

# 14CUP1003

## 151 & 201 Cabel Street



**Louisville Board of Zoning Adjustment Public Hearing**

**Steve Hendrix, Planning Supervisor**

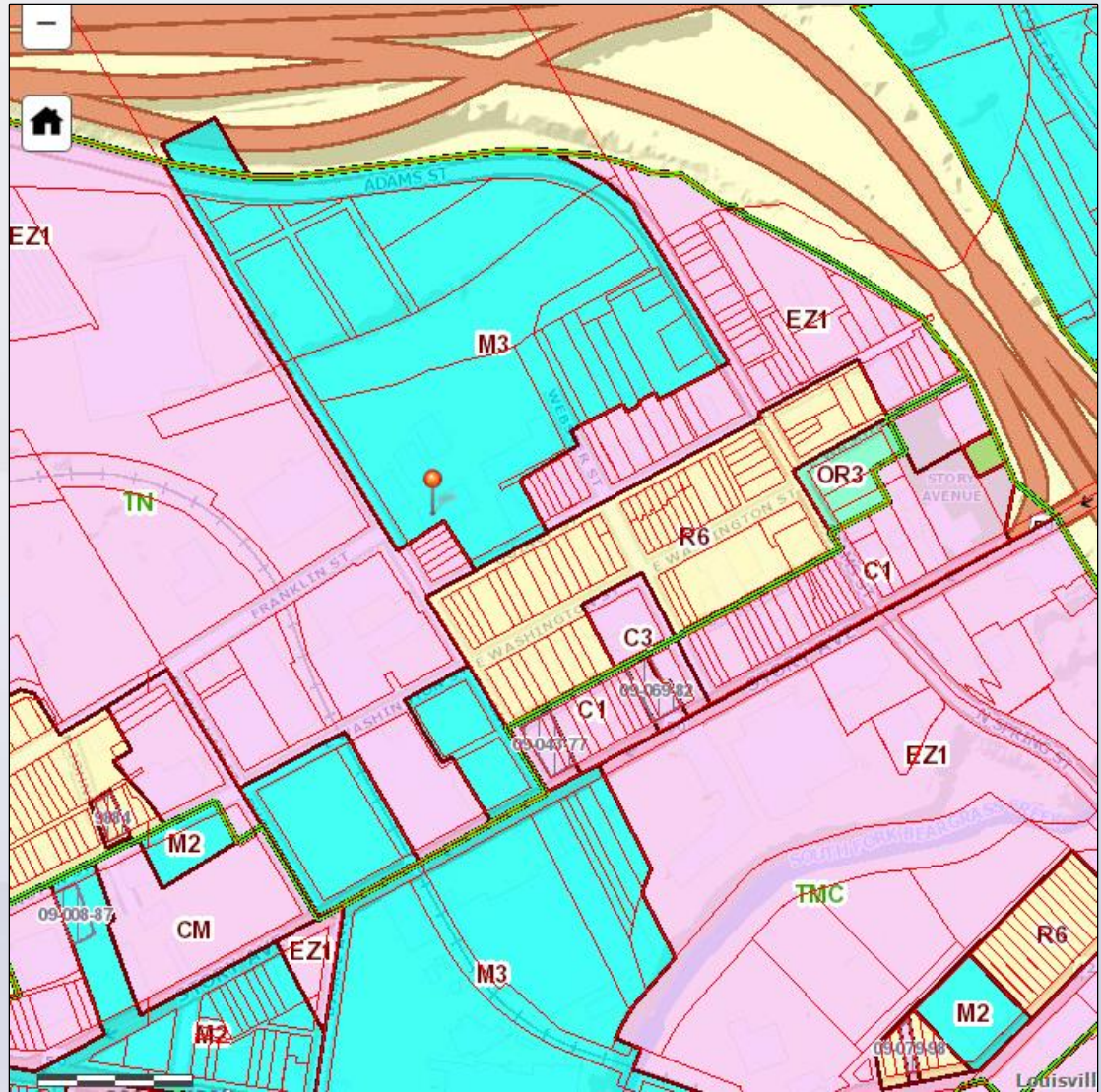
**July 10, 2017**

# Request

1. Revision of Condition #18.
2. Condition # 3C----Landscaping
3. Condition # 18 ---Transportation Refrigeration Units (TRUs) Emissions

