

ORDINANCE NO. 146, SERIES 2014

AN ORDINANCE CHANGING THE ZONING FROM OTF OFFICE/TOURIST FACILITY TO C-M COMMERCIAL MANUFACTURING ON PROPERTY LOCATED AT 3913 ACCOMACK DRIVE CONTAINING 3.0 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 14ZONE1023).

SPONSORED BY: COUNCILWOMAN MADONNA FLOOD

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 14ZONE1023; and,

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 14ZONE1023 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records;

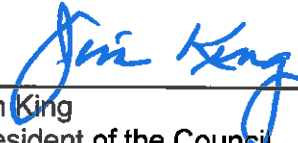
NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

Section I: That the zoning of the property located at 3913 Accomack Drive containing 3.0 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 14ZONE1023, is hereby changed from OTF Office/Tourist Facility to C-M Commercial Manufacturing; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 14ZONE1023.

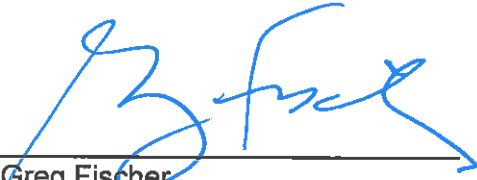
Section II: This Ordinance shall take effect upon passage and approval.



H. Stephen Ott
Metro Council Clerk



Jim King
President of the Council



Greg Fischer
Mayor

Approved:
Date

9/15/14

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By:



PRELIMINARY APPROVAL

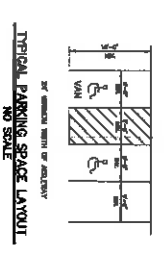
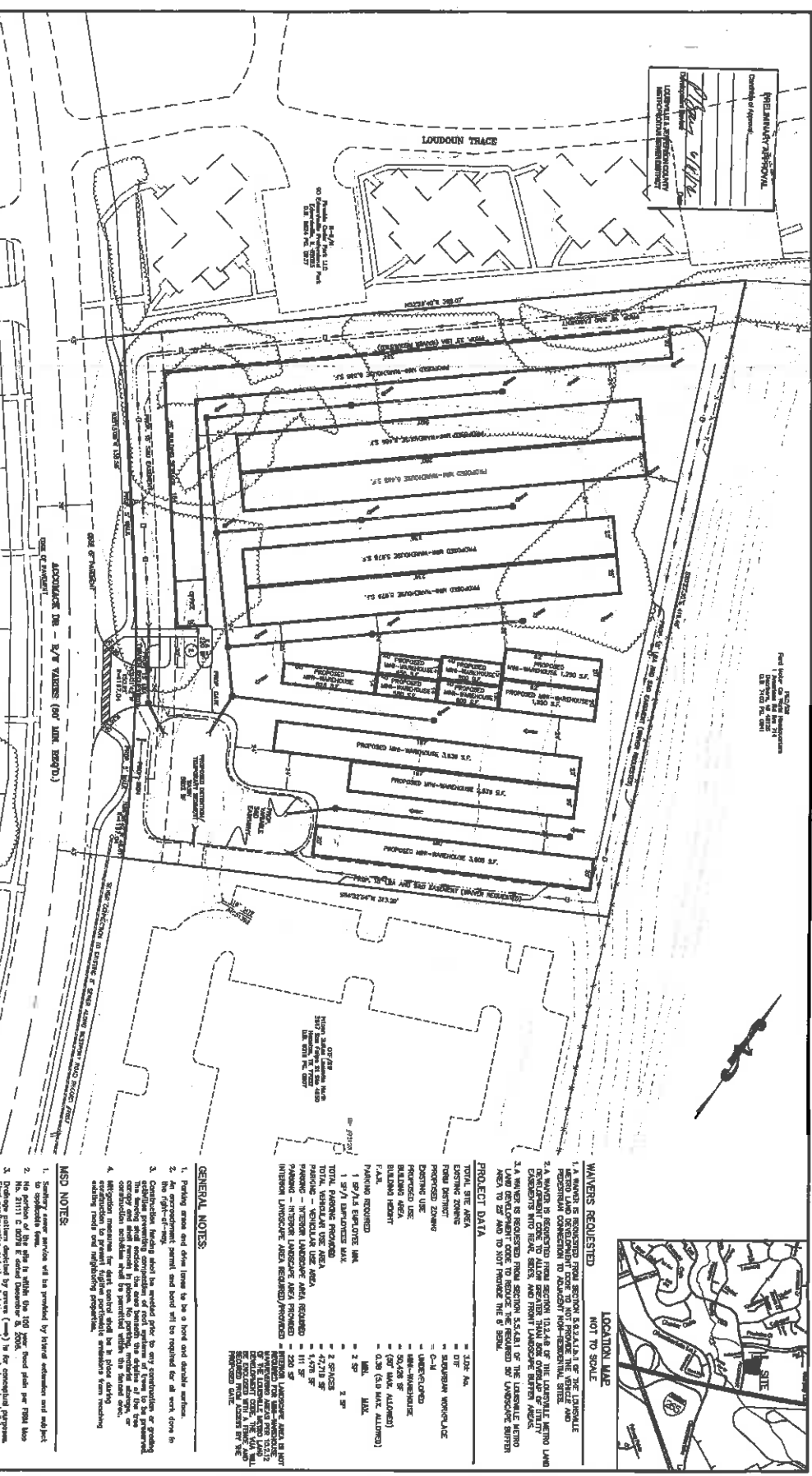
City of Edwardsville, Illinois
 Planning Commission
 11/14/17

