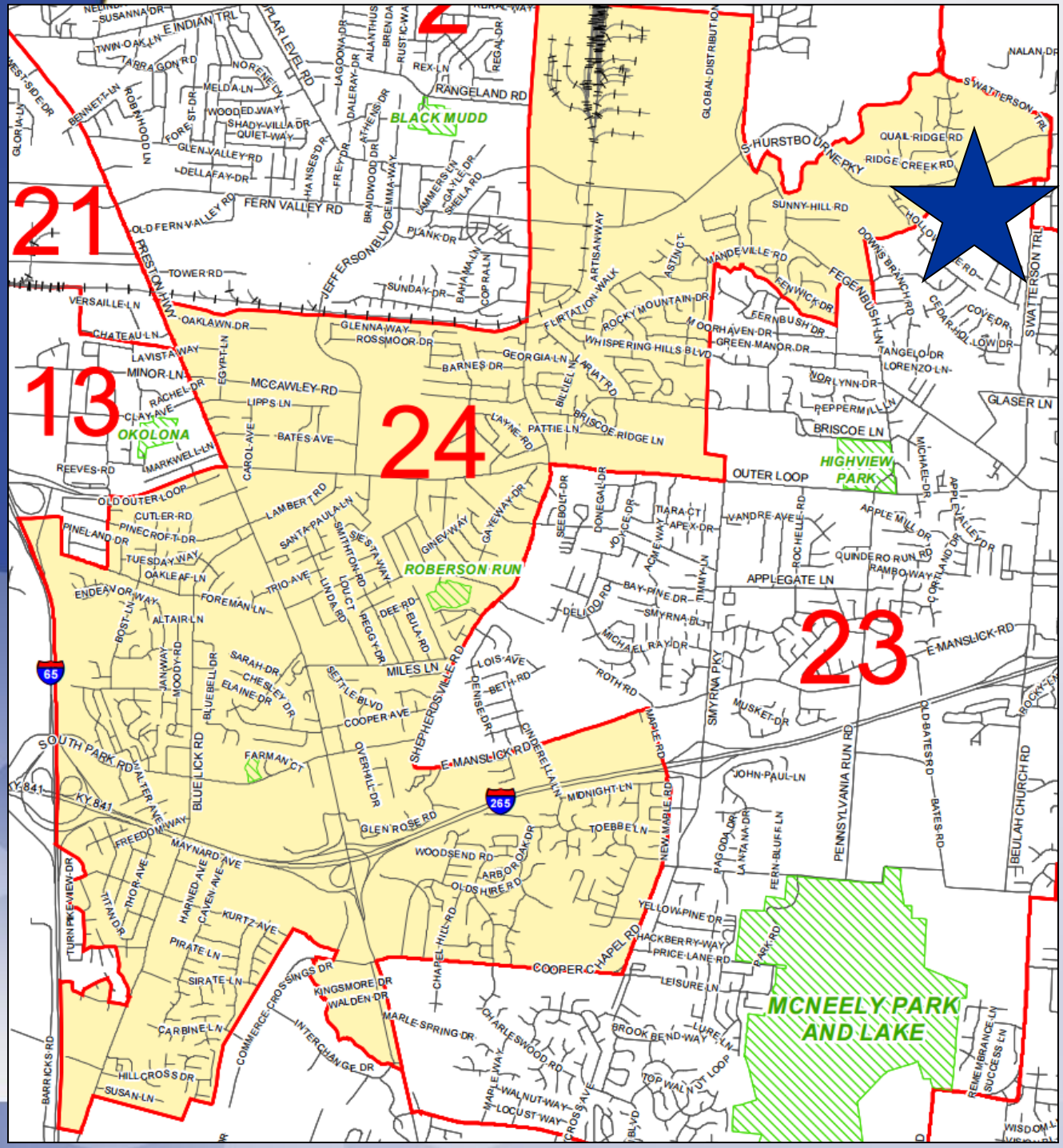
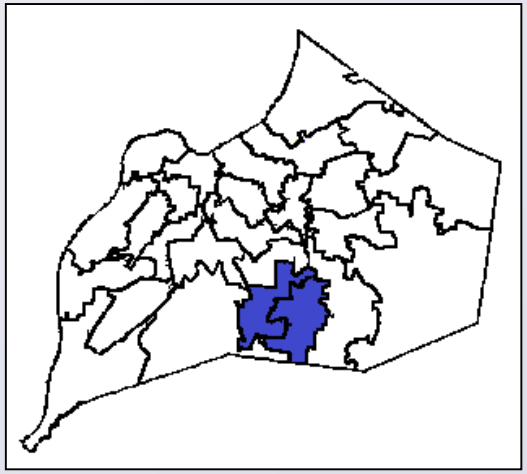
18ZONE1071
6875 S. HURSTBOURNE PKWY