# Zoning/Form Districts

- Subject: M-3, TN  
Proposed: M-3, TN
- North: M-3, TN
- South: EZ-1, R-6, TN
- East: M-3, TN
- West: EZ-1, TN





64

EZ1

M3

ADAMS ST

TN

QUINCY ST

OR3

E WASHINGTON ST

R6

E WASHINGTON ST

ADAMS ST

ADAMS ST

C1

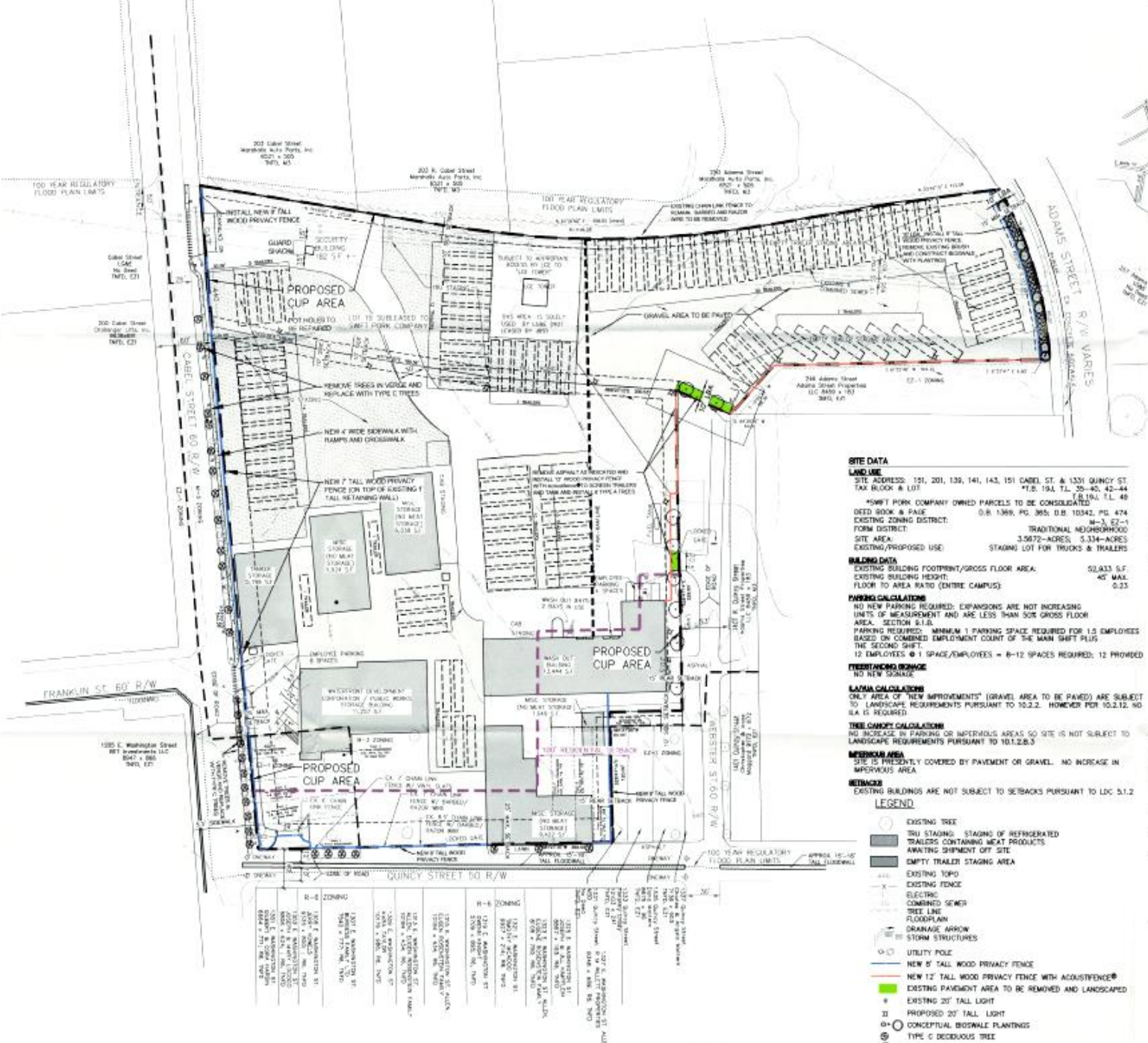
C3

BOWLES AVE

GADEL ST

50





**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 Operations Permit required for any work on the right of way  
 Date: 11/6/15  
 Location: 131-143 Cable St. & 1331 Quincy St.  
 Metro Public Works

**SITE DATA**  
**LAND USE**  
 SITE ADDRESS: 131, 201, 139, 141, 143, 151 CABEL ST. & 1331 QUINCY ST  
 TAX BLOCK & LOT #1.B. 194. TL. 20-40, 42-44 1.B. 194. TL. 40  
 \*SWIFT PORK COMPANY OWNED PARCELS TO BE CONSOLIDATED  
 DETD BOOK & PAGE O.B. 1369, PG. 385; O.B. 10342, PG. 474  
 EXISTING ZONING DISTRICT M-3, S7-1  
 TRADITIONAL NEIGHBORHOOD  
 SITE AREA: 3.0672-ACRES, 5.334-ACRES  
