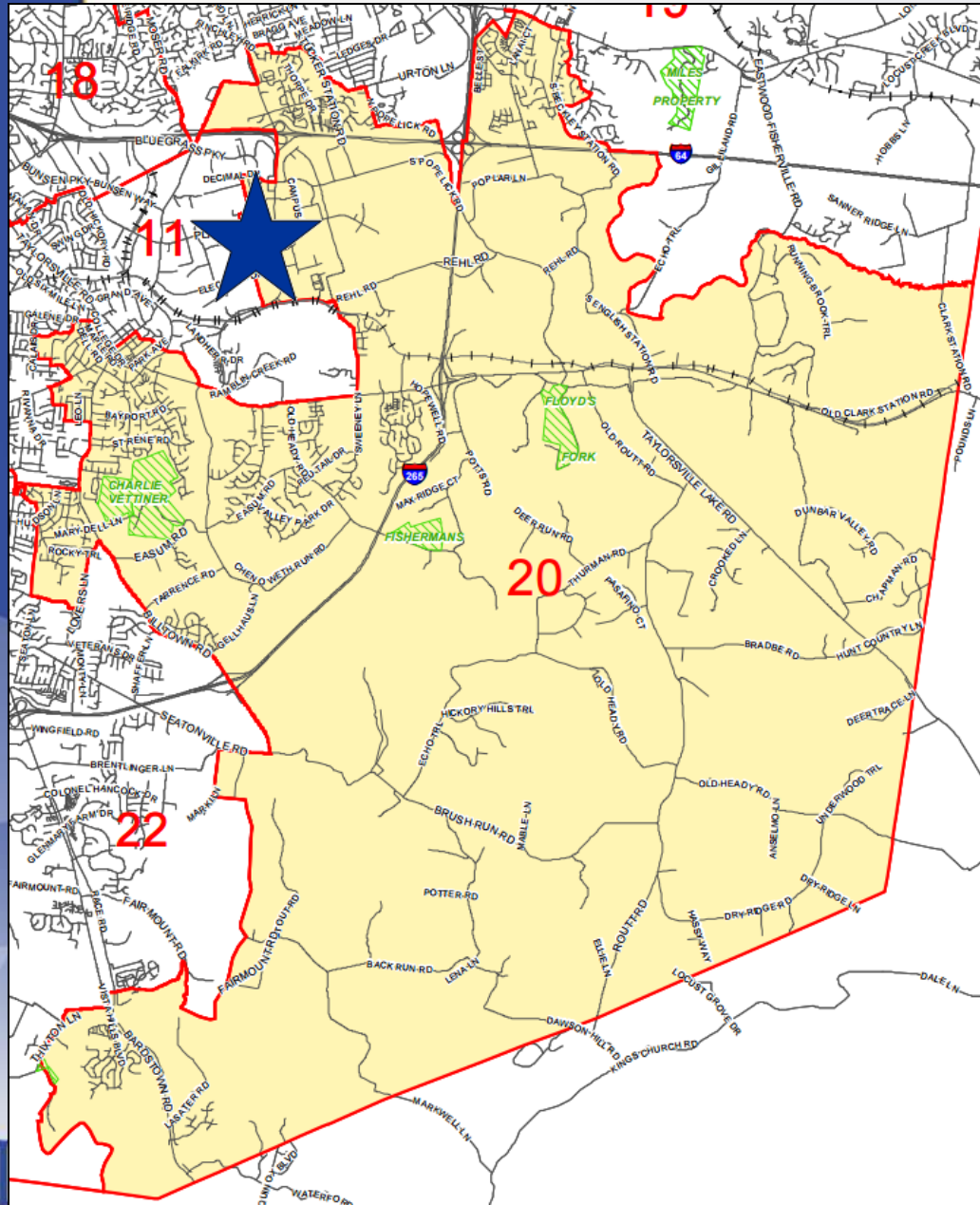


16ZONE1010

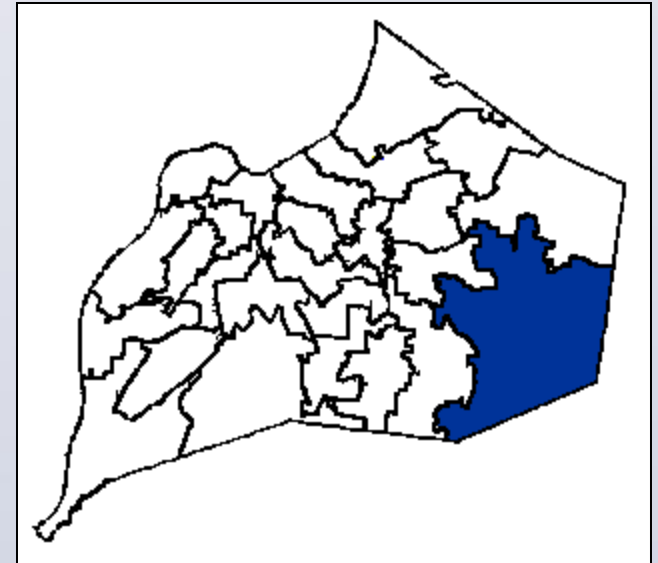
Air Hydro Power



Planning/Zoning, Land Design & Development
July 19, 2016



2550 Blankenbaker Parkway District 20 - Stuart Benson



Request(s)

- Change in Zoning from R-4 to PEC
- Waiver from 5.5.4.B.1 to reduce the required LBA from 50' to 15' and eliminate the 6' berm along the south property line.
- Revised District Development plan (both Louisville Metro and City of Jeffersontown)

Case Summary / Background

- 107,750 SF office and warehouse
- Vacant property
- Located to the west of the existing Air Hydro Power site (recent approval of 15ZONE1034)
- Mixed industrial, office and residential area
- The majority of area along Blankenbaker Parkway is PEC
- To the north and south, mix of both single and multi-family residential

