

RIVER CITY WAREHOUSE

3383 FREYS HILL ROAD

February 15th, 2017

Docket No. 16ZONE1068

Attorney:

James Walker

Ackerson & Yann, PLLC

Developer:

River City Group LLC



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

Zoning



Aerial



JOB NO. 16160	REVISIONS	INC.	DATE	DESCRIPTION	BY
SHEET 1	PROJECT DATA	FILE NAME	DATE	SCALE	DATE
OF 1	 LD&D LAND DESIGN & DEVELOPMENT, INC. LAND DESIGN & DEVELOPMENT, INC. AN AFFILIATE OF THE L&D GROUP 100 W. WALKER BLVD. SUITE 100 WASHINGTON, MO 64788	ENGINEER'S SEAL	SURVEYOR'S SEAL		
		REVISED DETAILED DISTRICT DEVELOPMENT PLAN/ CUPP RIVER CITY MALL-WAREHOUSE 3688 FREYS HILL ROAD RIVER CITY REALTY GROUP LLC 123 TRAVOIS ROAD LOUISVILLE, KY 40207			

Site Plan

NO NEW SITE CONSTRUCTION

CONDITIONAL USE PERMIT REQUESTED:

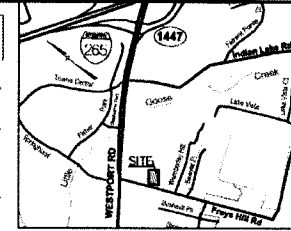
1. A Conditional Use Permit is requested from Section 4.2.35 of the Louisville Metro Land Development Code for Mini-warehouses.

RELIEF REQUESTED:

1. A Relief is requested from Section 4.2.35.B of the Louisville Metro Land Development Code to permit the existing building and existing pavement to be closer than 30 ft to all property lines.
 2. A Relief is requested from Section 4.2.35.D of the Louisville Metro Land Development Code to permit the 20 ft. tall existing building to exceed 15 ft. in height.

WAIVERS REQUESTED:

1. A Waiver is requested from Section 10.2.4 Table 10.2.2 of the Louisville Metro Land Development Code to waive the 25 ft. Landscape Buffer Area and plantings required adjacent to the adjoining I-64 road property.
 2. A Waiver is requested from Section 10.2.10 of the Louisville Metro Land Development Code to waive the encroachment of the existing parking spaces into the Freys Hill Rd 10' Landscape Buffer Area.



LOCATION MAP NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.21 AC. (32,674 SF)
EXISTING ZONING	= C-1
PROPOSED ZONING	= C-2 (C.U.P. REQUESTED)
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= INDOOR SPORTS FACILITY
PROPOSED USE	= MINI-STORAGE
EXISTING BUILDING AREA TO REMAIN	= 24,000 SF
EXISTING BUILDING HEIGHT	= 20 FT (15' MAX ALLOWED) (SECTION 4.2.35.C)(RELIEF REQUESTED)
F.A.R.	= 0.45 (5.0 MAX ALLOWED)
TOTAL PARKING REQUIRED	MIN = 2 SP
1 SP/6 EMPLOYEES MIN. (3 EMPLOYEES)	MAX = 5 SP
TOTAL PARKING PROVIDED	= 44 SPACES (2 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 LONG TERM (PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 18,270 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,370 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,333 SF

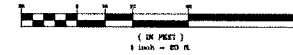
GENERAL NOTES:

- Parking areas and drive lanes are a hard and durable surface to remain.
- Tree canopy requirements are not required per Section 10.1.2 of the Louisville Metro Land Development Code.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to minimize preexisting curb cuts and provide vehicular movement throughout adjacent sites on a determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- Signs will be in compliance with Louisville Metro Land Development Code Chapter 8 sign regulations.
- No KARST topography was found during survey by Kevin Young, R.A. on 11/22/16.

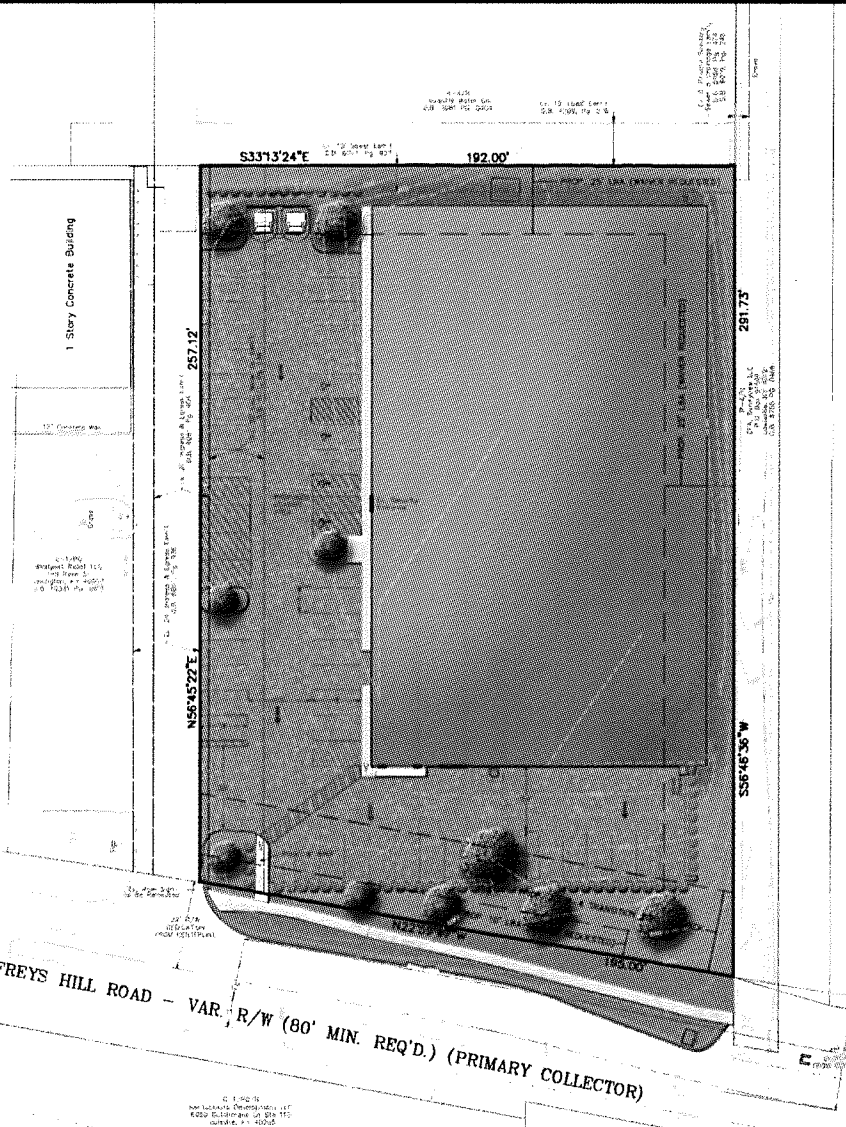
MSD NOTES:

