

20-MCUP-0015

1200 & 1308 Story Avenue

December 7, 2020



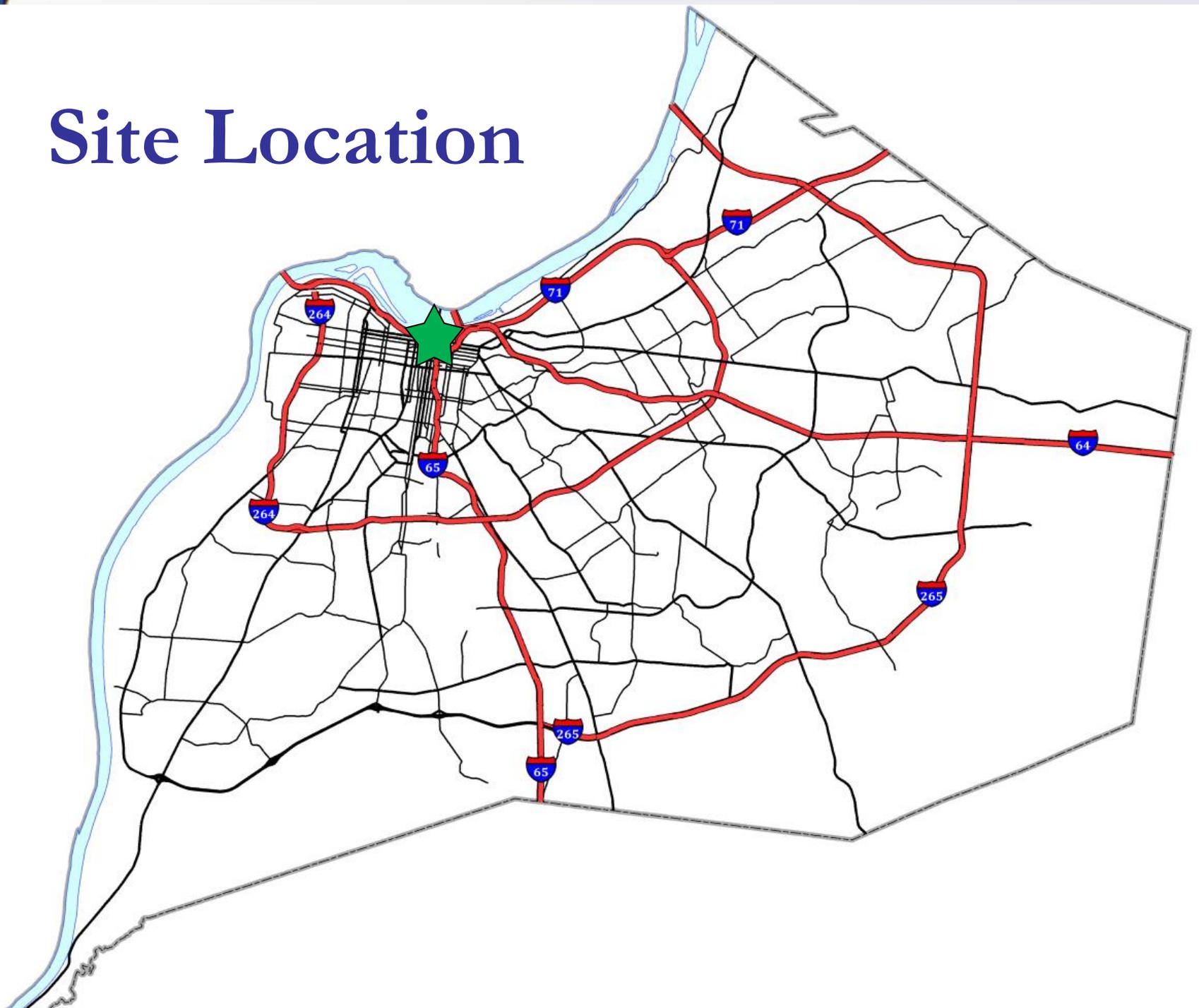
**Louisville Metro Board of Zoning Adjustment
Public Hearing**