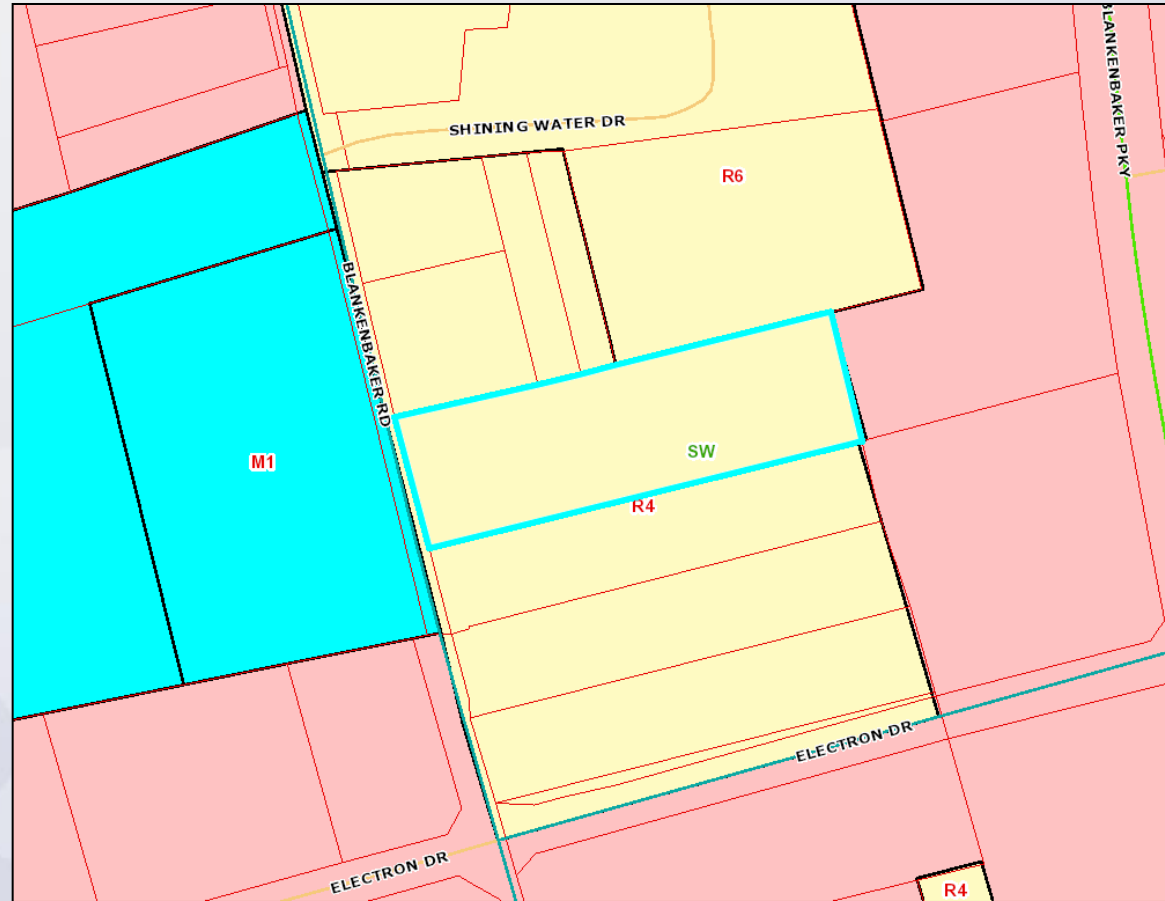
Zoning/Form Districts

Subject Property:

- Existing: R-4/SW
- Proposed: PEC/SW

Adjacent Properties:

- North: R-4, R-6/SW
- South: R-4/SW
- East: PEC/SW
- West: M-1/SW



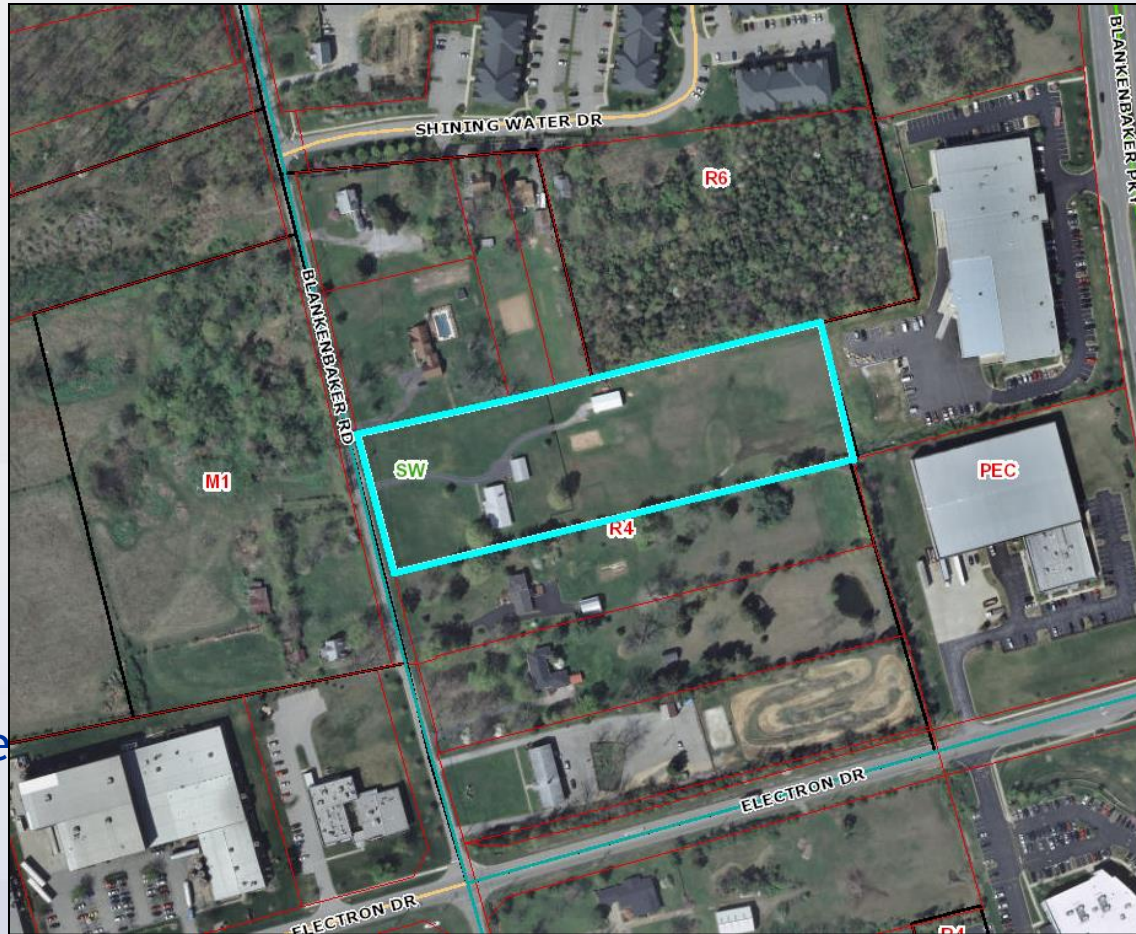
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Office/ Warehouse

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Office/ Warehouse
- West: Single Family Residential



Site Photos-Subject Property



WAIVER REQUESTED:

1. A Waiver is requested from Sections 10.2.4 & 5.5.4.B.1 of the Louisville Metro Land Development Code to waive the 50' Landscape Buffer Area to a 15' Landscape Buffer Area and to waive the 6 ft berm on the south property line between the PCC and R-4 properties.