- Sanitary sewer service is existing.
- No portion of the site is within the 100 year flood plain per FIRB Map No. 21111 C 0019 E dated December 5, 2008.
- Drainage pattern indicated by arrows (---) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

GRAPHIC SCALE



TYPICAL EXISTING PARKING SPACE LAYOUT NO SCALE



LEGEND

- - - EXISTING GRADE FLOW
- - - EXISTING FORCE MAIN
- - - EXISTING CONTOURS

DATE	DESCRIPTION

REVISIONS

ENGINEER'S SEAL

SURVEYOR'S SEAL

PROJECT DATA
ALL SCALE: 1/8"=1'-0"
DATE: 11/28/16
PROJECT NO. 16160

L & D
 LAND DESIGN & DEVELOPMENT, INC.
 4777 HARRISON AVENUE, SUITE 200
 LOUISVILLE, KY 40219

REVISED DETAILED DISTRICT DEVELOPMENT PLAN/CLIP
RIVER CITY MINI-WAREHOUSE
3383 FREYS HILL ROAD, 40241
 CENTER DEVELOPER
RIVER CITY REALTY GROUP LLC
 123 TRAVIS ROAD
 LOUISVILLE, KY 40207

JOB NO. **16160**

SHEET **1** OF **1**

SITE ADDRESS:
 3383 FREYS HILL ROAD
 TAX BLOCK 0013, LOT 0188
 D.S. 10681, PG. 0878
 COUNCIL DISTRICT - 17
 FIRE PROTECTION DISTRICT - WORTHINGTON

