

20-DDP-0047
105 Rochester Dr



Louisville Metro Development Review Committee

Jay Lockett, AICP, Planner I

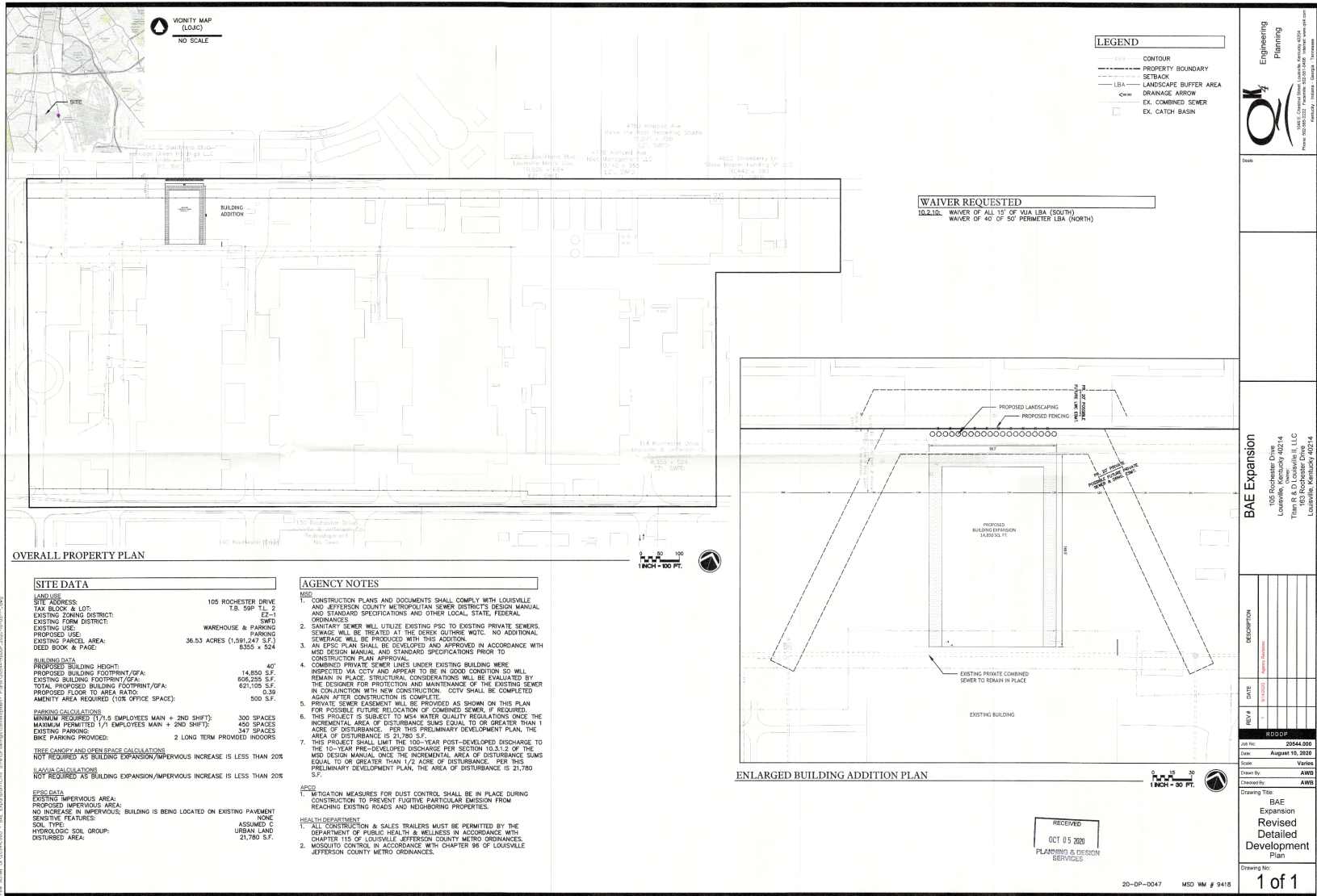
October 14, 2020

Requests

Waiver of Land Development Code sections 5.5.4.B.1, 5.7.1 and 10.2.4 to encroach into the required 50' property perimeter landscape buffer area.