GENERAL NOTES:

- Parking areas shall show lines to be a hard and durable surface.
- There shall be no obscuring signs in the right of way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not show in the eyes of drivers. If it does it shall be recessed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing excavation and road openings or trees to be preserved. The fencing shall enclose the area beneath the grade of the top canopy and shall remain in place. No parking, moderate storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Transportation Planning.
- No HAZMAT features were found during a site visit by Kevin Young, REA on 2/9/16.

MSD NOTES:

- Sanitary sewer service for the 56,765 SF building expansion will be provided by connection. The sanitary sewer service for the two proposed warehouse buildings will be provided by Lateral Extension & installed to applicable flow.
- No portion of the site is within the 100 year flood plain per FRM Map No. 21111 C 0004 E dated December 10, 2006.
- Drainage pattern depicted by arrows (blue) 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 MSU requirements.
- The site has two drainage encasement pits) will be required prior to MSU granting construction plan approval.
- On-site detention will be provided. Pre-engineered peak flows will be limited to pre-developed peak flows for 2,10,25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
- The final design of this project must meet all MSU water quality requirements established by MSU. Site layout may change as the design process due to changing ability of Down Street (Managers) Project.
- Erosion & Sediment Control shall be conceptual only, and final design will be required on construction plans. Final construction plan shall be submitted on the site a Erosion & Sediment Plan shall be provided to MSU for approval.
- MSU construction bond will be required prior to construction plan approval.
- Runoff from the proposed warehouses to be directed to on-site detention basin.
- No increase in velocity of the point of discharge of the property line.

PROJECT DATA

TOTAL SITE AREA	= 14.44 AC.
PROPOSED R/W BLANKENBAKER PKWY	= 0.24 AC.
PROPOSED R/W BLANKENBAKER ROAD	= 0.12 AC.
NET SITE AREA	= 14.16 AC.
TRACT 1 AREA (PEC TO REMAIN)	= 9.82 AC.
TRACT 2 AREA (R-4 TO PEC)	= 4.32 AC.
FORMA DISTRICT	= SUBURBAN WORKPLACE
EXISTING ZONING	= PEC/R-4
PROPOSED ZONING	= PEC
EXISTING/PROPOSED USE	= OFFICE/WAREHOUSE
EXISTING RETAIL AREA (LOCATED IN EX. WAREHOUSE)	= 1,770 SF
EXISTING WAREHOUSE AREA	= 44,800 SF
EXISTING OFFICE AREA (LOCATED IN EX. WAREHOUSE)	= 12,470 SF
PROPOSED OFFICE AREA	= 14,400 SF
PROPOSED WAREHOUSE AREA	= 138,200 SF
TOTAL BUILDING AREA	= 212,663 SF
F.A.R.	= 0.34 (1.0 MAX. ALLOWED)
BUILDING HEIGHT	= 2 STORY (50' MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
EXISTING RETAIL (WITHIN EXISTING WAREHOUSE)		
1,770 SF/300 SF MIN.	= 6 SP	= 9 SP
OFFICE		
76,870 SF/250 SF MIN.	= 78 SP	= 134 SP
26,870 SF/200 SF MAX. WAREHOUSE	= 100 SP	
150 EMP./1-5 EMPLOYEES MIN.	= 150 SP	
150 EMP./1 EMPLOYEE MAX.	= 182 SP	= 293 SP
TOTAL PARKING REQUIRED		
PARKING PROVIDED	= 117 SPACES	
EXISTING PARKING	= 154 SPACES	
PROPOSED PARKING	= 271 SPACES	
(100 HO SP INCLUDED)		
(5 CARPOOL SP INCLUDED)		
TOTAL PARKING PROVIDED	= 425 SPACES	
(LONG TERM 7/7 LONG TERM)		
RFE PARKING REQUIRED/PROVIDED		
(LONG TERM BKE. PARKING SHALL BE PROVIDED INSIDE BLDG.)		
TOTAL VEHICULAR USE AREA	= 217,416 SF	
INTERIOR LANDSCAPE AREA REQUIRED(100)	= 16,306 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 17,420 SF	
OUTDOOR AMENITY AREA PER SECTION 5.1.2.2	= 10,995 SF	
OUTDOOR AMENITY AREA PROVIDED	= 12,995 SF	