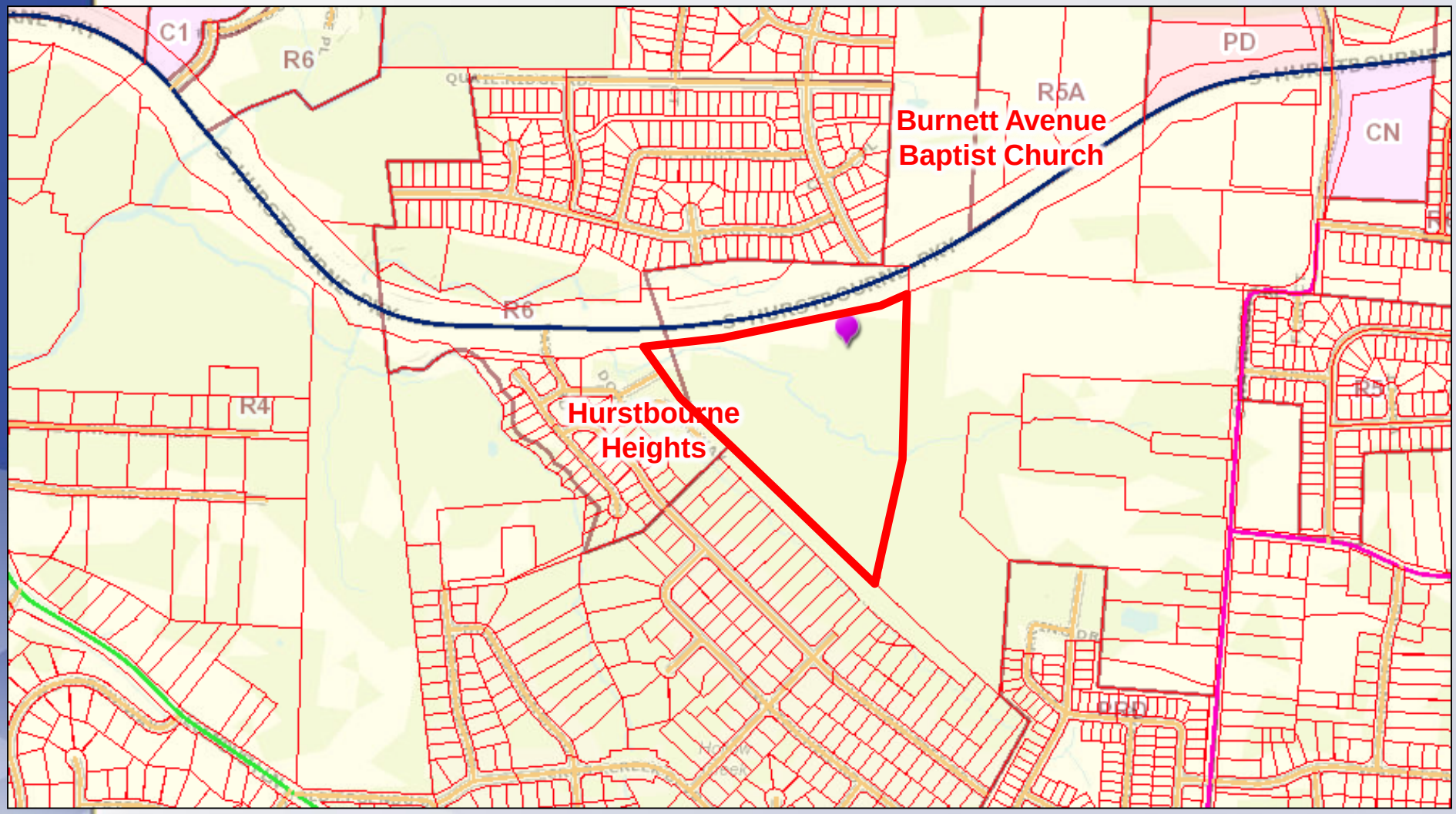
Planning & Zoning Committee
September 17, 2019