Revised Detailed District Development Plan with revisions to binding elements.

Proposed Plan



SITE DATA

LAND USE: 105 ROCHESTER DRIVE
 TAX BLOCK & LOT: T.B. 56P TL 2
 EXISTING ZONING DISTRICT: Z2-1
 EXISTING FORM DISTRICT: SWFD
 EXISTING USE: WAREHOUSE & PARKING
 PROPOSED USE: PARKING
 EXISTING PARCEL AREA: 36.53 ACRES (1,587,247 S.F.)
 ZONED BLOCK & FACE: 6305 x 524

BUILDING DATA
 PROPOSED BUILDING HEIGHT: 40'
 PROPOSED BUILDING FOOTPRINT/OFA: 14,830 S.F.
 EXISTING BUILDING FOOTPRINT/OFA: 608,255 S.F.
 TOTAL PROPOSED BUILDING FOOTPRINT/OFA: 623,085 S.F.
 PROPOSED FLOOR TO AREA RATIO: 0.39
 AMENITY AREA REQUIRED (10% OFFICE SPACE): 500 S.F.

PARKING CALCULATIONS
 MINIMUM REQUIRED (7.5/8 EMPLOYEES MAIN + 2ND SHIFT): 300 SPACES
 MAXIMUM PERMITTED (1/1 EMPLOYEES MAIN + 2ND SHIFT): 450 SPACES
 EXISTING PARKING: 347 SPACES
 NET PARKING PROVIDED: 2 LONG TERM PROVIDED INDOORS

TREE CANOPY AND OPEN SPACE CALCULATIONS
 NOT REQUIRED AS BUILDING EXPANSION/IMPERVIOUS INCREASE IS LESS THAN 20%

LIABILITY CALCULATIONS
 NOT REQUIRED AS BUILDING EXPANSION/IMPERVIOUS INCREASE IS LESS THAN 20%

EPSC DATA
 EXISTING IMPERVIOUS AREA: ASSUMED C
 PROPOSED IMPERVIOUS AREA: URBAN LAND
 NO INCREASE IN IMPERVIOUS: BUILDING IS BEING LOCATED ON EXISTING PAVEMENT
 SENSITIVE FEATURES: NONE
 SOIL TYPE: NONE
 HYDROLOGIC SOIL GROUP: NONE
 DISTURBED AREA: 21,780 S.F.

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 UTILIZE EXISTING EPSC TO EXISTING PRIVATE SEWERS. SEWAGE WILL BE TREATED AT THE DEWEY GUTHRIE WWTG. NO ADDITIONAL SEWERAGE WILL BE PROVIDED WITH THIS ADDITION.
 3. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 4. COMBINED PRIVATE SEWER LINES UNDER EXISTING BUILDING WERE INSPECTED VIA CCTV AND APPEAR TO BE IN GOOD CONDITION SO WILL REMAIN IN PLACE. STRUCTURAL CONSIDERATIONS WILL BE EVALUATED BY THE DESIGNER FOR PROTECTION AND MAINTENANCE OF THE EXISTING SEWER IN CONJUNCTION WITH NEW CONSTRUCTION. CCTV SHALL BE COMPLETED AGAIN AFTER CONSTRUCTION IS COMPLETE.
 5. PRIVATE SEWER EASEMENT WILL BE PROVIDED AS SHOWN ON THIS PLAN FOR POSSIBLE FUTURE RELOCATION OF COMBINED SEWER, IF REQUIRED.
 6. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 21,780 S.F.
 7. THIS PROJECT 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 ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1/2 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 21,780 S.F.

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.