CASE: 1620N1068
 RELATED CASE: B-60-91
WM #2265



Sleep
Outfitters

Four Barrel
Crossfit East

Springhurst
Hills Dentistry

LET'S
PIZZA

Cane's

RIVER CITY
WAREHOUSE

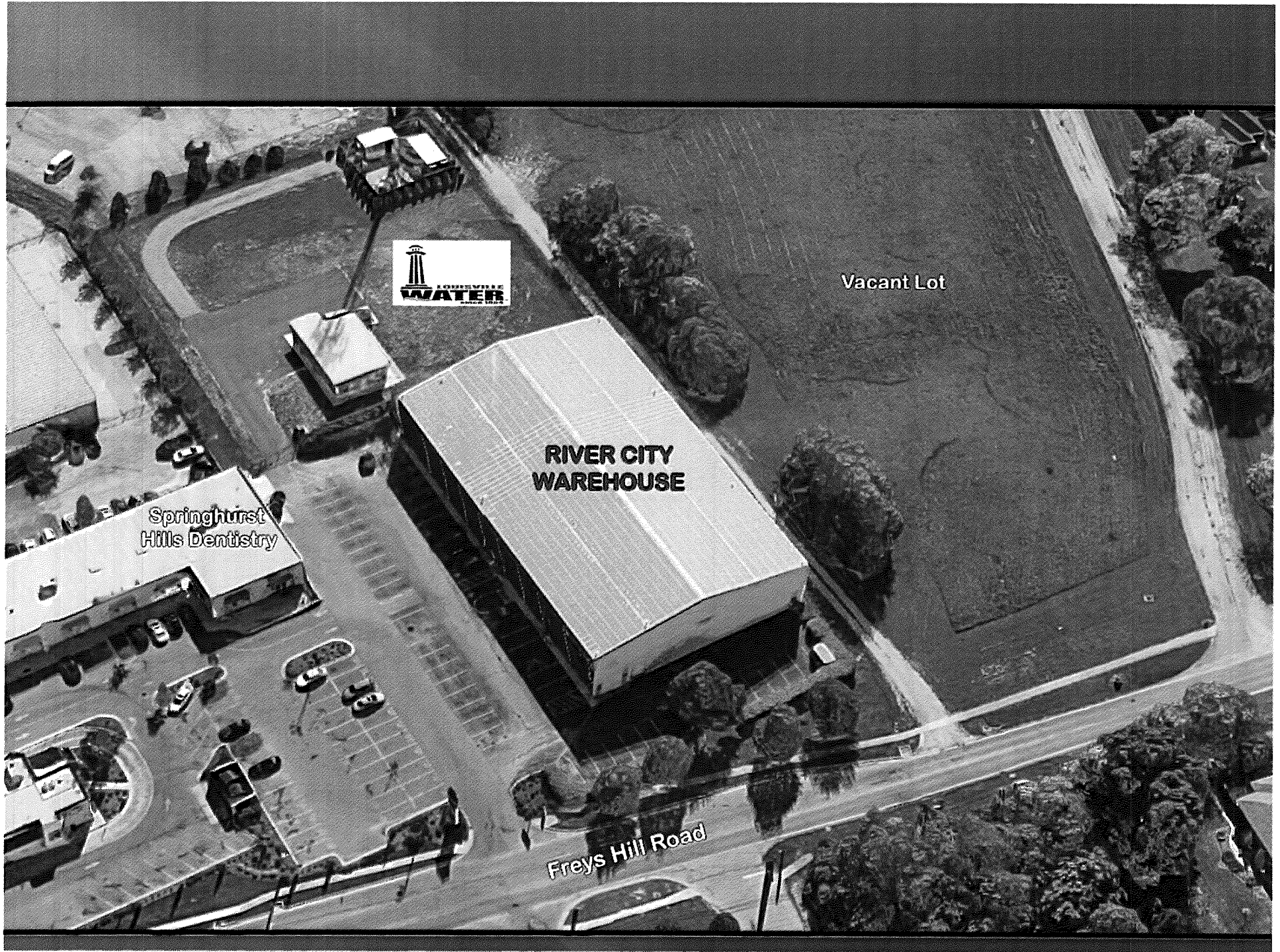
Freys Hill Road

Westport Road

THORNTONS

PETSMART



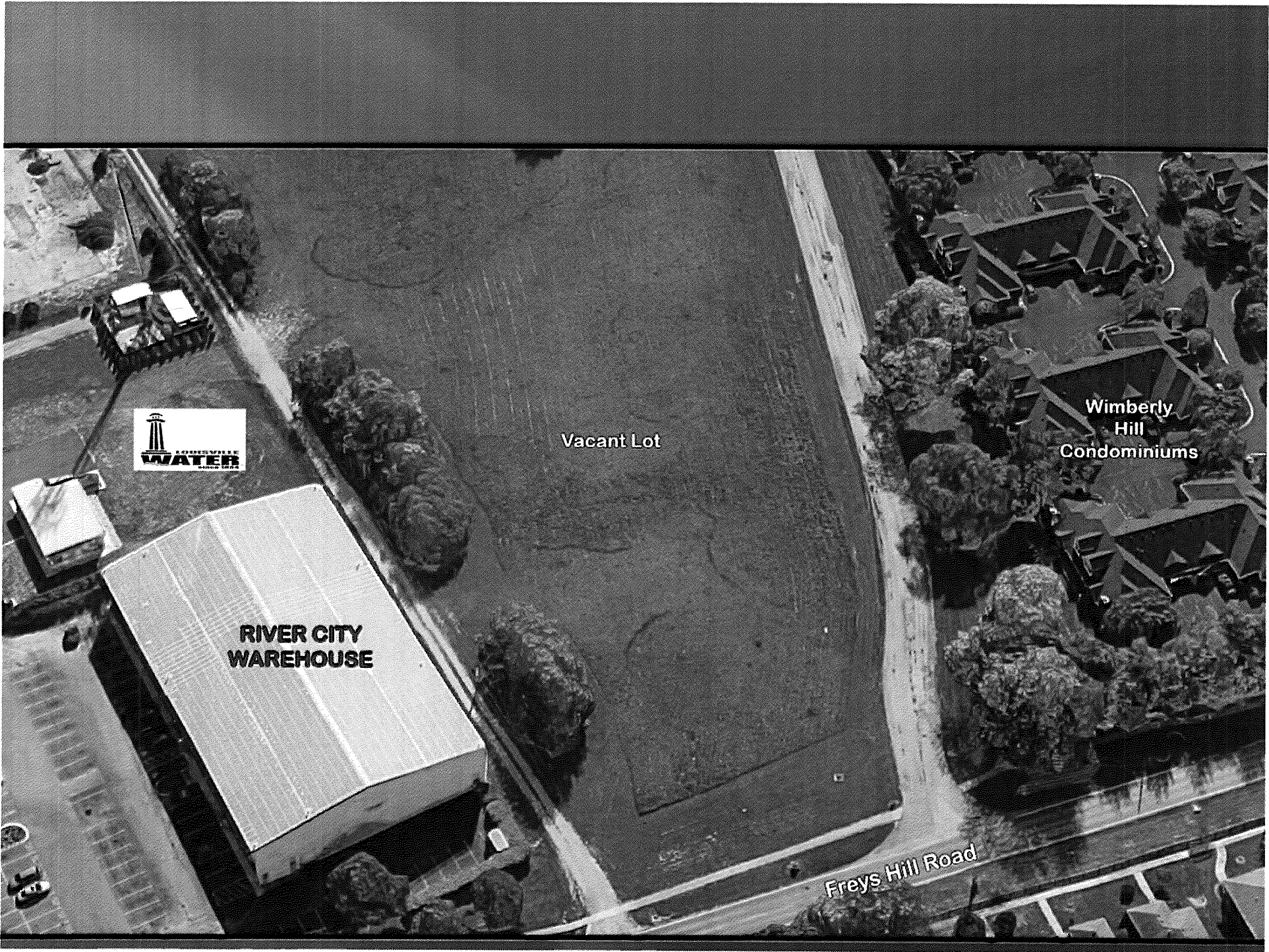


Vacant Lot

RIVER CITY
WAREHOUSE

Springhurst
Hills Dentistry

Freys Hill Road

