435' Right of Way |
| ○ | 440' Right of Way |
| ○ | 445' Right of Way |
| ○ | 450' Right of Way |
| ○ | 455' Right of Way |
| ○ | 460' Right of Way |
| ○ | 465' Right of Way |
| ○ | 470' Right of Way |
| ○ | 475' Right of Way |
| ○ | 480' Right of Way |
| ○ | 485' Right of Way |
| ○ | 490' Right of Way |
| ○ | 495' Right of Way |
| ○ | 500' Right of Way |

- GENERAL NOTES**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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- KEY NOTES**
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SITE DATA:

TOTAL SITE AREA : 32,798 SF 0.75 ACRES
 EXISTING LAND USE: UNION HALL & VOCATIONAL TRAINING
 PROPOSED LAND USE: UNION HALL & VOCATIONAL TRAINING
 EXISTING ZONING DISTRICT: OTF
 FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
 EXISTING BUILDING AREA : 7,416 SF
 EXISTING FLOOR AREA RATIO: 0.23
 PROPOSED BUILDING AREA : 4,560 SF (45' Max. Ht.)
 PROPOSED FLOOR AREA RATIO: 0.41
 EXISTING PARKING SPACES: 52
 PROPOSED PARKING SPACES: 35 (INCLUDES 2 ADA SPACES)
 REQUIRED PARKING SPACES: 29' MIN. - 121 MAX.
 UNION HALL MINIMUM REQUIRED PARKING: 7,416 SF/380 = 21 SPACES
 EXISTING TREE CANOPY COVERAGE: 10%
 REQUIRED NEW TREE CANOPY COVERAGE: 10%
 TRAINING FACILITY MINIMUM REQUIRED PARKING: 46 STUDENT/14 = 3 SPACES
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 TRAINING STAFF MINIMUM REQUIRED PARKING: 1 STAFF/13 = 1 SPACE
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 (INCLUDES 10% REDUCTION FOR PROXIMITY TO TRANSIT STOP)
 REQUIRED/PROVIDED BICYCLE PARKING SPACES: 2
VIA/IA CALCULATIONS
 PROPOSED VIA: 1,575 SF REQUIRED VIA @ 2%: 681 SF PROPOSED IA: 107 SF
TREE CANOPY CALCULATIONS
 TOTAL SITE AREA: 32,798 SF COMMERCIAL AREA CLASS "W"
 EXISTING TREE CANOPY COVERAGE: 10% REQUIRED NEW TREE CANOPY COVERAGE: 10%
 REQUIRED NEW TREE CANOPY COVERAGE = 3,279 SF * 5.33 FT REDUCTION = 2,405 SF
 PROPOSED NEW TREE CANOPY COVERAGE = 3,000 SF
 (5 TYPE "A" 1.5" CALIPER TREES 720 SF EACH)

PDS CASE# 16DEVPLAN1030
 BLOCK 083A LOTS 0265, 0261, & 0266
 D.B. 4906, P. 729 & D.B. 4805, P. 385
 PARCEL ID # 083A02650000, 083A02610021, 083A02660000
DEVELOPMENT PLAN FOR
Education & Training Facility
 2441 & 2439 CRITTENDEN DRIVE, LOUISVILLE, KY 40217-1813

OWNER/DEVELOPER
IRONWORKERS LOCAL #70
 2441 CRITTENDEN DRIVE, LOUISVILLE, KY 40217

MILLER • WIHRY
 Landscape Architects • Engineers • Surveyors • Planners
 1307 SOUTH FOURTH ST., LOUISVILLE, KY 40203, TEL: (502)438-3801 FAX: (502)438-8348

REVISIONS	SCALE
	1"=20'
	DR. DUD
	CK. JH/EW
	DATE
	6/7/2016

RECEIVED
 FILE 3992
 NO.
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Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Staff Analysis and Conclusions

- Standard of review has been met for the requested variance and waivers
- All other Land Development Code requirements beyond the variance and waivers have been followed with the Category 2B development plan

Required Actions

- Variance: Approve or Deny
 - Variance from Chapter 5.2.2 to allow the proposed building to be located beyond the maximum front setback.
- Waivers: Approve or Deny
 - Waiver #1 from Section 5.9.2.A.1.b.ii to not provide a vehicular connection to abutting non-residential use on the north side of the property.
 - Waiver #2 from Section 5.5.1.A.3 to allow parking to be located in front of the building within a Traditional From District
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