A PORTION OF THE SITE IS LOCATED IN THE CITY OF JEFFERSONTOWN AND IS SUBJECT TO THE JULY 2004 LAND DEVELOPMENT CODE.

REVISIONS	DATE	DESCRIPTION

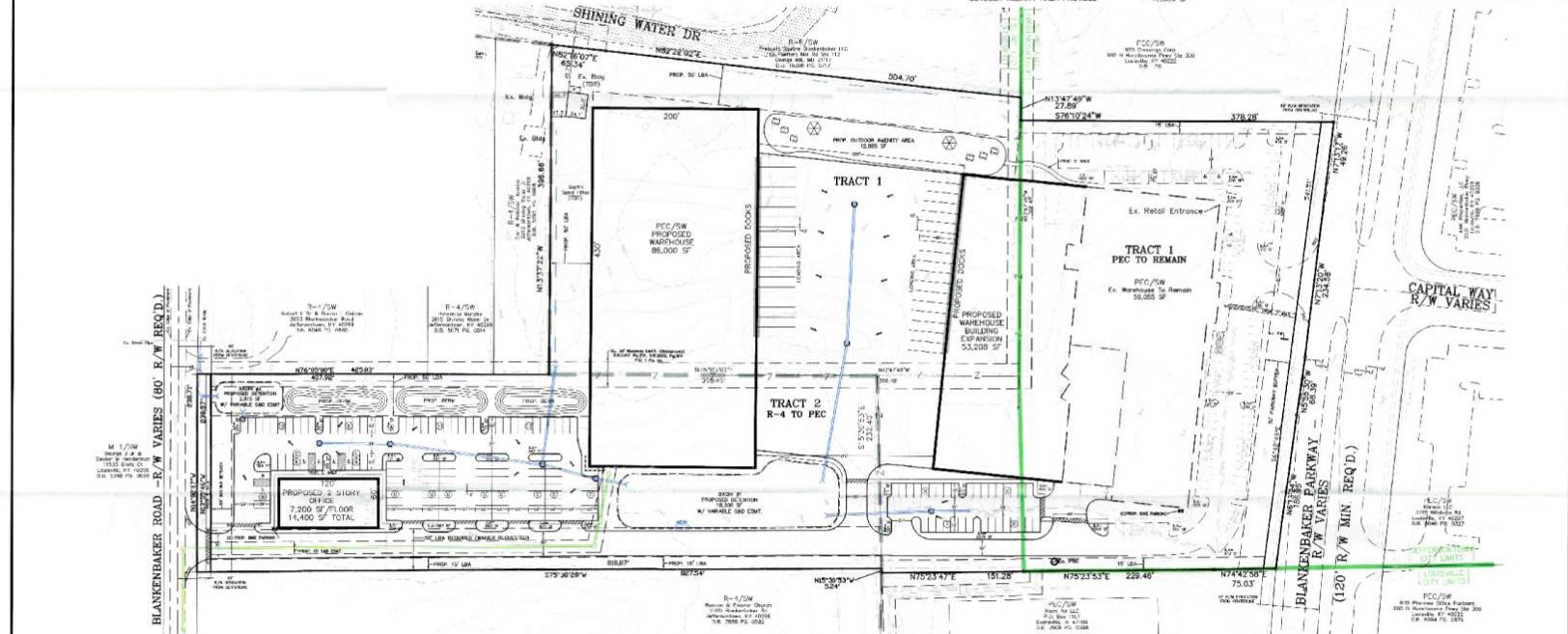
PROJECT DATA
PROJECT NO. 15041
DATE 02/09/16
SCALE 1/4" = 1'-0"
DESIGNED BY J. W. BROWN
CHECKED BY J. W. BROWN
DATE 02/09/16