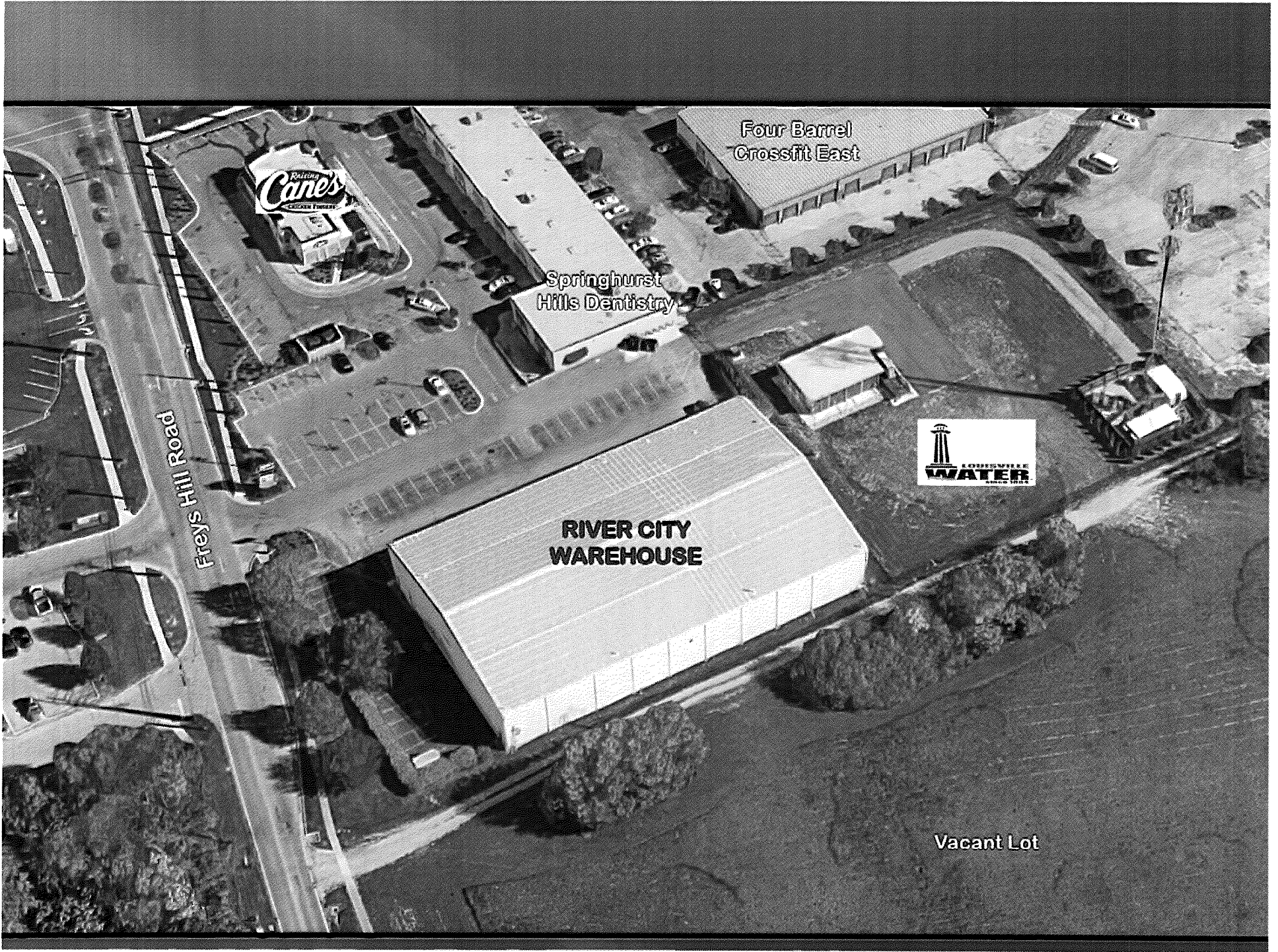


**RIVER CITY
WAREHOUSE**

Vacant Lot

Wimberly
Hill
Condominiums

Freys Hill Road



Four Barrel
Crossfit East

Springhurst
Hills Dentistry

RIVER CITY
WAREHOUSE

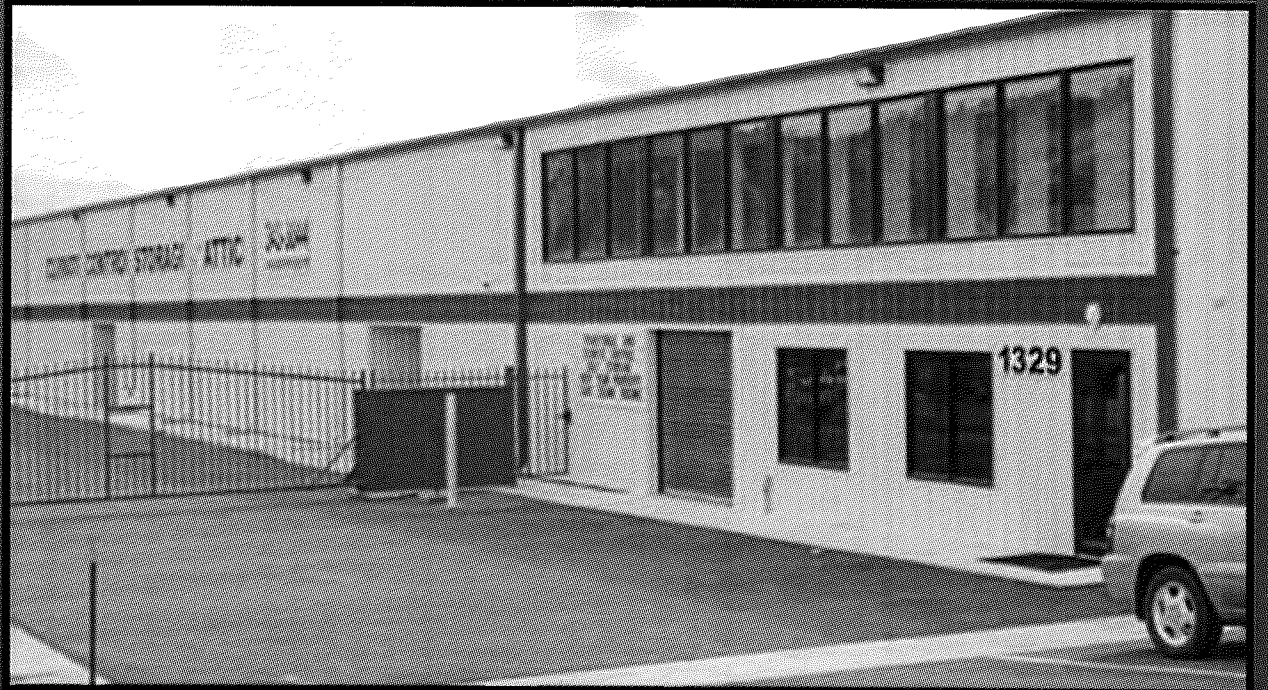


Vacant Lot

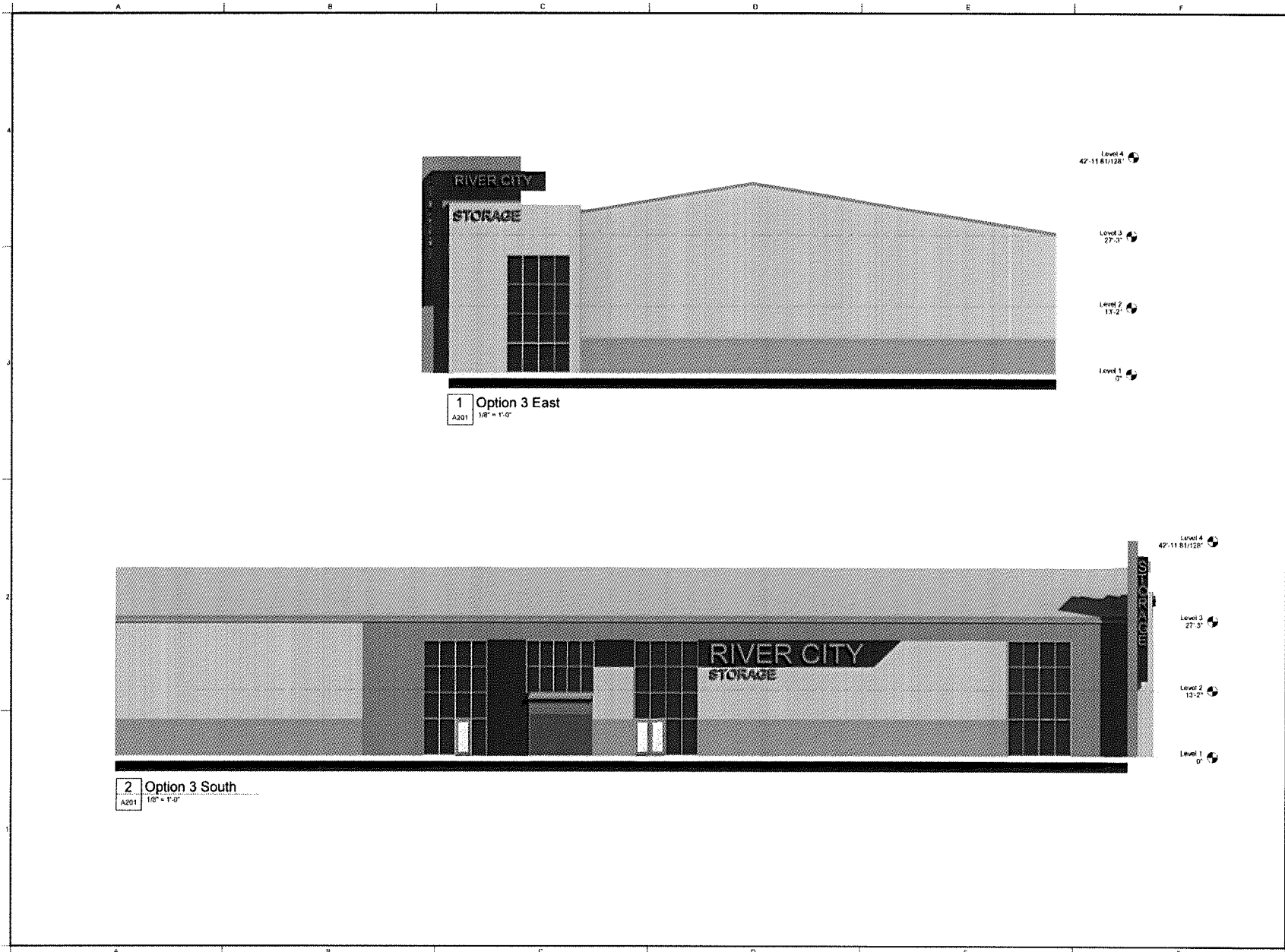
Freys Hill Road







Elevation



STUDIO A
architecture
1271 Bardonia Road
Knoxville, TN 37924