 EXISTING/PROPOSED USE STAGING LOT FOR TRUCKS & TRAILERS

**BUILDING DATA**  
 EXISTING BUILDING FOOTPRINT/GROSS FLOOR AREA: 52,833 S.F.  
 EXISTING BUILDING HEIGHT: 40' MAX.  
 FLOOR TO AREA RATIO (ENTIRE CAMPUS): 0.23

**PARKING CALCULATIONS**  
 NO NEW PARKING REQUIRED; EXPANSIONS ARE NOT INCREASING UNITS OF MEASUREMENT AND ARE LESS THAN 50% GROSS FLOOR AREA, SECTION 8.1.B.  
 PARKING REQUIRED: MINIMUM 1 PARKING SPACE REQUIRED FOR 1.5 EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT.  
 12 EMPLOYEES @ 1 SPACE/EMPLOYEE = 12 SPACES REQUIRED; 12 PROVIDED

**REFRIGERATED STORAGE**  
 NO NEW STORAGE

**LANDSCAPE CALCULATIONS**  
 ONLY AREA OF "NEW IMPROVEMENTS" (GRAVEL AREA TO BE PAVED) ARE SUBJECT TO LANDSCAPE REQUIREMENTS PURSUANT TO 10.2.2. HOWEVER PER 10.2.12, NO 8.4 IS REQUIRED.

**TRUCK CANOPY CALCULATIONS**  
 NO INCREASE IN PARKING OR IMPERVIOUS AREAS SO SITE IS NOT SUBJECT TO LANDSCAPE REQUIREMENTS PURSUANT TO 10.1.2.B.3