6875 S. Hurstbourne Parkway
District 23 - James Peden
District 24 - Madonna Flood

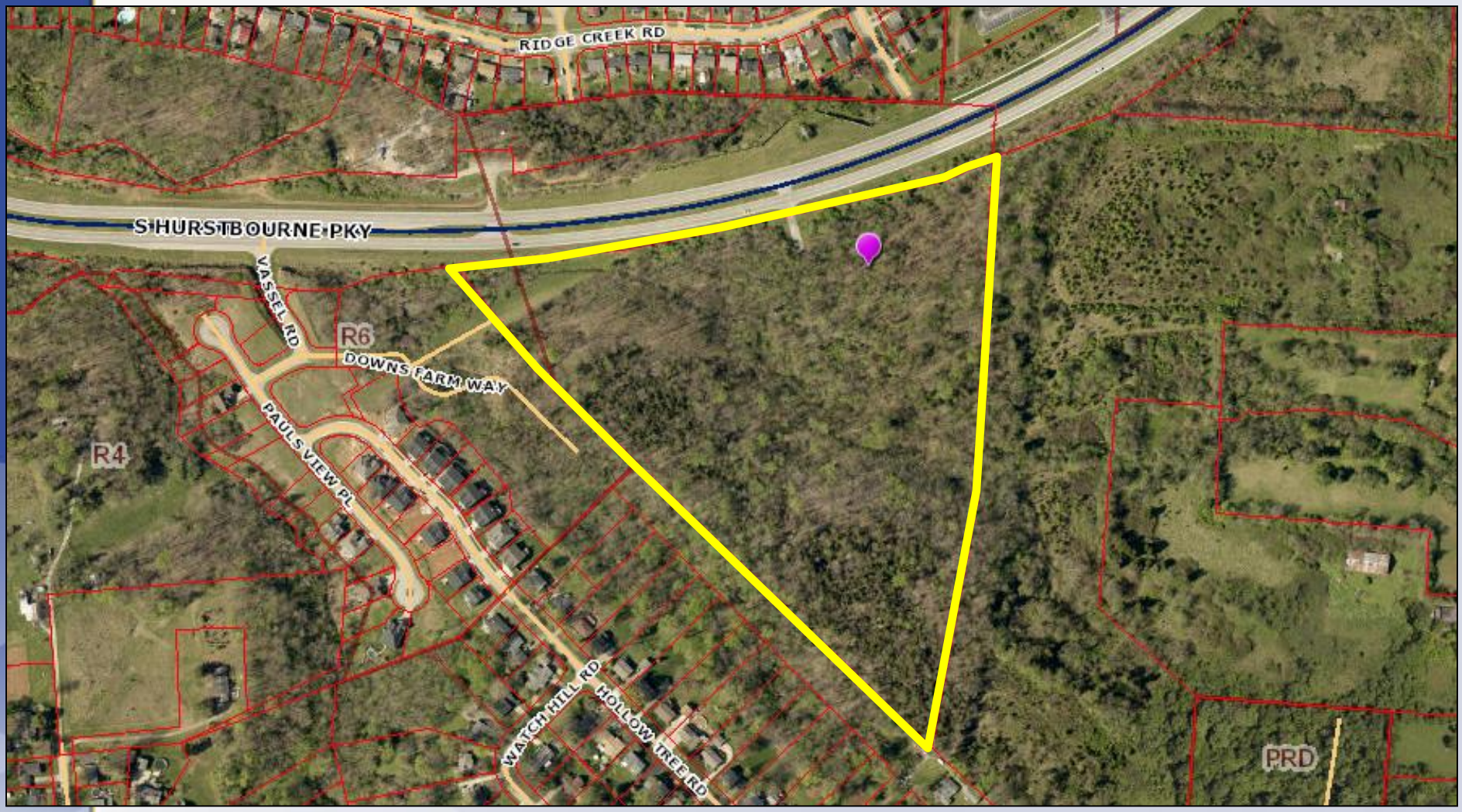
18ZONE1071



Existing: R-4 & R-6/N
Proposed: R-6 & C-N/N

Louisville METRO

18ZONE1071



Existing: Vacant
Proposed: Multi-Family/Commercial

18ZONE1071

Requests

- Change-in-Zoning from R-4 Single-Family Residential to R-6 Multi-Family Residential and C-N Commercial-Neighborhood
- Detailed District Development Plan

Case Summary

- The proposed C-N district will front S. Hurstbourne Parkway and share access with the multi-family district.
- The C-N district is a low intensity, neighborhood serving district "intended as a specialized district for the location of convenience services near the neighborhoods they are intended to serve."
- The R-6 district allows for a maximum of 17.42 dwelling units per acre or 360 dwellings across the development site

Louisville METRO

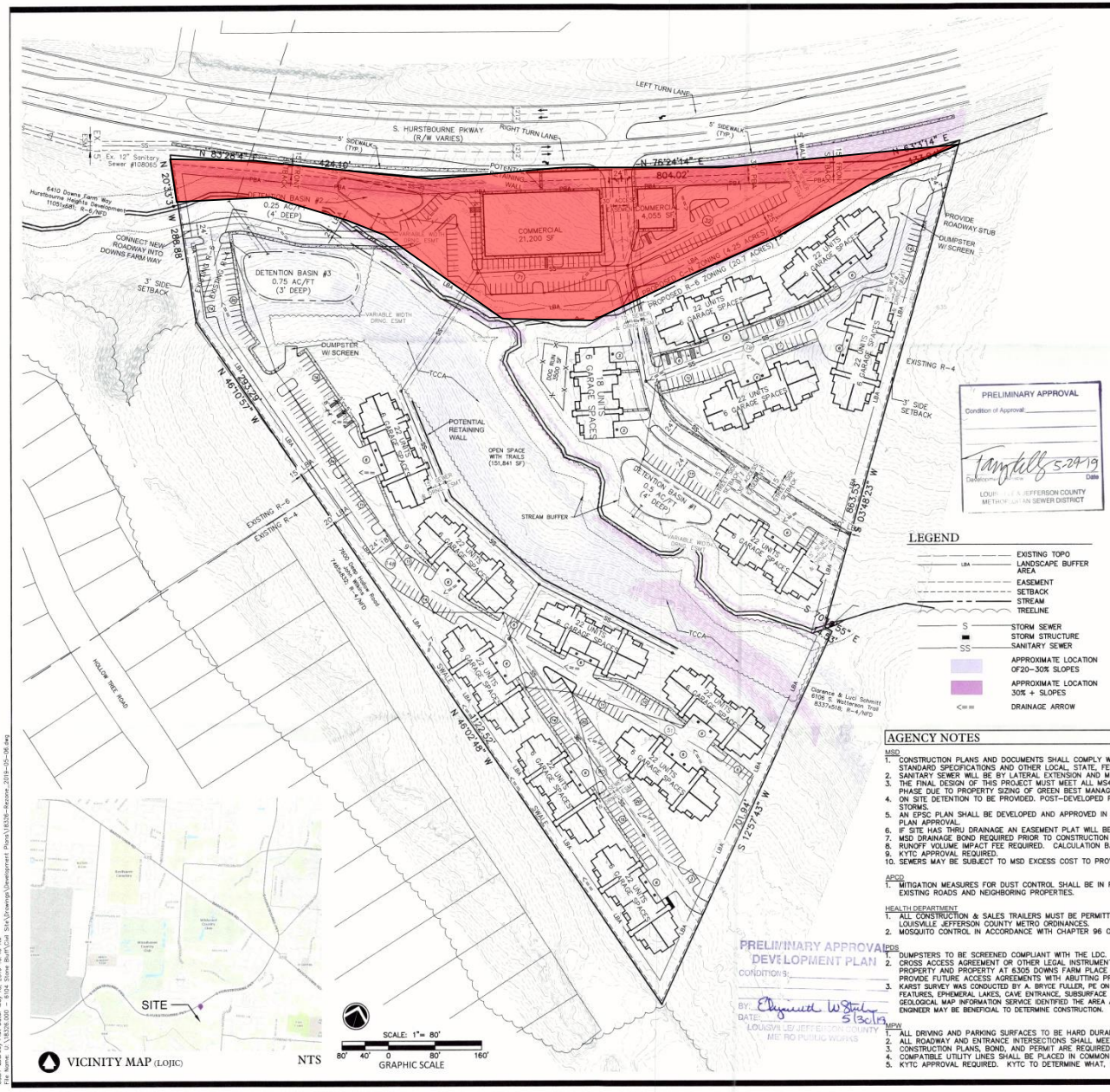
Site Photos

Louisville METRO

Site Photos

Louisville METRO

18ZONE1071



PRELIMINARY APPROVAL
Condition of Approval: _____
Tam Gillig 5-29-19
Development Review Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: _____
BY: Elizabeth W. Stuber
DATE: 5/30/19
LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND

- EXISTING TOPO
- LBA — LANDSCAPE BUFFER AREA
- EASEMENT
- SETBACK
- STREAM
- TREELINE
- S — STORM SEWER
- STORM STRUCTURE
- SS — SANITARY SEWER
- APPROXIMATE LOCATION OF 20–30% SLOPES
- APPROXIMATE LOCATION 30% + SLOPES
- <== DRAINAGE ARROW