p. (602) 589-8007
f. (602) 589-8004
www.studioaarch.com

License #

Project Name

River City
Conversion

Client

Thieneman

Architect

Scale

**NOT FOR
CONSTRUCTION**

NO.	Description	Date

**EXTERIOR
ELEVATIONS**

Sheet Number: 18-TF4-02

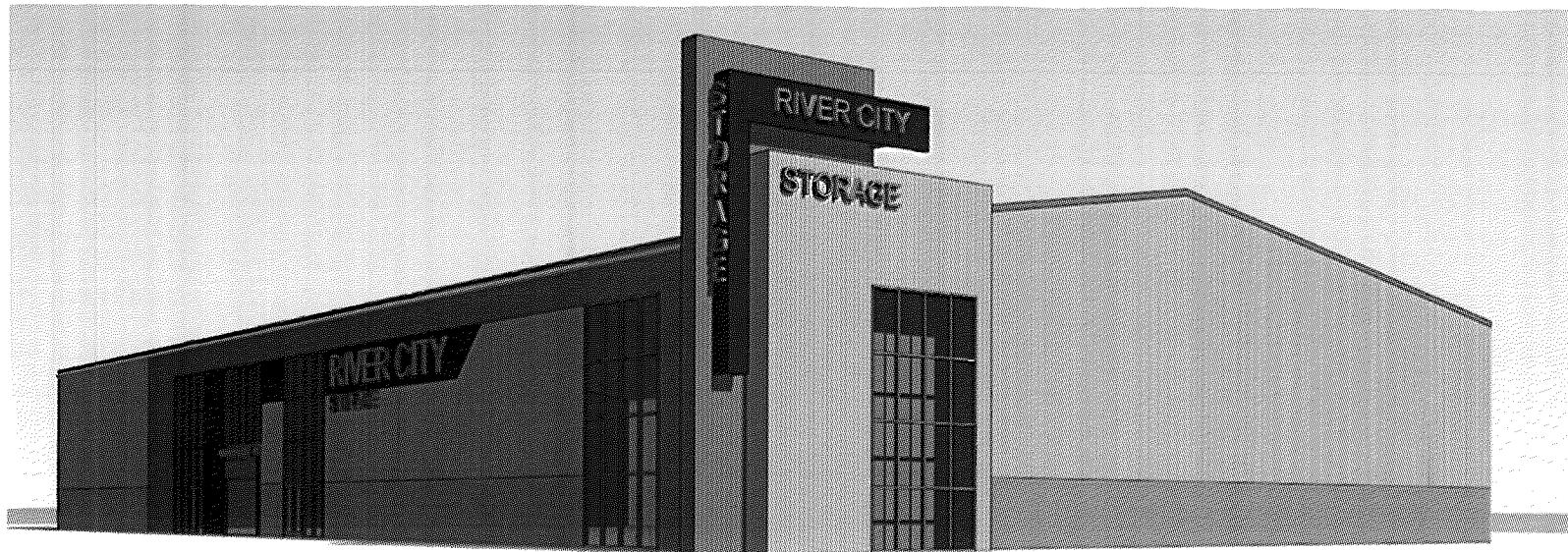
Sheet Title:

Date: Issue Date:

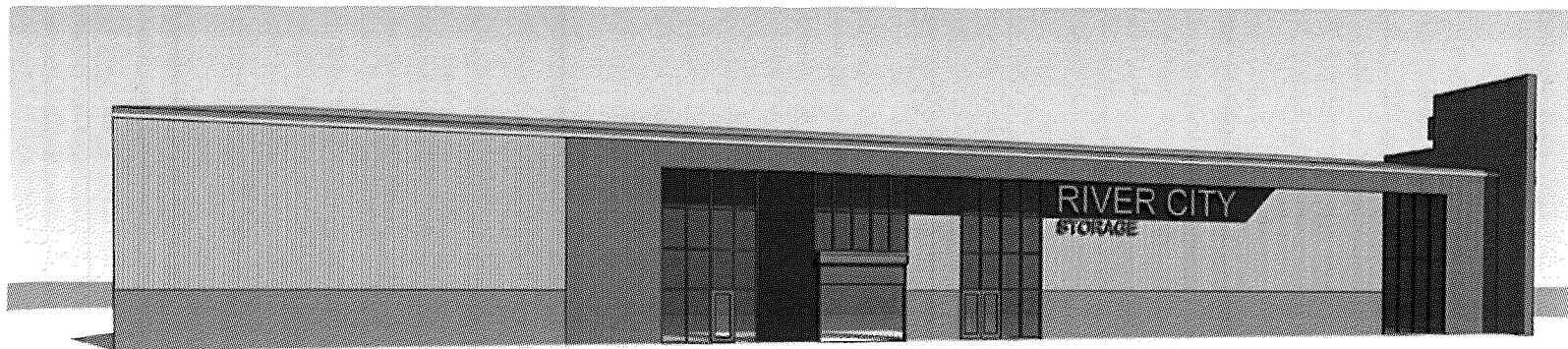
A201

Scale: 1/8" = 1'-0"

