

**18CUP1070**

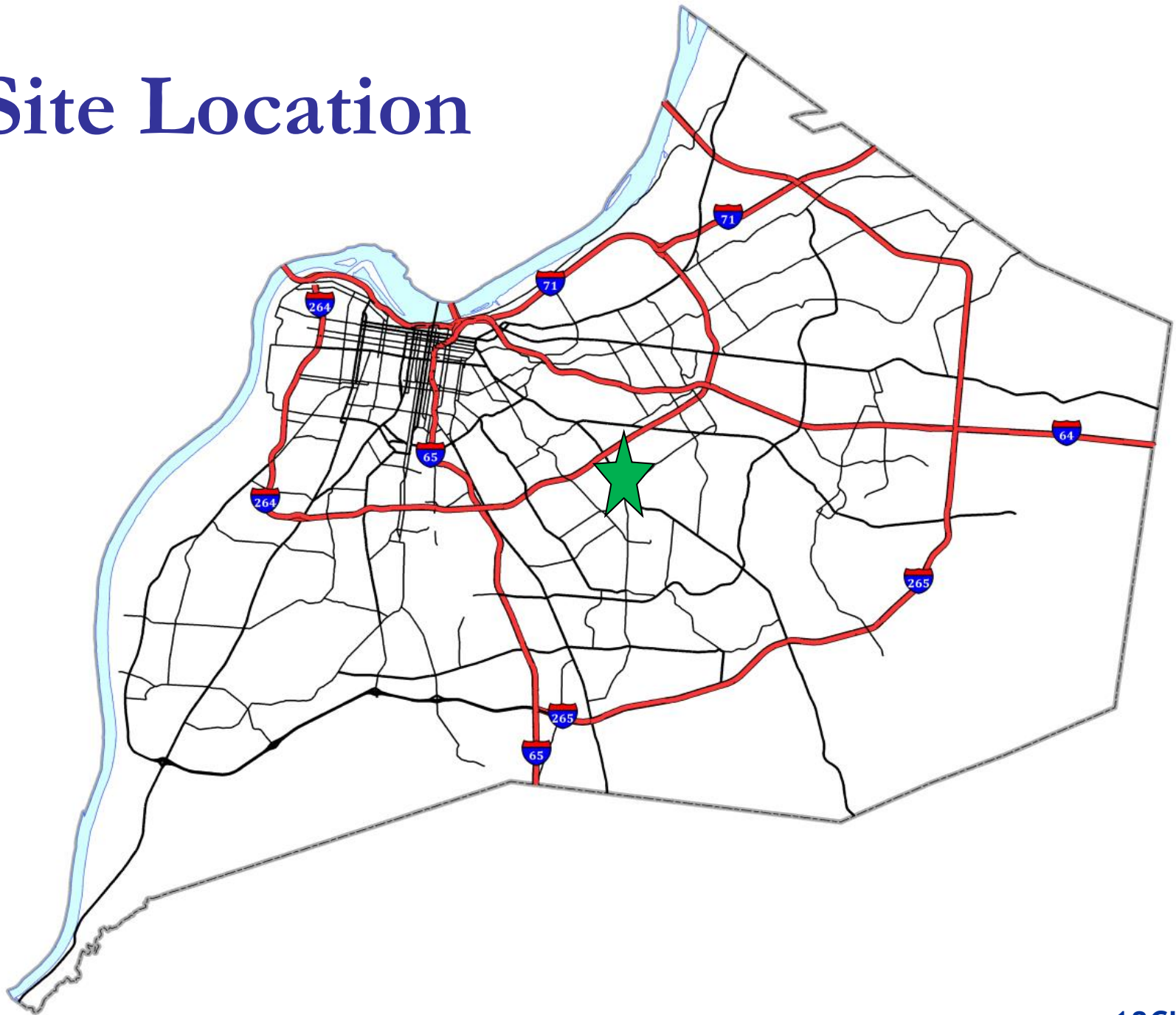
**2208 & 2210 Beargrass Avenue**



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