PRELIMINARY APPROVAL

City of Edwardsville, Illinois
 Planning Commission
 6/27/17

COMMITTEE APPROVAL

Edwardsville Planning Commission
 6/27/17



DEPRESSION BASIN CALCULATIONS

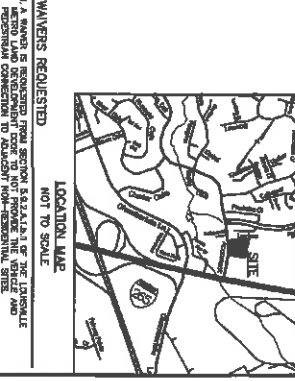
Basin Area = 12,000 sq. ft.
 Runoff = 1.5 in. depth
 Volume = 12,000 sq. ft. x 1.5 in. x 1.488 = 26,832 cu. ft.

TREE CANOPY CALCULATIONS

Area = 12,000 sq. ft.
 Canopy = 20%
 Volume = 12,000 sq. ft. x 20% x 1.488 = 3,571 cu. ft.

TRIPLES CALCULATIONS

Area = 12,000 sq. ft.
 Canopy = 20%
 Volume = 12,000 sq. ft. x 20% x 1.488 = 3,571 cu. ft.



WAIVERS REQUESTED

1. A waiver is requested from section 5.5.4.1 of the Louisa County Ordinance No. 01-2017, which requires a minimum 10% tree canopy preservation for new residential developments. The applicant requests a waiver from this requirement for the proposed residential development, as the site is currently a commercial/industrial area and the proposed development is a residential development. The applicant requests a waiver from this requirement for the proposed residential development, as the site is currently a commercial/industrial area and the proposed development is a residential development.

- GENERAL NOTES**
1. Parking areas and driveways to be a hard and durable surface.
 2. An improvement permit and bond will be required for all work done in the streets.
 3. Construction methods shall be detailed prior to any construction or grading of the site. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 5. All materials used shall be of the highest quality and shall be approved by the appropriate authorities.
 6. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 7. A Delineation System (DS) shall be installed for the proposed driveway. The DS shall be installed in accordance with the appropriate standards.
 8. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 9. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 10. All other items shall be detailed to the appropriate authorities.

PRELIMINARY APPROVAL

City of Edwardsville, Illinois
 Planning Commission
 11/14/17

JOB NO. 14034

SHEET 1 OF 1

DETAILED DISTRICT DEVELOPMENT PLAN

3913 ACCOMACK DRIVE

OWNER: FIRESIDE INVESTMENT POOL LLC
 90 EDWARDSVILLE PROFESSIONAL PARK
 EDWARDSVILLE, IL 62025

PROJECT DATA

DATE: 11/14/17

SCALE: AS SHOWN

ENGINEER'S SEAL

SURVEYOR'S SEAL

REVISIONS		
NO.	DATE	DESCRIPTION

RECEIVED
JAN 08 2014
DESIGN SERVICES

20140108

TRUCK STORAGE DEVELOPMENT

ACCOMACK DRIVE ELEVATION (EAST)



NORTH ELEVATION