Elevation



1 Option One 3D View 1
SD201



2 Option One 3D View 2
SD201



STUDIO A
architecture
1371 barndown road
Bismarck, ND 58504
p. (502) 589-8007
f. (502) 589-8004
www.studioaarch.com

Consultants

Project Name

River City
Conversion

Project Location

Client

Thieneman

Client Address

Date

NOT FOR
CONSTRUCTION

Revisions	Date	Description	User

**SCHEMATIC
RENDERINGS**

Project Number: 16-T4-02

Revised Date: 12/18/15

Date: Issue Date

SD201

Scale:

Site Plan

NO NEW SITE CONSTRUCTION

CONDITIONAL USE PERMIT REQUESTED:

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RELIEF REQUESTED:

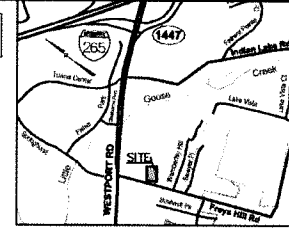
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WAIVERS REQUESTED:

1 A Waiver is requested from Section 10.2.4 Table 10.2.2 of the Louisville Metro Land Development Code to waive the 25 ft. Landscape Buffer Area and plantings required adjacent to the adjoining R-4 zoned properties.

2 A Waiver is requested from Section 10.2.10 of the Louisville Metro Land Development Code to waive the encroachment of the existing parking spaces into the Freys Hill Rd 10' Landscape Buffer Area.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

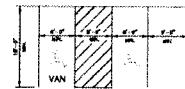
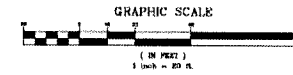
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PROPOSED USE	= MINI-WAREHOUSE
EXISTING BUILDING AREA TO REMAIN	= 24,000 SF
EXISTING BUILDING HEIGHT	= 20 FT (15' MAX ALLOWED) (SECTION 4.2.35.C (RELIEF REQUESTED))
F.A.S.	= 0.45 (5.0 MAX ALLOWED)
TOTAL PARKING REQUIRED	MIN. 2 SF MAX. 3 SF
1 SP/1.5 EMPLOYEE MIN. (3 EMPLOYEES)	= 44 SPACES
1 SP/1 EMPLOYEE MAX. (3 EMPLOYEES)	(2 HC SP INCLUDED)
TOTAL PARKING PROVIDED	= 2 LONG TERM (PROVIDED INDOORS)
BIKE PARKING REQUIRED/PROVIDED	= 18,270 SF
TOTAL VEICULAR USE AREA	= 1,370 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,358 SF
INTERIOR LANDSCAPE AREA PROVIDED	

GENERAL NOTES:

- Parking areas and drive lanes are a hard and durable surface to remain.
- Tree canopy requirements are not required per Section 10.1.2 of the Louisville Metro Land Development Code.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate prevailing curb cuts and provide vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
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- No KARST topography was found during survey by Kevin Young, R.L.A on 11/22/16.

MSD NOTES:

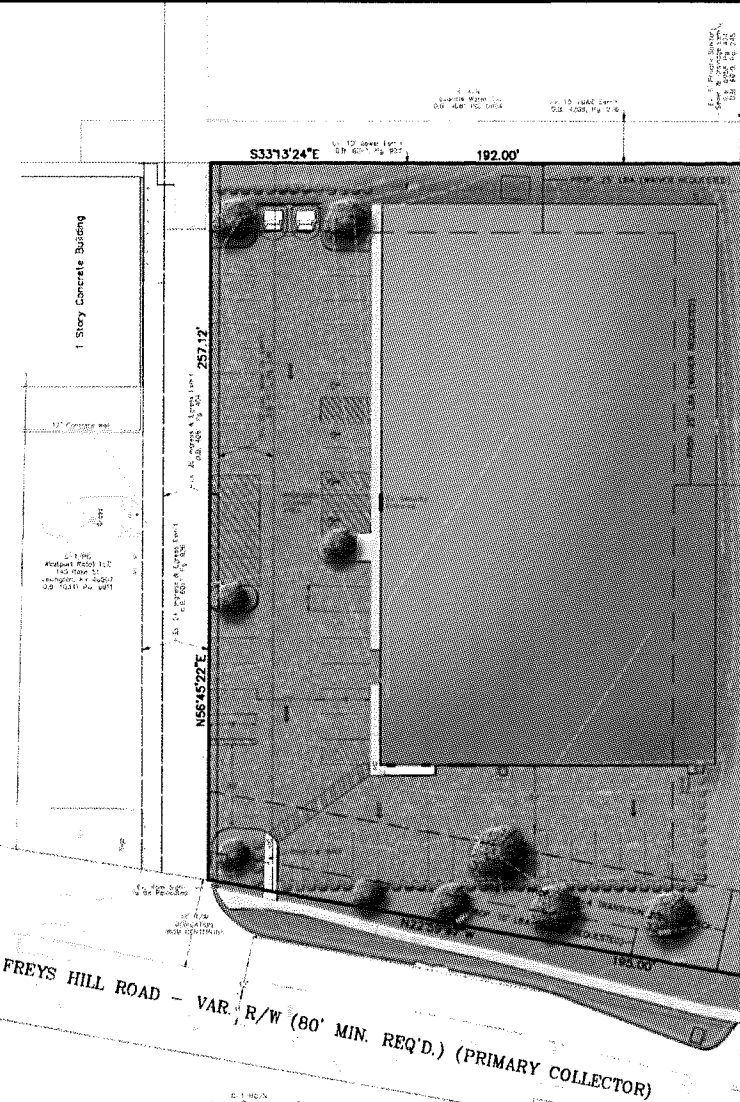
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- Composite utilities shall be placed in a common trench unless otherwise required by appropriate agencies.