**Steve Hendrix, Planning Coordinator  
December 17, 2018**

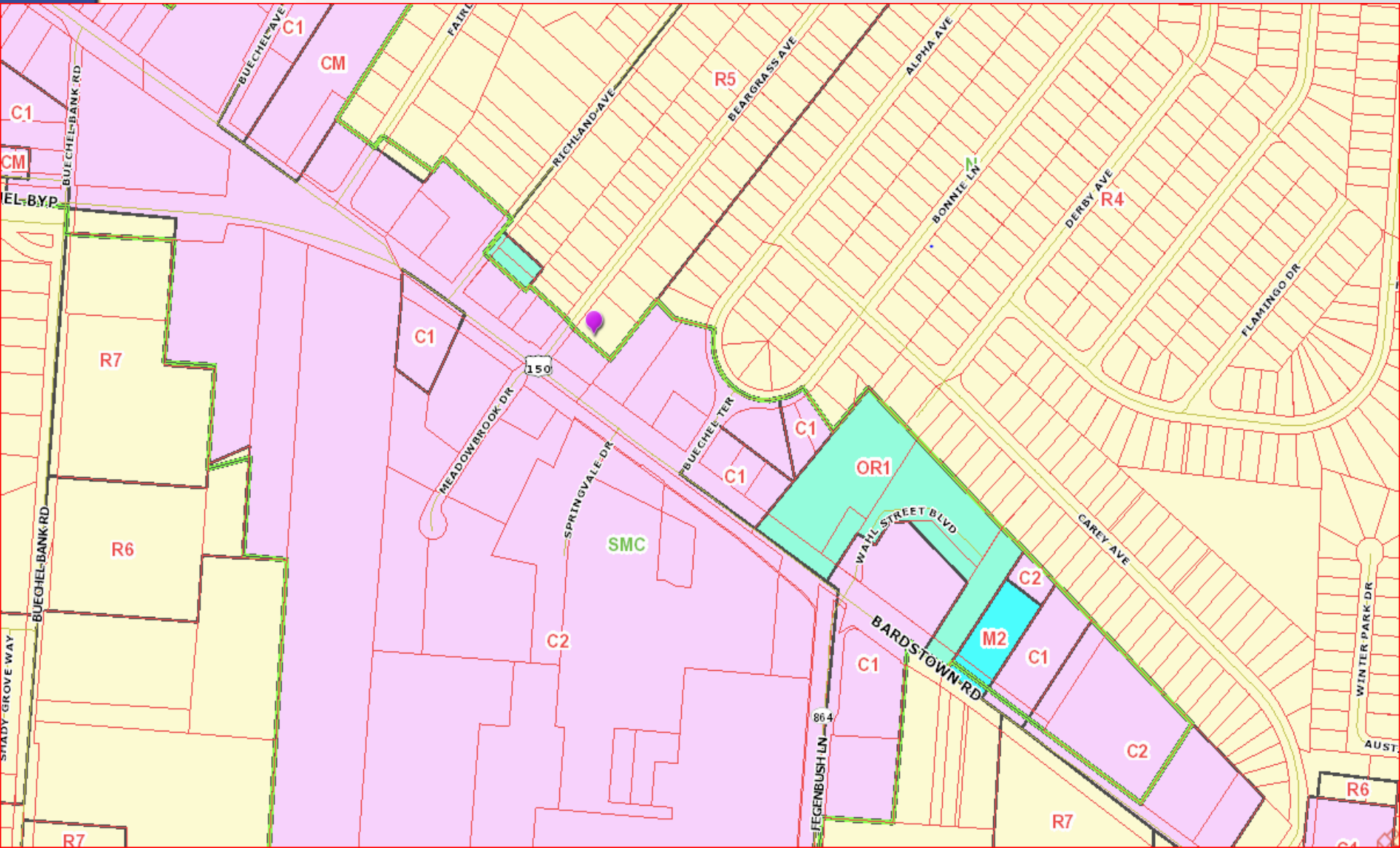
# Site Location