SITE DATA

LAND USE

SITE ADDRESS:	6875 S. HURSTBOURNE PARKWAY 40291
TAX BLOCK & LOT:	T.B. 636, 45; T.L. 145
EXISTING ZONING DISTRICT:	R-4, R-6
PROPOSED ZONING DISTRICT:	R-6, C-N
EXISTING FORM DISTRICT:	NEIGHBORHOOD
PROPOSED FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL
EXISTING PARCEL AREA:	24.95 ACRES
PROPOSED R-6 AREA:	20.7 ACRES
PROPOSED C-N AREA:	4.25 ACRES
DEED BOOK & PAGE:	10442x848

BUILDING DATA

R-6

PERMITTED NUMBER OF RESIDENTIAL UNITS:	360 UNITS (17.42/ACRE)
PROPOSED NUMBER OF RESIDENTIAL UNITS:	304 UNITS (14.69/ACRE)
BUILDING HEIGHT:	35'
BUILDING FOOTPRINT:	176,490
GROSS FLOOR AREA:	509,747
FLOOR TO AREA RATIO:	0.57
OPEN SPACE REQUIRED:	15% (39,204 SF)
RECREATIONAL OPEN SPACE REQUIRED:	7.5% (19,602 SF) OF THE 15% REQ.

C-N

PERMITTED NUMBER OF RESIDENTIAL UNITS:	74 UNITS (17.42/ACRE)
PROPOSED RESIDENTIAL UNITS	0 UNITS (0/ACRE)
BUILDING HEIGHT:	45' MAX.
BUILDING FOOTPRINT:	25,255 SF
GROSS FLOOR AREA:	25,255 SF
FLOOR TO AREA RATIO:	0.15

PARKING CALCULATIONS

R-6

MINIMUM REQUIRED (1.5 SPACES/UNIT):	456 SPACES
MAXIMUM PERMITTED (3 SPACES/UNIT):	912 SPACES
RESIDENTIAL PARKING PROVIDED:	459 SPACES
BIKE PARKING REQUIRED:	NONE REQUIRED
ACCESSIBLE PARKING REQUIRED/PROVIDED:	9 ACCESS. OF WHICH 2 ARE VAN

C-N

MINIMUM REQUIRED (1/250 S.F.):	101 SPACES.
MAXIMUM PERMITTED (1/150 S.F.):	168 SPACES
COMMERCIAL PARKING PROVIDED:	110 SPACES
BIKE PARKING REQUIRED:	2 LONG TERM; 1/25,000 S.F. SHORT TERM
ACCESSIBLE PARKING REQUIRED/PROVIDED:	6 ACCESS. OF WHICH 2 ARE VAN

TREE CANOPY CALCULATIONS

SITE AREA:	1,086,849 S.F.
TREE CANOPY CATEGORY:	CLASS C
EXISTING TREE COVERAGE:	76-100%
PRESERVED TREE CANOPY:	14% (151,8441 S.F.)
NEW TREE CANOPY REQUIRED:	6% (65,211 S.F.)
TOTAL TREE CANOPY REQUIRED	20% (217,051 S.F.)

ILA/VUA CALCULATIONS

R-6

VEHICULAR USE AREA:	173,815
INTERIOR LANDSCAPE AREA (7.5%):	13,036 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	54 TREES

C-N

VEHICULAR USE AREA:	50,676
INTERIOR LANDSCAPE AREA (7.5%):	3,801 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	16 TREES

FREESTANDING SIGNAGE

PERMITTED HEIGHT:	10' (1 TENANT)/ 12' (2–3 TENANTS)/ 14' (4+TENANTS)
PERMITTED AREA:	80 S.F./100 S.F./120 S.F.

EPSC DATA

EXISTING IMPERVIOUS AREA:	2,586 S.F.
PROPOSED IMPERVIOUS AREA:	422,665 S.F.
SENSITIVE FEATURES:	INTERMITTENT STREAM, POTENTIAL STEEP SLOPES
SOIL TYPE:	CaD2, CrC, CrB, CcF2, CaC2, UhC
HYDROLOGIC SOIL GROUP:	MOSTLY D

DETENTION CALCULATION

BASIN 1
ΔC = 0.28
0.28 x 2.8 x 7.4 / 12 = 0.48 ACRE/FEET

BASIN 2
ΔC = 0.43
0.43 x 2.8 x 2.28 / 12 = 0.23 ACRE/FEET

BASIN 3
ΔC = 0.66
0.66 x 2.8 x 8.82 / 12 = 0.74 ACRE/FEET

AGENCY NOTES

MSD

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
2. SANITARY SEWER WILL BE BY LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
3. 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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
4. ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10 AND 100-YEAR STORMS.
5. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5.
9. KYTC APPROVAL REQUIRED.
10. SEWERS MAY BE SUBJECT TO MSD EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.

RECEIVED
MAY 13 2019
PLANNING & DESIGN SERVICES

APCD

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT

1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

LDS

1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. CROSS ACCESS AGREEMENT OR OTHER LEGAL INSTRUMENT ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE REQUIRED BETWEEN SUBJECT PROPERTY AND PROPERTY AT 6305 DOWNS FARM PLACE PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY FUTURE DEVELOPMENT. STUB ROADWAYS WILL PROVIDE FUTURE ACCESS AGREEMENTS WITH ABUTTING PROPERTIES UPON THEIR REQUEST.
3. KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 03/11/2019 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SINKHOLE COLLAPSE FEATURES, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, CLOSED DEPRESSION, OR SINKING STREAM SINK POINT. THE KENTUCKY GEOLOGICAL MAP INFORMATION SERVICE IDENTIFIED THE AREA AS MEDIUM RISK FOR KARST GEOLOGY. A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER MAY BE BENEFICIAL TO DETERMINE CONSTRUCTION.

MPW

1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
4. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. KYTC APPROVAL REQUIRED. KYTC TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED ON S HURSTBOURNE PARKWAY.