Engineering
 Planning

BAE

105 Rochester Drive
 Louisville, Kentucky 40214
 Tim R. & D. Louisa II, LLC
 Louisville, Kentucky 40214

BAE Expansion

105 Rochester Drive
 Louisville, Kentucky 40214
 Tim R. & D. Louisa II, LLC
 Louisville, Kentucky 40214

REV#	DATE	DESCRIPTION
1	10/05/2020	ISSUED FOR PERMITTING

ISSUE	DATE	BY	REVISION
1	10/05/2020	AWB	ISSUED FOR PERMITTING

Drawing No: **1 of 1**

20-DP-0047 MSD WM # 9418

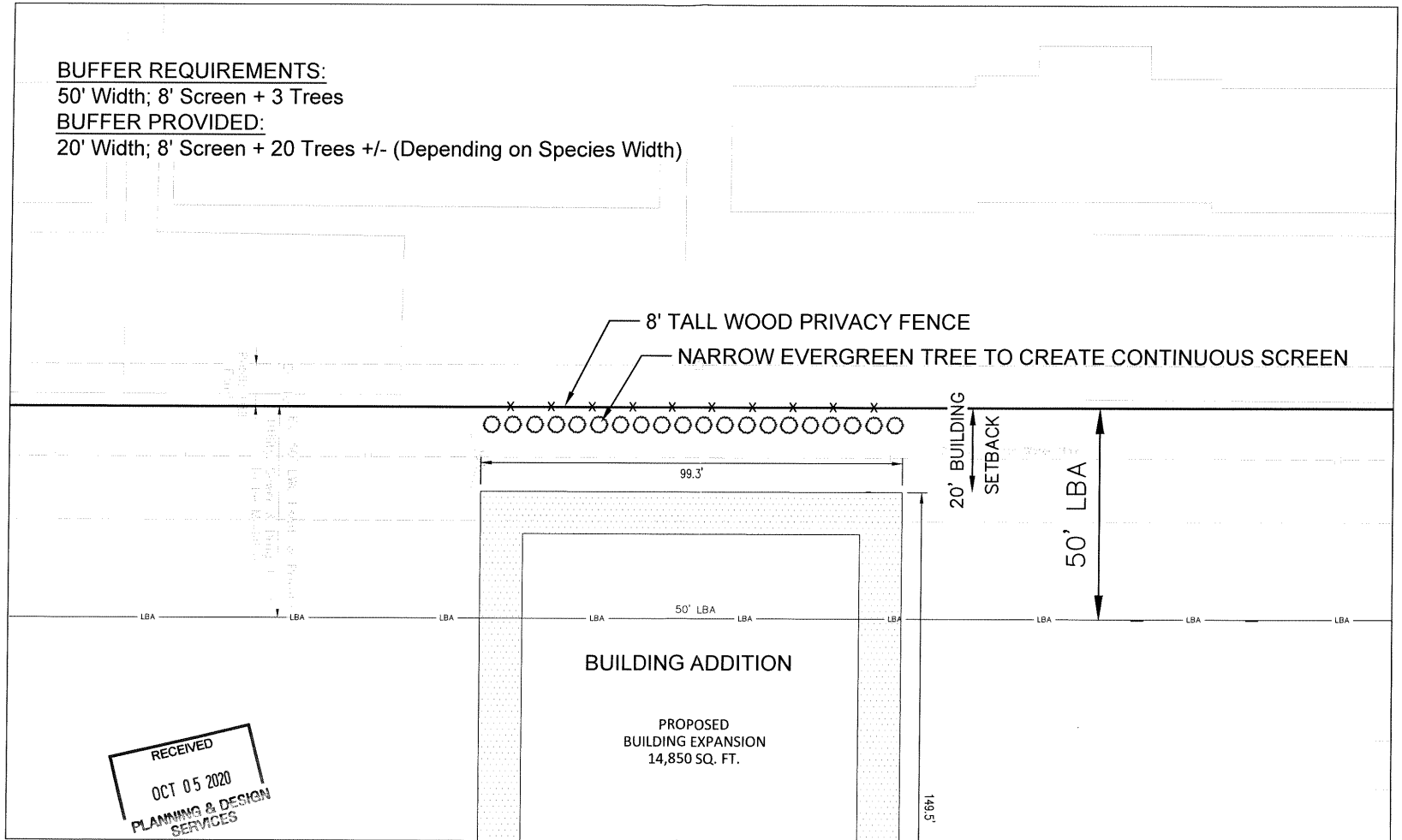
Landscape Detail

BUFFER REQUIREMENTS:

50' Width; 8' Screen + 3 Trees

BUFFER PROVIDED:

20' Width; 8' Screen + 20 Trees +/- (Depending on Species Width)



RECEIVED
OCT 05 2020
PLANNING & DESIGN
SERVICES

BAE EXPANSION LANDSCAPE AND SCREENING EXHIBIT

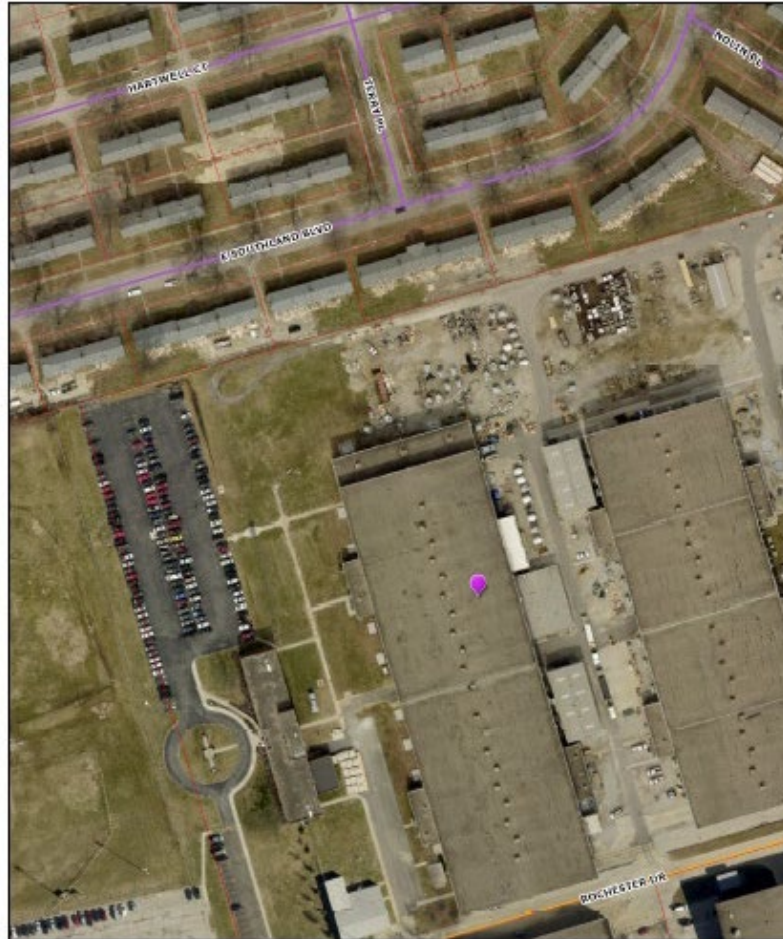


0 10 20
1 INCH = 20 FT.

20-DP-0047

20-DDP-0047

Site Aerial



20-DDP-0047

Tuesday, October 8, 2020 | 3:52:19 PM



LOJIC © 2020

This map is a legal document and should only be used for general reference and identification.

Proposed Binding Element

8. The applicant shall provide screening as shown on the landscaping exhibit presented to the Development Review Committee on October 14, 2020. The final location and type of trees shall be shown on the approved landscape plan and chosen in conference with Planning and Design Services staff landscape architect.

Staff Findings

- The Requests are adequately justified and meets the standard of review.

Required Actions

- **Approve or Deny the Waiver.**
- **Approve or Deny the Revised Detailed District Development Plan with Revision to Binding Elements**