ENGINEER'S SEAL

L&D
LAND DESIGN & DEVELOPMENT, INC.
100 PHOENIX MILL PARKWAY
LOUISVILLE, KY 40299
TEL: 502.261.1234
FAX: 502.261.1235

AIR HYDRO POWER EXPANSION
AIR HYDRO POWER
2550 BLANKENBAKER PARKWAY
LOUISVILLE, KY 40229

FOR NO. 15041	SHEET 1 OF 1
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LEGEND

- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED STORM AND MANHOLE
- PROPOSED DRAINAGE CHANNEL
- PROPOSED SILT FENCE
- PROPOSED STONE PILE MESH PROTECTION
- PROPOSED CARPOOL SPACES
- EXISTING ZONING LINE
- EXISTING CITY LOTS

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any soil-disturbance activity on the construction site. Any modification to the approved plan shall be included on the plan and MSU approved.

Detention basins, if applicable, shall be constructed and must perform as intended during construction until the controlling drainage system is installed and stabilized.

Artificial means shall be taken to replicate the topology of natural soil and shall construction areas shall provide coverage. Soil located within the roadway shall be stabilized during.

Soil structures shall be located away from drainage, ponds, tanks and catch basins. Structures shall be made, made, and adequately anchored beyond the face of all walls.

All storm drainage must utilize low-water crossing structures per MSU standard drawing 08-02.

When construction on land disturbance activity will be temporarily ceased on any portion of a site, temporary soil stabilization measures shall be required to be installed on previously disturbed areas to prevent erosion. The stabilization shall be installed on the site and shall be maintained until the 14 calendar days after the activity has ceased.

Temporary soil stabilization measures during temporary closing operations shall be installed and maintained to prevent soil erosion. Temporary soil stabilization shall be installed on the site and shall be maintained until the 14 calendar days after the activity has ceased.

All storm drainage shall conform to MSU standard specifications.

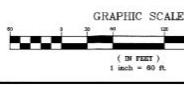
Construction fencing shall be erected prior to any construction or grading activities preventing access to or from portions of trees to be preserved. The fencing shall enclose the area beneath the grade of the top canopy and shall remain in place. No parking, moderate storage, or construction activities shall be permitted within the fenced area.

DETENTION BASIN CALCULATIONS

X = A CRA/12
 AC = 0.75-0.23=0.52
 A = 14.4 ACRES
 R = 2.8 INCHES
 X = (0.52)(14.4)(2.8)/12 = 1.75 AC.-FT.
 REQUIRED 76,105 = CU.FT.
 PROVIDED BASIN #1 = 18,300 SQ.FT.
 PROVIDED BASIN #2 = 2,815 SQ.FT.
 TOTAL = BASIN #1 18,300 SQ. FT. @ APPROX. 5 FT. DEPTH = 91,500 CU. FT.
 = BASIN #2 2,815 SQ. FT. @ APPROX. 2 FT. DEPTH = 5,630 CU. FT.
 = TOTAL PROVIDED CU. FT. OF DETENTION = 97,130 CU. FT.
 = 97,130 CU.FT. > 76,108 CU.FT.

TREE CANOPY CALCULATIONS (CLASS "C" 0-40%)

TOTAL SITE AREA = 615,298 S.F.
 EXISTING TREE CANOPY = 131,740 S.F.
 10% TREE CANOPY TO BE REQUIRED = 61,529 S.F.
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
 PROPOSED TREE CANOPY TO BE PLANTED = 20% (123,120 S.F.)



RECEIVED
AIR HYDRO POWER
DESIGN SERVICES

OWNER:
MOB INVESTMENTS LLC
P.O. BOX 34170
LOUISVILLE, KY 40292

OWNER:
PRESCOTT SQUARE BLANKENBAKER LLC
110 PARKERS MILL RD STE 113
OWINGS MILL, MD 21117

SITE ADDRESS:
2550 BLANKENBAKER PKWY
LOUISVILLE, KY 40299

**TAX BLOCK 0089, LOT 0548
D.B. 7982, PG. 0467**

**2703 BLANKENBAKER ROAD
TAX. BLOCK 0089, LOT 0312
D.B. 10521, PG. 0198**

**COUNCIL DISTRICT - 20
FIRE PROTECTION DISTRICT - JEFFERSONTOWN**

**CURRENT CASE #1620NE1010
RELATED CASE #1620NE1004
WM #7987**

PC Recommendation

- Public Hearing was held on 5/19/2016
 - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to PEC by a vote of 8-0 (8 members voted)