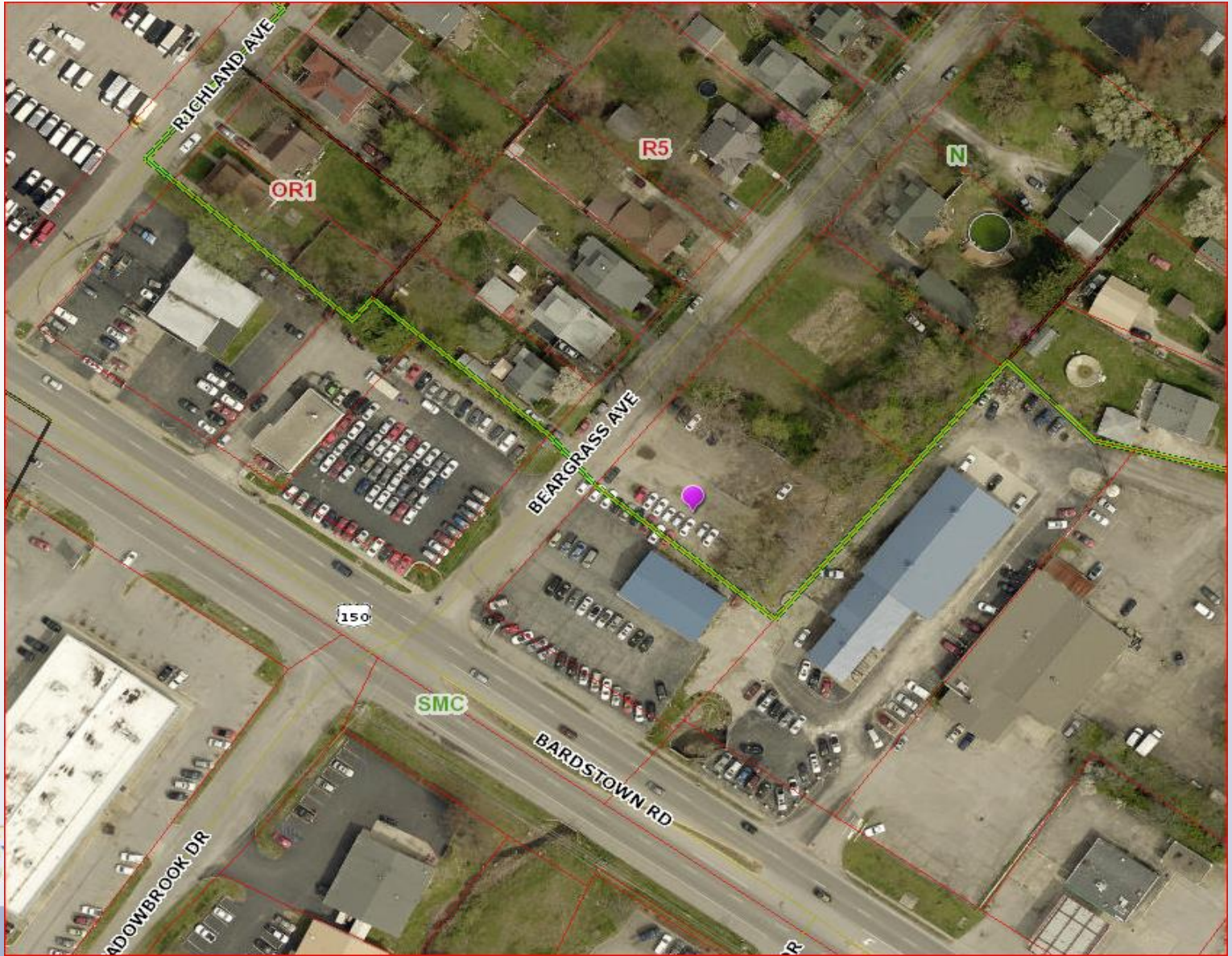
# Request

Modification to allow an additional off-street parking to the existing Conditional Use Permit.