TYPICAL EXISTING PARKING SPACE LAYOUT
NO SCALE

SITE ADDRESS:
3383 FREYS HILL ROAD
TAX BLOCK 0013, LOT 0188
D.D. 10681, P.O. 0879
COUNCIL DISTRICT - 17
FIRE PROTECTION DISTRICT - WORTHINGTON

CASE: 1620N1006
RELATED CASE: B-80-81
WM #2265



LEGEND

- EXISTING DRAINAGE FLOW
- EXISTING FORCE MAIN
- - - EXISTING CONTOUR

DATE	BY	DESCRIPTION

PROJECT DATA
 CLIENT: WMS-COOP
 DATE: 11/22/16
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 ENGINEER'S SEAL

PROJECT DATA
 CLIENT: WMS-COOP
 DATE: 11/22/16
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 ENGINEER'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 507 W. MARKET STREET, SUITE 200
 LOUISVILLE, KY 40202
 PH: 502.251.1111
 WWW.LDANDD.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN / CLIP
RIVER CITY MINI-WAREHOUSE
3383 FREYS HILL ROAD, 40241
 OWNER: DEVELOPER
RIVER CITY REALTY GROUP LLC
 123 TRAVIS ROAD
 LOUISVILLE, KY 40207

JOB NO. 16160
 SHEET 1 OF 1





LAND DESIGN & DEVELOPMENT, INC.

503 Washburn Avenue, Suite 101
 Louisville, KY 40222
 (502) 426-9374
 Fax (502) 426-9375
 E-MAIL ldd@ldd-inc.com

LETTER OF TRANSMITTAL

DATE: 2/13/17	JOB NO.: 16160
ATTENTION: Beth Jones	
RE: Proposed building elevation Freys Hill Storage facility	
<p>RECEIVED FEB 13 2017 PLANNING & DESIGN SERVICES</p>	

TO: Louisville Planning and Design Services

FROM: Kevin Young

WE ARE SENDING YOU:

<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Under separate cover via _____ the following items:
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Prints
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Change Order
	<input type="checkbox"/> Plans
	<input type="checkbox"/> Samples
	<input type="checkbox"/> Specifications
	<input type="checkbox"/> _____

COPIES	DATE	NO.	DESCRIPTION
2 sets			Color building elevations

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS:

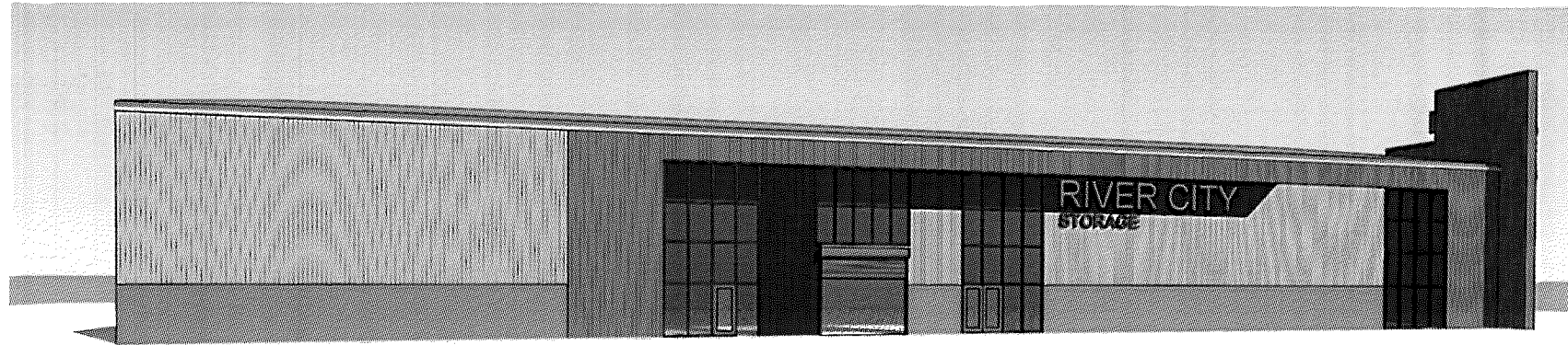
COPY TO: File _____ SIGNED: Kevin Young _____

If enclosures are not as noted, kindly notify us at once.

16 ZONE 1068
 16 ZONE 1068



1 Option One 3D View 1



2 Option One 3D View 2



STUDIO A
architecture
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louisville, ky 40204
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www.studioaarch.com

Consultants

Project Name

River City
Conversion

Enter address here

Client

Thieneman

Client Address

Seal

NOT FOR
CONSTRUCTION

Revisions

No.	Description	Date

**SCHEMATIC
RENDERINGS**

Project number: 16-114-02

Sheet Date: 12/18/15

Date: Issue Date

SD201

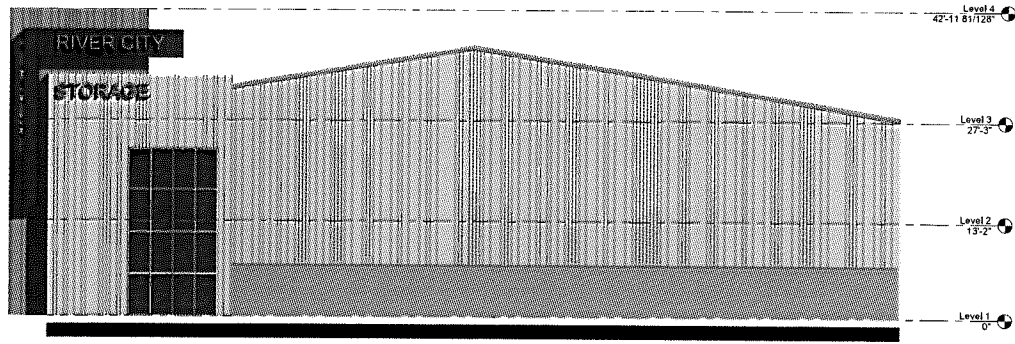
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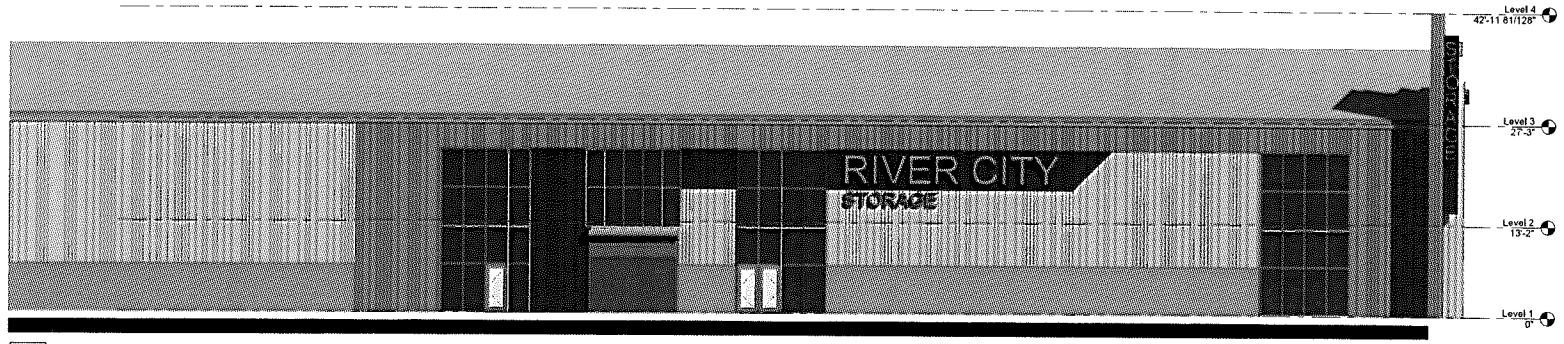
FEB 13 2017