**IMPERVIOUS AREA**  
 SITE IS PRESENTLY COVERED BY PAVEMENT OR GRAVEL. NO INCREASE IN IMPERVIOUS AREA.

**SETBACKS**  
 EXISTING BUILDINGS ARE NOT SUBJECT TO SETBACKS PURSUANT TO LDC 5.1.2

- GENERAL NOTES**
- VEHICULAR ACCESS TO SITE IS CONTROLLED BY ONE GATE ENTRANCE AT CABEL STREET LOCATED AT N.W. CORNER OF PROPERTY. ALL OTHER EXISTING GATES ARE LOCKED ENTRANCES.
  - TO ADDRESS APPLICANT CONCERNS FOR DUST CONTROL, SURFACTANT WILL BE APPLIED TO AREAS OF THE SITE WITH GRAVEL SURFACES AT THE RECOMMENDATION OF THE METRO/LOUISVILLE SEWER DISTRICT. A SYNTHETIC ORGANIC DUST CONTROL PRODUCT IS UTILIZED AS THE SURFACTANT. EX-358 IS A BINDER THAT PROVIDES HIGHLY EFFECTIVE AND DURABLE DUST CONTROL FOR THE SITE WHILE MINIMIZING THE POTENTIAL IMPACTS TO THE ENVIRONMENT. THIS IS ESPECIALLY IMPORTANT SINCE THE CABEL STREET LOT IS LOCATED WITHIN METRO'S COMBINED SEWER SYSTEM. DUST IS APPROVED BY THE EPA ENVIRONMENTAL TECHNOLOGY VERIFICATION PROGRAM. IT IS ONE OF THE ONLY FIVE PRODUCTS FOUND ON THE EPA MISTRIE SURFACTANT WILL BE APPLIED ON A REGULAR BASIS PRIOR TO OCCURRENCES OF DUST. ANY OTHER SURFACTANT WILL BE APPLIED ONLY AFTER MSD HAS CERTIFIED THAT THE ALTERNATIVE MAY BE USED.
  - ALONG ADAMS STREET EXISTING VEGETATION NOT WITHIN THE R/W SHALL BE TRIMMED TO PROTECT SITE DISTANCE AS REQUIRED FOR METRO PUBLIC WORKS STANDARDS.
  - NO NEW SIGNS ARE PROPOSED.
  - NO STORAGE PERMITTED IN RIGHT-OF-WAY.
  - ANY NEW BUILDINGS MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH MINIMUM 6" SANITARY SEWER.
  - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE.
  - MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
  - CUP SITE IS LOCATED WITHIN THE 100 YEAR FEMA FLOODPLAIN LIMITS.
  - THE BUILDING LARGED WATERFRONT DEVELOPMENT CORPORATION/PUBLIC WORKS STORAGE BUILDING IS PRESENTLY USED BY LOUISVILLE METRO PUBLIC WORKS AND THE WATERFRONT DEVELOPMENT CORPORATION. IN THE EVENT WATERFRONT DEVELOPMENT CORPORATION AND/OR LOUISVILLE METRO PUBLIC WORKS VACATES THE 11,257 SF STORAGE BUILDING, THIS BUILDING WILL BE USED FOR MISCELLANEOUS STORAGE (NO MEAT PRODUCTS).
  - ALL RAZOR AND BARBED WIRE TO BE REMOVED FROM FENCING.

- LEGEND**
- EXISTING TREE
  - TRUCK STAGING: STAGING OF REFRIGERATED TRAILERS CONTAINING MEAT PRODUCTS AWAITING SHIPMENT OFF SITE
  - EMPTY TRAILER STAGING AREA
  - EXISTING TOPO
  - EXISTING FENCE
  - ELECTRIC
  - COMBINED SEWER
  - TREE LINE
  - FLOODPLAIN
  - SEWERAGE ARROW
  - STORM STRUCTURES
  - UTILITY POLE
  - NEW 6" TALL WOOD PRIVACY FENCE
  - NEW 12" TALL WOOD PRIVACY FENCE WITH ACQUISITENCE®
  - EXISTING PAVEMENT AREA TO BE REMOVED AND LANDSCAPED
  - EXISTING 20' TALL LIGHT
  - PROPOSED 20' TALL LIGHT
  - CONCEPTUAL BOWSALE PLANTING
  - TYPE C DECIDUOUS TREE
  - TYPE A DECIDUOUS TREE
  - THIS AREA