WM #11866
PROJECT # 18ZONE1071

Engineering Planning
1045 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502.589.5100 Fax: 502.589.5200 www.qkd.com
Kentucky · Indiana · Georgia · Tennessee

Seals

6875 S. Hurstbourne Parkway
Rezoning Plan
6875 S Hurstbourne Parkway
Louisville, Kentucky 40291

Owner:
Cayman Investments LLC
6875 S. Hurstbourne Road
Louisville, Kentucky 40291

REV #	DATE	DESCRIPTION
1	10/08/2019	Agency Revisions
2	10/09/2019	Agency Revisions
3	10/10/2019	Agency Revisions
4	10/10/2019	Agency Revisions
5	01/31/2020	Commission Modification

Rezoning Plan

Job No:	18326.000
Date:	December 28, 2018
Scale:	1" = 80'
Drawn By:	AWB
Checked By:	AWB

Drawing Title:
6875 S. Hurstbourne Parkway
Rezoning Plan

Drawing No:
1 of 1

User: abarkley Plot Date: May 13, 2019 10:46 AM
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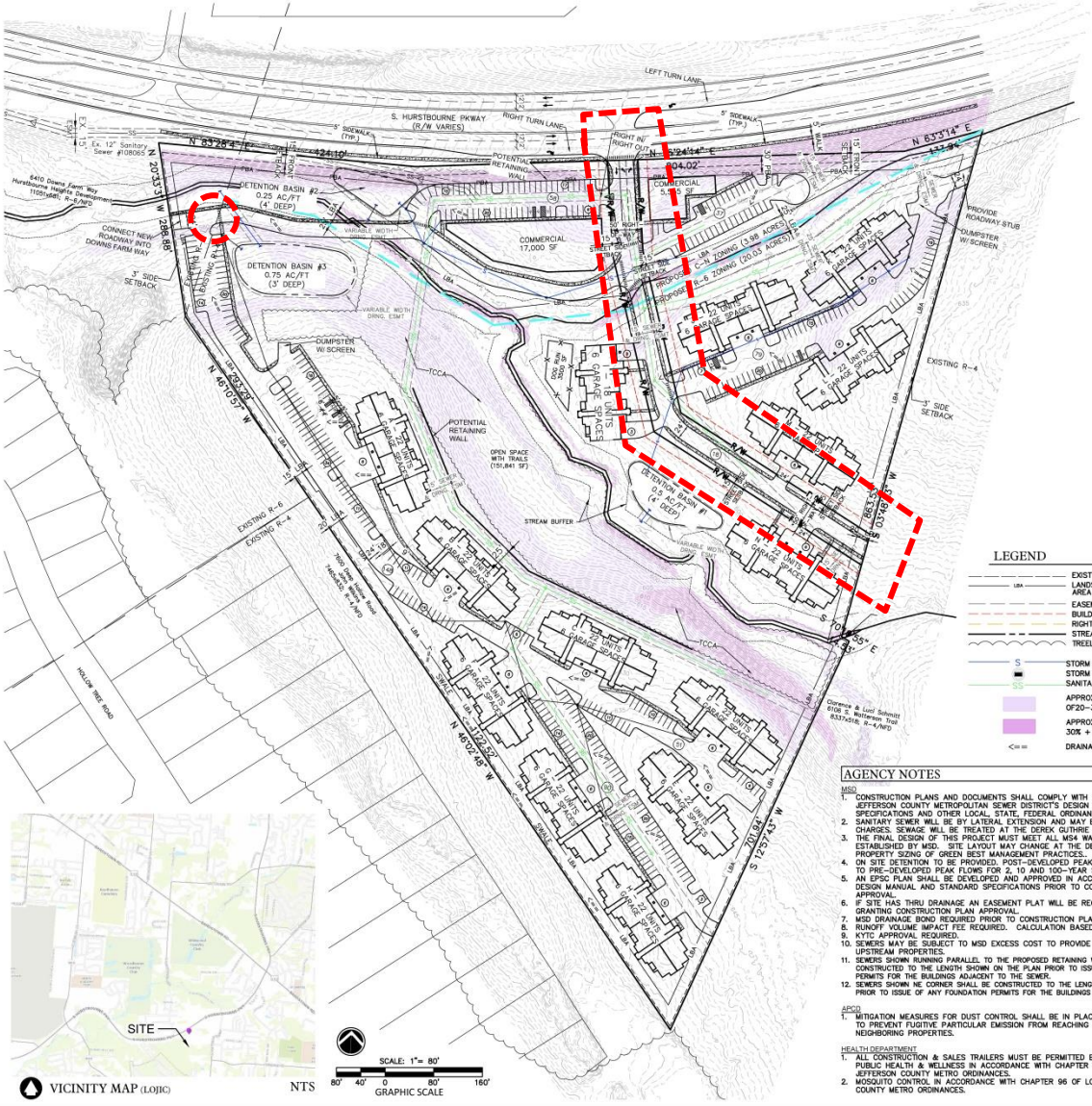
18ZONE1071



LEGEND

- EXISTING TOPO
- LANDSCAPE BUFFER AREA
- EASEMENT
- BUILDING SETBACK
- RIGHT-OF-WAY
- STREAM
- TREELINE
- STORM SEWER
- STORM STRUCTURE
- SANITARY SEWER
- APPROXIMATE LOCATION OF 20-30% SLOPES
- APPROXIMATE LOCATION 30% + SLOPES
- DRAINAGE ARROW

SITE DATA

LAND USE

SITE ADDRESS:	6875 S. HURSTBOURNE PARKWAY 40291
TAX BLOCK & LOT:	T.B. 636, 45; T.L. 145
EXISTING ZONING DISTRICT:	R-4, R-6
PROPOSED ZONING DISTRICT:	R-6, C-N
EXISTING FORM DISTRICT:	NEIGHBORHOOD
PROPOSED FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL
EXISTING PARCEL AREA:	24.95 ACRES
PROPOSED PARCEL AREA:	23.01 ACRES
PROPOSED R-6 AREA:	20.03 ACRES
PROPOSED C-N AREA:	3.98 ACRES
DEED BOOK & PAGE:	10442x848

BUILDING DATA

R-6

PERMITTED NUMBER OF RESIDENTIAL UNITS:	349 UNITS (17.42/ACRE)
PROPOSED NUMBER OF RESIDENTIAL UNITS:	304 UNITS (15.18/ACRE)
BUILDING HEIGHT:	35'
BUILDING FOOTPRINT:	176,490
GROSS FLOOR AREA:	509,747
FLOOR TO AREA RATIO:	0.58
OPEN SPACE REQUIRED:	15% (130,876 SF)
RECREATIONAL OPEN SPACE REQUIRED:	7.5% (65,438 SF) OF THE 15% REQ.