PLANNING &
DESIGN SERVICES

A B C D E F



1 Option 3 East
A201 1/8" = 1'-0"



2 Option 3 South
A201 1/8" = 1'-0"

A B C D E F

STUDIO A
architecture
1371 bardstown road
louisville, ky 40204
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f: (502) 589-8004
www.studioaarch.com

Consultants

Project Name

River City
Conversion

Enter address here

Client

Thieneman

Client Address

Seal

NOT FOR
CONSTRUCTION

Revisions

No.	Description	Date

EXTERIOR
ELEVATIONS

Project number 16-T14-02

Sheet Date

Date Issue Date

A201

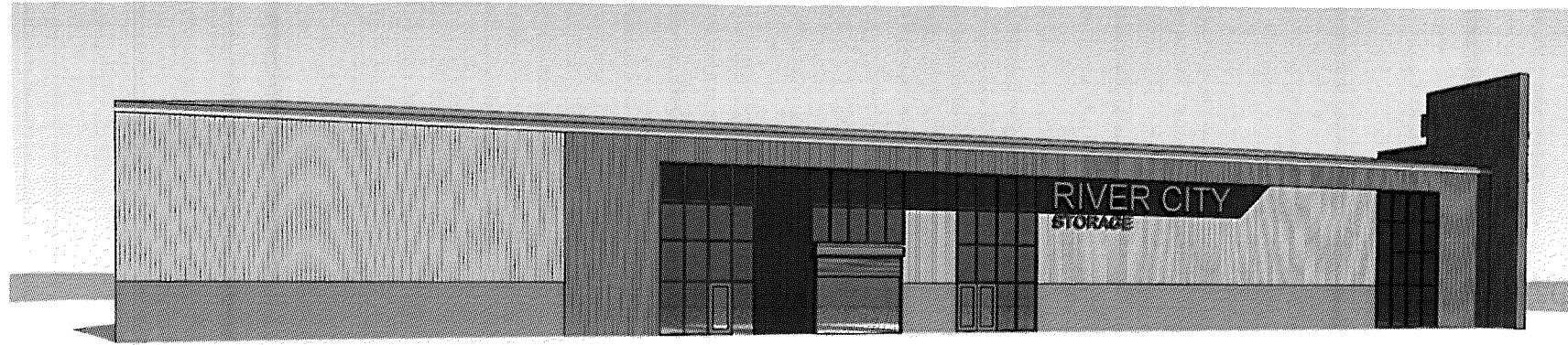
Scale 1/8" = 1'-0"

16 ZONE 1068

RECEIVED
FEB 13 2017
PLANNING &
DESIGN SERVICES



1 Option One 3D View 1
SD201



2 Option One 3D View 2
SD201



STUDIO A
architecture
1371 bardtown road
louisville, ky 40204
p: (502) 589-8007
f: (502) 589-8004
www.studioarch.com

Consultants

Project Name

River City
Conversion

Enter address here

Client

Thieneman

Client Address

Goal

NOT FOR
CONSTRUCTION

Revisions

No.	Description	Date

**SCHEMATIC
RENDERINGS**

Project number 16-TH-02

Sheet Date 12/8/15

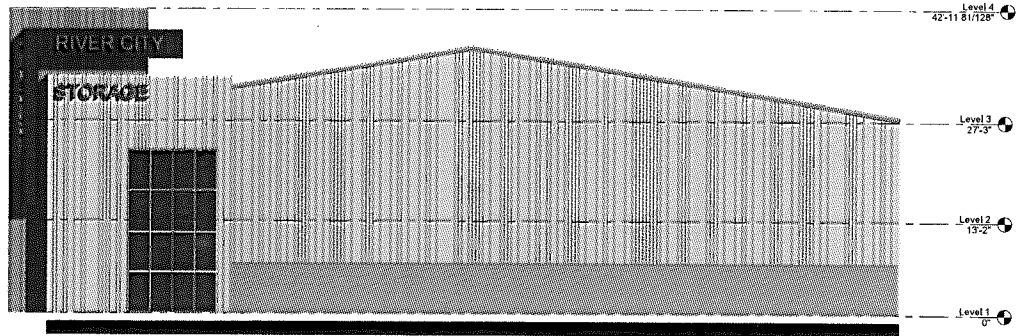
Drawn Issue Date

SD201

Scale

RECEIVED
FEB 13 2017
PLANNING &
DESIGN SERVICES

A B C D E F



1 Option 3 East
A201 1/8" = 1'-0"



2 Option 3 South
A201 1/8" = 1'-0"

A B C D E F

STUDIO A
architecture
1371 bardstown road
louisville, ky 40204
p. (502) 589-8007
f. (502) 589-8004
www.studioarch.com

Consultants

Project Name

River City
Conversion

Enter address here

Client

Thieneman

Client Address

Seal

**NOT FOR
CONSTRUCTION**

Revisions

No.	Description	Date

**EXTERIOR
ELEVATIONS**

Project number: 16-TH-02

Draw Date

Date Issue Date

A201

Scale 1/8" = 1'-0"

ZONE 10A0

RECEIVED

FEB 13 2017

PLANNING &
DESIGN SERVICES