R-1 ZONING		R-4 ZONING	
USE	RESIDENTIAL SINGLE-FAMILY	USE	RESIDENTIAL SINGLE-FAMILY
LOT AREA	MIN. 10,000 SQ. FT.	LOT AREA	MIN. 10,000 SQ. FT.
LOT WIDTH	MIN. 40 FT.	LOT WIDTH	MIN. 40 FT.
LOT DEPTH	MIN. 100 FT.	LOT DEPTH	MIN. 100 FT.
MAX. GROUND COVER	35%	MAX. GROUND COVER	35%
MAX. BUILDING HEIGHT	35 FT.	MAX. BUILDING HEIGHT	35 FT.
MAX. NUMBER OF UNITS	1	MAX. NUMBER OF UNITS	1
MAX. NUMBER OF STORIES	2	MAX. NUMBER OF STORIES	2
MAX. NUMBER OF GARAGES	2	MAX. NUMBER OF GARAGES	2
MAX. NUMBER OF DRIVEWAYS	2	MAX. NUMBER OF DRIVEWAYS	2
MAX. NUMBER OF PORCHES	2	MAX. NUMBER OF PORCHES	2
MAX. NUMBER OF PATIOS	2	MAX. NUMBER OF PATIOS	2
MAX. NUMBER OF DECKS	2	MAX. NUMBER OF DECKS	2
MAX. NUMBER OF SCREENED PORCHES	2	MAX. NUMBER OF SCREENED PORCHES	2
MAX. NUMBER OF SWIMMING POOLS	2	MAX. NUMBER OF SWIMMING POOLS	2
MAX. NUMBER OF HOT TUBS	2	MAX. NUMBER OF HOT TUBS	2
MAX. NUMBER OF TRAILERS	2	MAX. NUMBER OF TRAILERS	2
MAX. NUMBER OF MOBILE HOMES	2	MAX. NUMBER OF MOBILE HOMES	2
MAX. NUMBER OF ACCESSORIES	2	MAX. NUMBER OF ACCESSORIES	2
MAX. NUMBER OF POOLS	2	MAX. NUMBER OF POOLS	2
MAX. NUMBER OF HOT TUBS	2	MAX. NUMBER OF HOT TUBS	2
MAX. NUMBER OF TRAILERS	2	MAX. NUMBER OF TRAILERS	2
MAX. NUMBER OF MOBILE HOMES	2	MAX. NUMBER OF MOBILE HOMES	2
MAX. NUMBER OF ACCESSORIES	2	MAX. NUMBER OF ACCESSORIES	2

PRELIMINARY APPROVAL  
 Gordon H. Kubacki  
 Date: 11/6/15  
 RECEIVED  
 OCT 15 2015  
 PLANNING



07/29/2016 10:17



ONE  
WAY

DO NOT  
ENTER

07/29/2016 10:20



07/29/2016 10:21





07/29/2016 10:27

# Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code
- Butchertown Neighborhood Plan

# Conclusions

1. Within 18 months of January 11, 2106, the applicant shall reduce or eliminate diesel particulate matter by using electric or hybrid TRUs on the subject property by or by implementing the current California standards for diesel fuel emissions.
2. On June 27, 2017, staff's Landscape Architect made an inspection of the site and found that plant material from the bioswale were missing. It is staff's understanding that the shrubbery will be replaced or trees will be planted.
3. Swift intends to implement the inspection of the TRUs requiring that the units have a 2013 or newer model or that the units are not older than seven (7) years, thus meeting Condition #18.

# Required Actions

## Approve, Deny or Continue

1. Correction to the January 11, 2016, Minutes Condition #18
2. Condition #3C---Landscaping will have been met when bio-swale shrubbery is replaced or trees planted.
3. Condition #18----upon the implementation of TRU inspections, emissions standards will have been met.