C-N

PERMITTED NUMBER OF RESIDENTIAL UNITS:	69 UNITS (17.42/ACRE)
PROPOSED RESIDENTIAL UNITS	0 UNITS (0/ACRE)
BUILDING HEIGHT:	45' MAX.
BUILDING FOOTPRINT:	22,455 SF
GROSS FLOOR AREA:	22,455 SF
FLOOR TO AREA RATIO:	0.13

PARKING CALCULATIONS

R-6

MINIMUM REQUIRED (1.5 SPACES/UNIT):	456 SPACES
MAXIMUM PERMITTED (3 SPACES/UNIT):	912 SPACES
RESIDENTIAL PARKING PROVIDED:	470 SPACES
BIKE PARKING REQUIRED:	NONE REQUIRED
ACCESSIBLE PARKING REQUIRED/PROVIDED:	9 ACCESS. OF WHICH 2 ARE VAN

C-N

MINIMUM REQUIRED (1/250 S.F.):	90 SPACES.
MAXIMUM PERMITTED (1/150 S.F.):	150 SPACES
COMMERCIAL PARKING PROVIDED:	95 SPACES
BIKE PARKING REQUIRED:	2 LONG TERM; 1/25,000 S.F. SHORT TERM
ACCESSIBLE PARKING REQUIRED:	4 ACCESS. OF WHICH 1 IS VAN
ACCESSIBLE PARKING PROVIDED:	4 ACCESS. OF WHICH 2 ARE VAN

TREE CANOPY CALCULATIONS

SITE AREA:	1,045,564 S.F.
TREE CANOPY CATEGORY:	CLASS C
EXISTING TREE COVERAGE:	76-100%
PRESERVED TREE CANOPY:	13.4% (139,824 S.F.)
NEW TREE CANOPY REQUIRED:	6% (62,734 S.F.)
TOTAL TREE CANOPY REQUIRED	20% (209,113 S.F.)

ILA/VUA CALCULATIONS

R-6

VEHICULAR USE AREA:	175,874
INTERIOR LANDSCAPE AREA (7.5%):	13,191 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	55 TREES

C-N

VEHICULAR USE AREA:	51,624
INTERIOR LANDSCAPE AREA (7.5%):	3,872 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	16 TREES

FREESTANDING SIGNAGE

PERMITTED HEIGHT:	10' (1 TENANT)/ 12' (2-3 TENANTS)/ 14' (4+TENANTS)
PERMITTED AREA:	80 S.F./100 S.F./120 S.F.

EPSC DATA

EXISTING IMPERVIOUS AREA:	2,586 S.F.
PROPOSED IMPERVIOUS AREA:	448,403 S.F.
SENSITIVE FEATURES:	INTERMITTENT STREAM, POTENTIAL STEEP SLOPES
SOIL TYPE:	CaD2, CrC, CrB, CcF2, CaC2, UhC
HYDROLOGIC SOIL GROUP:	MOSTLY D

DETENTION CALCULATION

BASIN 1
$\Delta C = 0.28$
$0.28 \times 2.8 \times 7.4 / 12 = 0.48$ ACRE/FEET

BASIN 2
$\Delta C = 0.43$
$0.43 \times 2.8 \times 2.28 / 12 = 0.23$ ACRE/FEET

BASIN 3
$\Delta C = 0.66$
$0.66 \times 2.8 \times 8.82 / 12 = 0.74$ ACRE/FEET

AGENCY NOTES

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10. SEWERS MAY BE SUBJECT TO MSD EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.
11. SEWERS SHOWN RUNNING PARALLEL TO THE PROPOSED RETAINING WALL SHALL BE CONSTRUCTED TO THE LENGTH SHOWN ON THE PLAN PRIOR TO ISSUE OF ANY FOUNDATION PERMITS FOR THE BUILDINGS ADJACENT TO THE SEWER.
12. SEWERS SHOWN NE CORNER SHALL BE CONSTRUCTED TO THE LENGTH SHOWN ON THE PLAN PRIOR TO ISSUE OF ANY FOUNDATION PERMITS FOR THE BUILDINGS ADJACENT TO THE SEWER.

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WM #11866
PROJECT # 18ZONE1071

Engineering Planning
1045 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502-584-6193 Fax: 502-584-1269 www.mindel-scott.com
Kentucky · Indiana · Georgia · Tennessee

Seals

6875 S. Hurstbourne Parkway

Rezoning Plan
6875 S. Hurstbourne Parkway
Louisville, Kentucky 40291

Owner:
Cayman Investments LLC
5801 Bardstown Road
Louisville, Kentucky 40291

REV #	DATE	DESCRIPTION
1	03/08/2019	Agency Resources
2	04/08/2019	Agency Resources
3	05/29/2019	Commercial Miscellaneous, Layout Modification
4	06/13/2019	Commercial Miscellaneous
5	07/16/2019	Sewer Alignment Layout Modification
6	08/14/2019	Layout Modification

Rezoning Plan

Job No:	18326.000
Date:	December 29, 2018
Scale:	1" = 80'
Drawn By:	AWB
Checked By:	AWB