# Zoning Map



# Aerial Map



**NOTES**

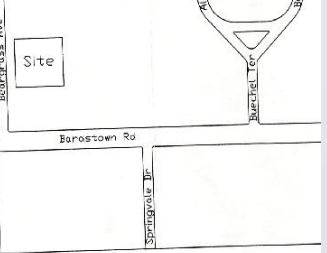
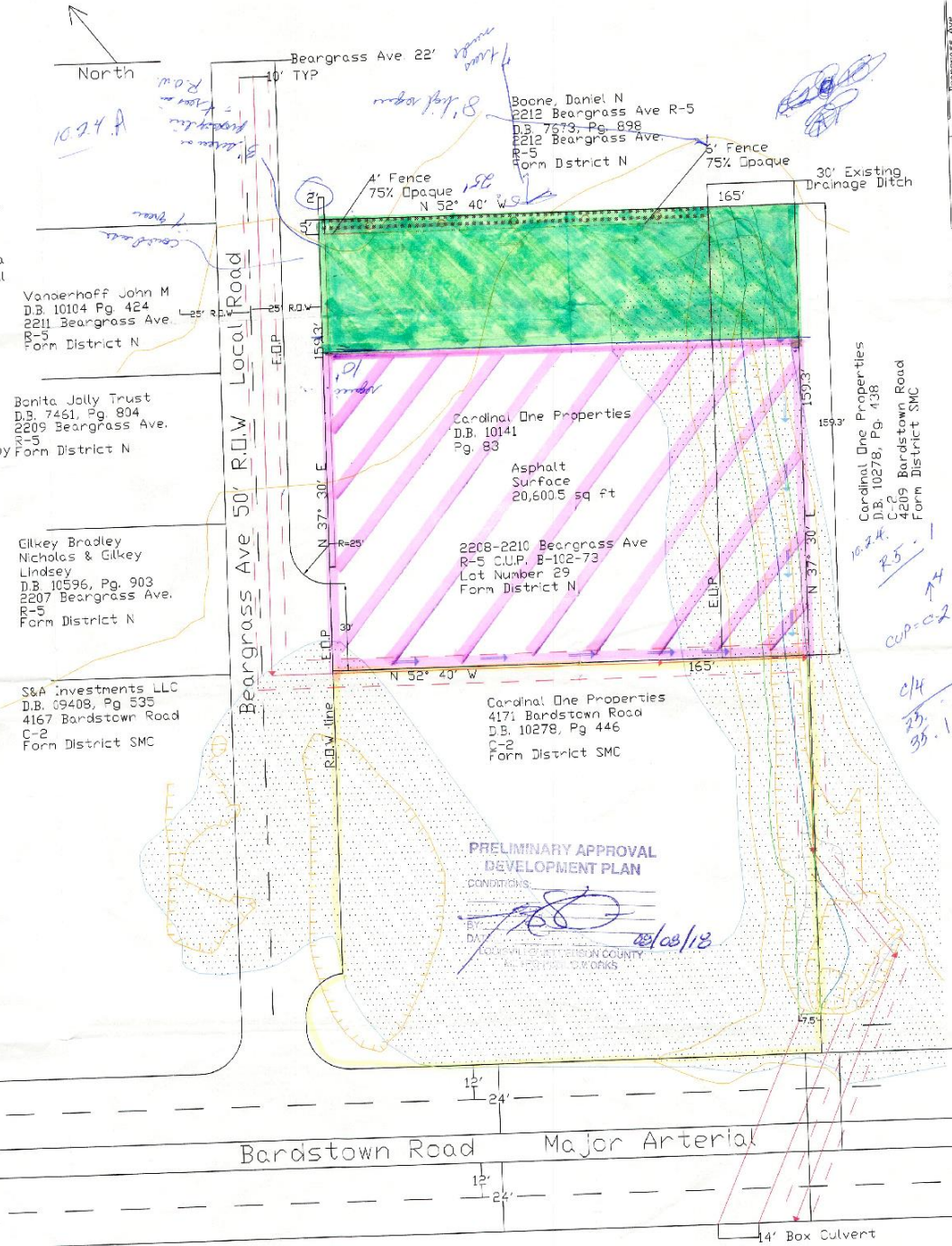
es are to be a hard and  
 luninaries shall be aimed,  
 s to cause light to be  
 and future residential uses  
 nity of the site, ana shall  
 ublic street or right-of-way,  
 LDC 4.13.  
 t control shall be in place  
 vent fugitive particulate  
 sting roads and properties in  
 copy and existing features  
 oping and do not constitute a  
 he site plan is not final until  
 approved.  
 cted, shall be screened in  
 drainage.  
 in drainage run-off to the  
 al signs in the right-of-way  
 oping in the right-of-way  
 permit.  
 y Deed or Minor Plat shall be  
 al of the Construction Plan by  
 intersections shall meet the  
 areas as set by Metro Public  
 nted in a manner that does  
 and maintains proper sight  
 be determined during  
 and permit are required by  
 to construction approval.