Drawing Title:
6875 S. Hurstbourne Parkway
Rezoning Plan

Drawing No:
1 of 1

User: stacritty Plot Date: August 15, 2019 11:00 AM
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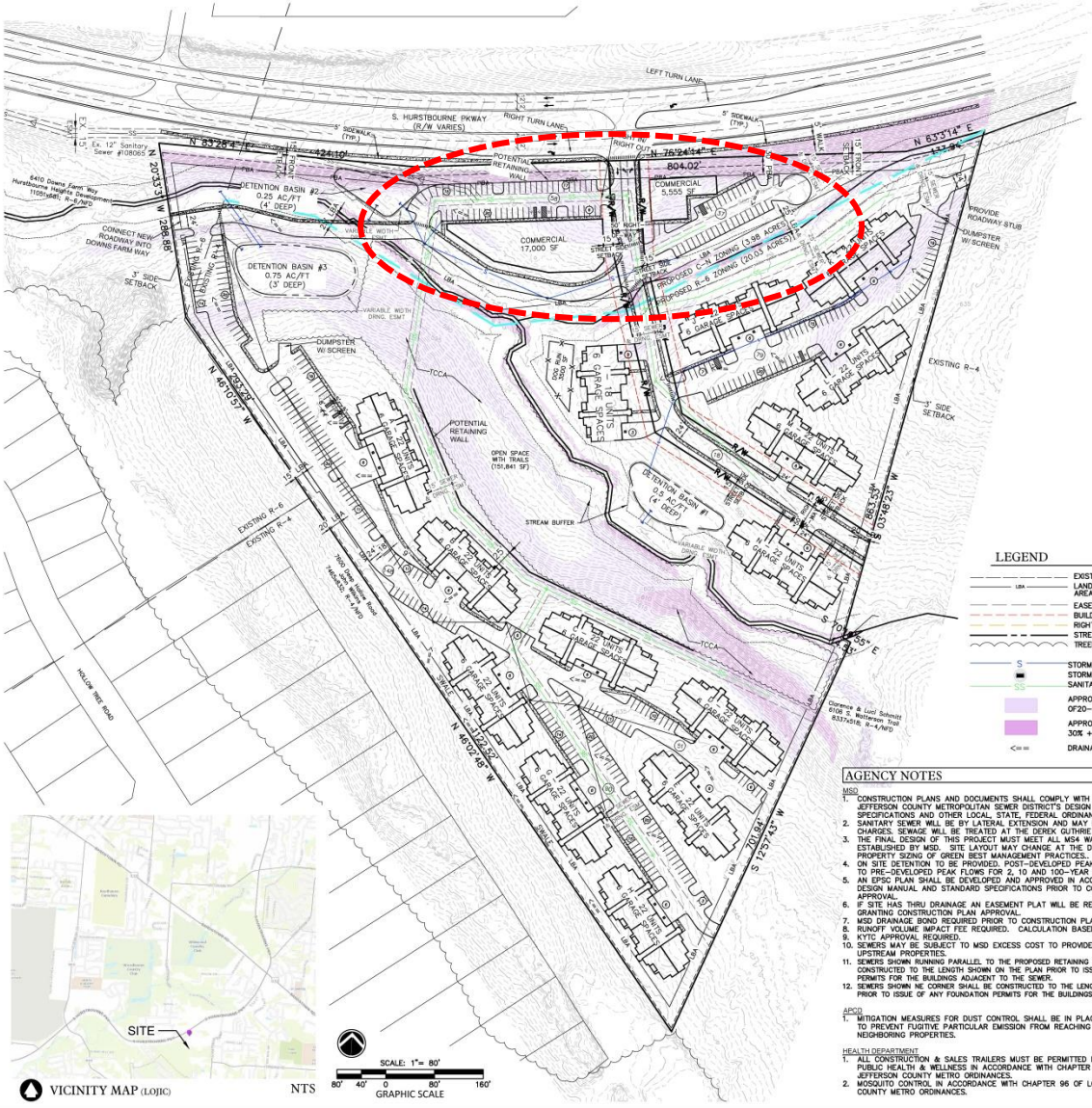
18ZONE1071



LEGEND

- EXISTING TOPO
- LANDSCAPE BUFFER AREA
- EASEMENT
- BUILDING SETBACK
- RIGHT-OF-WAY
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- SANITARY SEWER
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- APPROXIMATE LOCATION 30% + SLOPES
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SITE DATA

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PROPOSED ZONING DISTRICT:	R-6, C-N
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PROPOSED FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL
EXISTING PARCEL AREA:	24.95 ACRES
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PROPOSED R-6 AREA:	20.03 ACRES
PROPOSED C-N AREA:	3.98 ACRES
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BUILDING DATA

R-6

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PROPOSED NUMBER OF RESIDENTIAL UNITS:	304 UNITS (15.18/ACRE)
BUILDING HEIGHT:	35'
BUILDING FOOTPRINT:	176,490
GROSS FLOOR AREA:	509,747
FLOOR TO AREA RATIO:	0.58
OPEN SPACE REQUIRED:	15% (130,876 SF)
RECREATIONAL OPEN SPACE REQUIRED:	7.5% (65,438 SF) OF THE 15% REQ.

C-N

PERMITTED NUMBER OF RESIDENTIAL UNITS:	69 UNITS (17.42/ACRE)
PROPOSED RESIDENTIAL UNITS	0 UNITS (0/ACRE)
BUILDING HEIGHT:	45' MAX.
BUILDING FOOTPRINT:	22,455 SF
GROSS FLOOR AREA:	22,455 SF
FLOOR TO AREA RATIO:	0.13

PARKING CALCULATIONS

R-6

MINIMUM REQUIRED (1.5 SPACES/UNIT):	456 SPACES
MAXIMUM PERMITTED (3 SPACES/UNIT):	912 SPACES
RESIDENTIAL PARKING PROVIDED:	470 SPACES
BIKE PARKING REQUIRED:	NONE REQUIRED
ACCESSIBLE PARKING REQUIRED/PROVIDED:	9 ACCESS. OF WHICH 2 ARE VAN

C-N

MINIMUM REQUIRED (1/250 S.F.):	90 SPACES.
MAXIMUM PERMITTED (1/150 S.F.):	150 SPACES
COMMERCIAL PARKING PROVIDED:	95 SPACES
BIKE PARKING REQUIRED:	2 LONG TERM; 1/25,000 S.F. SHORT TERM
ACCESSIBLE PARKING REQUIRED:	4 ACCESS. OF WHICH 1 IS VAN
ACCESSIBLE PARKING PROVIDED:	4 ACCESS. OF WHICH 2 ARE VAN

TREE CANOPY CALCULATIONS

SITE AREA:	1,045,564 S.F.
TREE CANOPY CATEGORY:	CLASS C
EXISTING TREE COVERAGE:	76-100%
PRESERVED TREE CANOPY:	13.4% (139,824 S.F.)
NEW TREE CANOPY REQUIRED:	6% (62,734 S.F.)
TOTAL TREE CANOPY REQUIRED	20% (209,113 S.F.)