**VENTION AND CONTROL NOTES**

vention and Sealment  
 be approved by MSD and  
 land-disturbing activity  
 BMPs shall be installed  
 approved ESPD must be  
 soil from construction  
 ys shall be minimized. Soil  
 ways shall be removed  
 ocated away from  
 nd catchbasins.  
 ed, mulched and  
 ng silt fencing  
 ter encountered during  
 er excavation activities  
 nment trapping device  
 nto any stream, pond,  
 conform to MSD  
 all be erected prior to  
 ading activities to prevent  
 tems of existing trees to  
 cing shall enclose the area  
 f the tree canopy and  
 roughout the construction  
 aterial storage or  
 shall be permitted within

**VARIANCE**

STC



**LEGEND**

- Natural Bush Screen 3' Tall
- Natural Bush Screen 8' Tall
- Indicates Setback
- Intermediate Contours
- Intermediate Depressions
- Index Depressions
- Fema Flood Plain
- MSD Sewer Facilities
- Record number 7853-4
- 8" pipe
- Easements
- Flow line of the ditch
- Drainage arrows
- 4' Fence
- 5' Fence
- Type A tree
- Proposed Easement on center line of ditch

**SC**  
1'

**PHILLIPS**  
Condition of Approval

**Trust**  
Development Mark

**LOUISVILLE METROPOLITAN**

**SITE DATA**

Site Address: 2208-2210 Beargrass  
 Existing Zoning of Property: R-5  
 Zoning of Adjacent Properties: C-2  
 Existing Use: Automobile Parking  
 Proposed Use: Automobile Storage  
 Plan Date: 5/31/18  
 Total Site Area: 0.603 Acres (26,266 sq ft)  
 Vehicular use area: 20,600.5 sq ft  
 Surface Material: Asphalt  
 The site revision will not affect the properties

**LANDSCAPE REQUIREMENTS**

- A,2 with a 5' buffer area
- Four type A trees are required linear feet
- 6' screen is required
- 6' fence is not permitted in - A 4' fence will take its place.

- MSD NOTE:**
1. Drainage facilities shall conform requirements. Drainage pattern arrows is for conceptual purpose. Configuration and size of drain channels shall be shown on construction plan approval.
  2. If site has thru drainage an easement be required prior to MSD grant plan approval.
  3. Any Required fill in in the flood compensated onsite at a ratio 1:1.
  4. Site is subject to regional flood.
  5. Downstream storm water system prior to MSD construction plan approval.
  6. KYTC and KDDW approval required construction plan approval.
  7. Verification the 100-YR storm stays within the banks of the easement required prior to MSD plan approval.

**Tree Canopy Calc**

Existing impervious surface: 14,5'  
 New impervious surface: 20,600.5  
 Change in impervious surface: 6.1  
 Impervious service increase 29.13  
 10% Tree Canopy Required

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS

DATE: 10/28/18

LOCAL GOVERNMENT: BROWN COUNTY

OFFICIAL: [Signature]

# Case Summary/Background

Storage of Vehicles waiting to be inspected by the Jefferson County Sheriff's office.

Time frame of up to a week.

Then vehicles are serviced and detailed and taken to the Hertz lot to be sold.

# Beargrass Avenue & Bardstown Road





# Team Automotive

## 4171 Bardstown Road



# Hertz, 4167 Bardstown Road



# View looking down Beargrass Avenue





# From Beargrass Avenue toward subject site



# Staff Finding/Conclusion

- Staff determined that the request is for the storage of vehicles and therefore not eligible for a Conditional Use Permit in an R-5 District.