ILA/VUA CALCULATIONS

R-6

VEHICULAR USE AREA:	175,874
INTERIOR LANDSCAPE AREA (7.5%):	13,191 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	55 TREES

C-N

VEHICULAR USE AREA:	51,624
INTERIOR LANDSCAPE AREA (7.5%):	3,872 S.F.
ILA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	16 TREES

FREESTANDING SIGNAGE

PERMITTED HEIGHT:	10' (1 TENANT)/ 12' (2-3 TENANTS)/ 14' (4+TENANTS)
PERMITTED AREA:	80 S.F./100 S.F./120 S.F.

EPSC DATA

EXISTING IMPERVIOUS AREA:	2,586 S.F.
PROPOSED IMPERVIOUS AREA:	448,403 S.F.
SENSITIVE FEATURES:	INTERMITTENT STREAM, POTENTIAL STEEP SLOPES
SOIL TYPE:	CaD2, CrC, CrB, CcF2, CaC2, UhC
HYDROLOGIC SOIL GROUP:	MOSTLY D

DETENTION CALCULATION

BASIN 1
$\Delta C = 0.28$
0.28 x 2.8 x 7.4 / 12 = 0.48 ACRE/FEET

BASIN 2
$\Delta C = 0.43$
0.43 x 2.8 x 2.28 / 12 = 0.23 ACRE/FEET

BASIN 3
$\Delta C = 0.66$
0.66 x 2.8 x 8.82 / 12 = 0.74 ACRE/FEET

AGENCY NOTES

MSD
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
2. SANITARY SEWER WILL BE BY LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
3. 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 PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
4. ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10 AND 100-YEAR STORMS.
5. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
6. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
7. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
8. RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5.
9. KYTC APPROVAL REQUIRED.
10. SEWERS MAY BE SUBJECT TO MSD EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.
11. SEWERS SHOWN RUNNING PARALLEL TO THE PROPOSED RETAINING WALL SHALL BE CONSTRUCTED TO THE LENGTH SHOWN ON THE PLAN PRIOR TO ISSUE OF ANY FOUNDATION PERMITS FOR THE BUILDINGS ADJACENT TO THE SEWER.
12. SEWERS SHOWN NE CORNER SHALL BE CONSTRUCTED TO THE LENGTH SHOWN ON THE PLAN PRIOR TO ISSUE OF ANY FOUNDATION PERMITS FOR THE BUILDINGS ADJACENT TO THE SEWER.

APCD
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT
1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PDS
1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
2. CROSS ACCESS AGREEMENT OR OTHER LEGAL INSTRUMENT ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE REQUIRED BETWEEN SUBJECT PROPERTY AND PROPERTY AT 6305 DOWNS FARM PLACE PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY FUTURE DEVELOPMENT. STUB ROADWAYS WILL PROVIDE FUTURE ACCESS AGREEMENTS WITH ABUTTING PROPERTIES UPON THEIR REQUEST.
3. KARST SURVEY WAS CONDUCTED BY A. BRYCE FULLER, PE ON 03/11/2019 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SINKHOLE COLLAPSE FEATURES, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, CLOSED DEPRESSION, OR SINKING STREAM SINK POINT. THE KENTUCKY GEOLOGICAL MAP INFORMATION SERVICE IDENTIFIED THE AREA AS MEDIUM RISK FOR KARST GEOLOGY. A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER MAY BE BENEFICIAL TO DETERMINE CONSTRUCTION.

MPW
1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
3. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
4. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. KYTC APPROVAL REQUIRED. KYTC TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED ON S HURSTBOURNE PARKWAY.

WM #11866
PROJECT # 18ZONE1071

Engineering Planning
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Kentucky · Indiana · Georgia · Tennessee

Seals

6875 S. Hurstbourne Parkway

Rezoning Plan
6875 S. Hurstbourne Parkway
Louisville, Kentucky 40291

Owner:
Cayman Investments LLC
5801 Bardstown Road
Louisville, Kentucky 40291

REV #	DATE	DESCRIPTION
1	03/08/2019	Agency Resources
2	04/05/2019	Agency Resources
3	05/06/2019	Commercial Miscellaneous, Layout Modification
4	05/13/2019	Commercial Miscellaneous
5	07/18/2019	Sewer Alignment Layout Modification
6	08/16/2019	Layout Modification

Rezoning Plan

Job No:	18326.000
Date:	December 29, 2018
Scale:	1" = 80'
Drawn By:	AWB
Checked By:	AWB

Drawing Title:
6875 S. Hurstbourne Parkway
Rezoning Plan

Drawing No:
1 of 1

User: stacritley Plot Date: August 15, 2019 11:00 AM
P:\Projects_LI\18326-000 - 6875 S Hurstbourne Pkwy\CAD\Drawings\Development Plans\18326-Rezoning_2019-08-12.dwg

18ZONE1071

Public Meetings

- Neighborhood Meeting on 11/15/2018
  - Conducted by the applicant (4 people attended).
- LD&T meeting on 6/27/2019
- Planning Commission public hearing on 8/1/2019 and 8/15/2019
  - No one spoke in opposition.
  - The Commission recommended approval of the zoning map amendment from R-4 to R-6 & C-N by a vote of 5-0-2 (two members were not present).