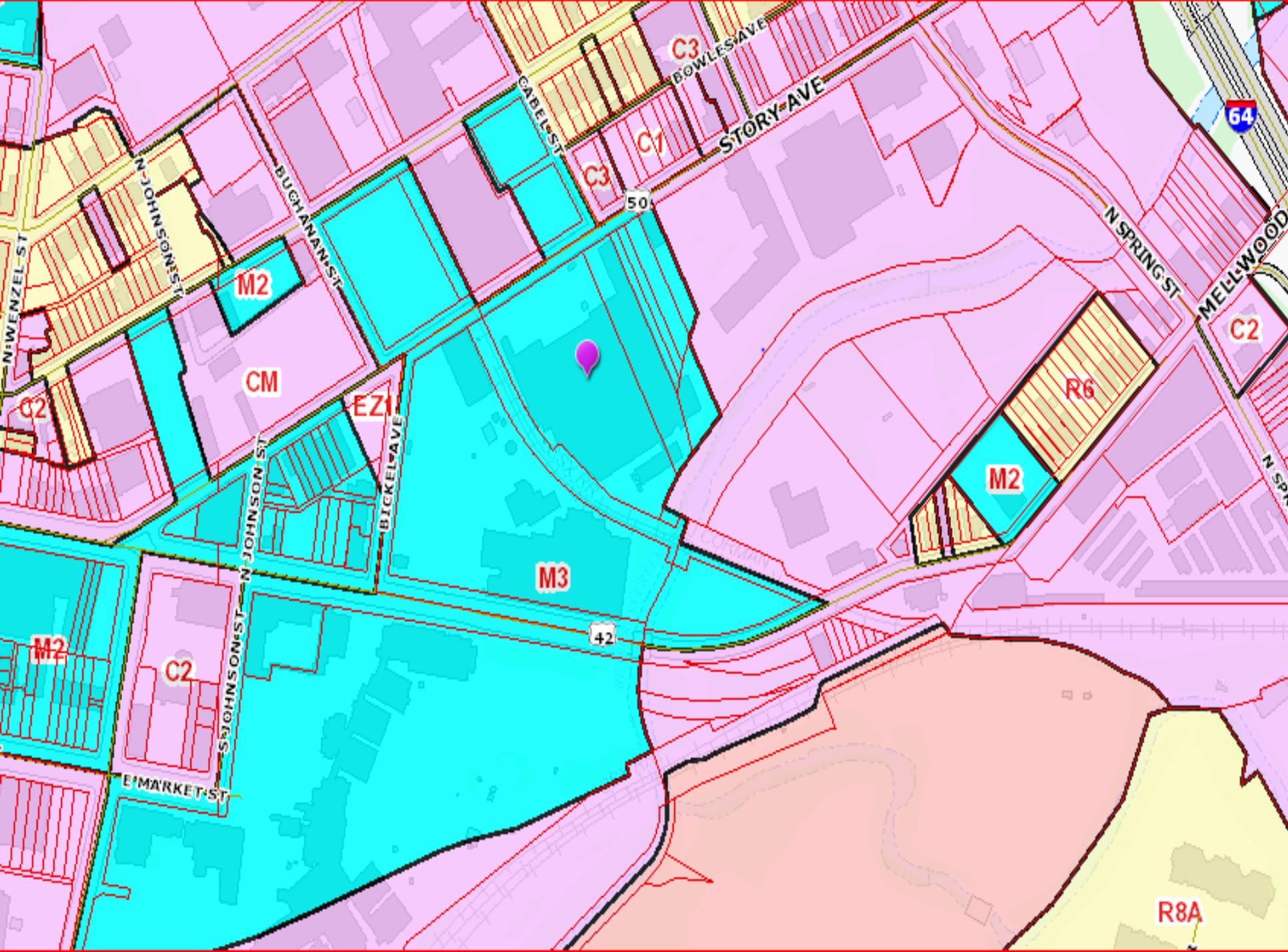
Steve Hendrix, Planning Coordinator

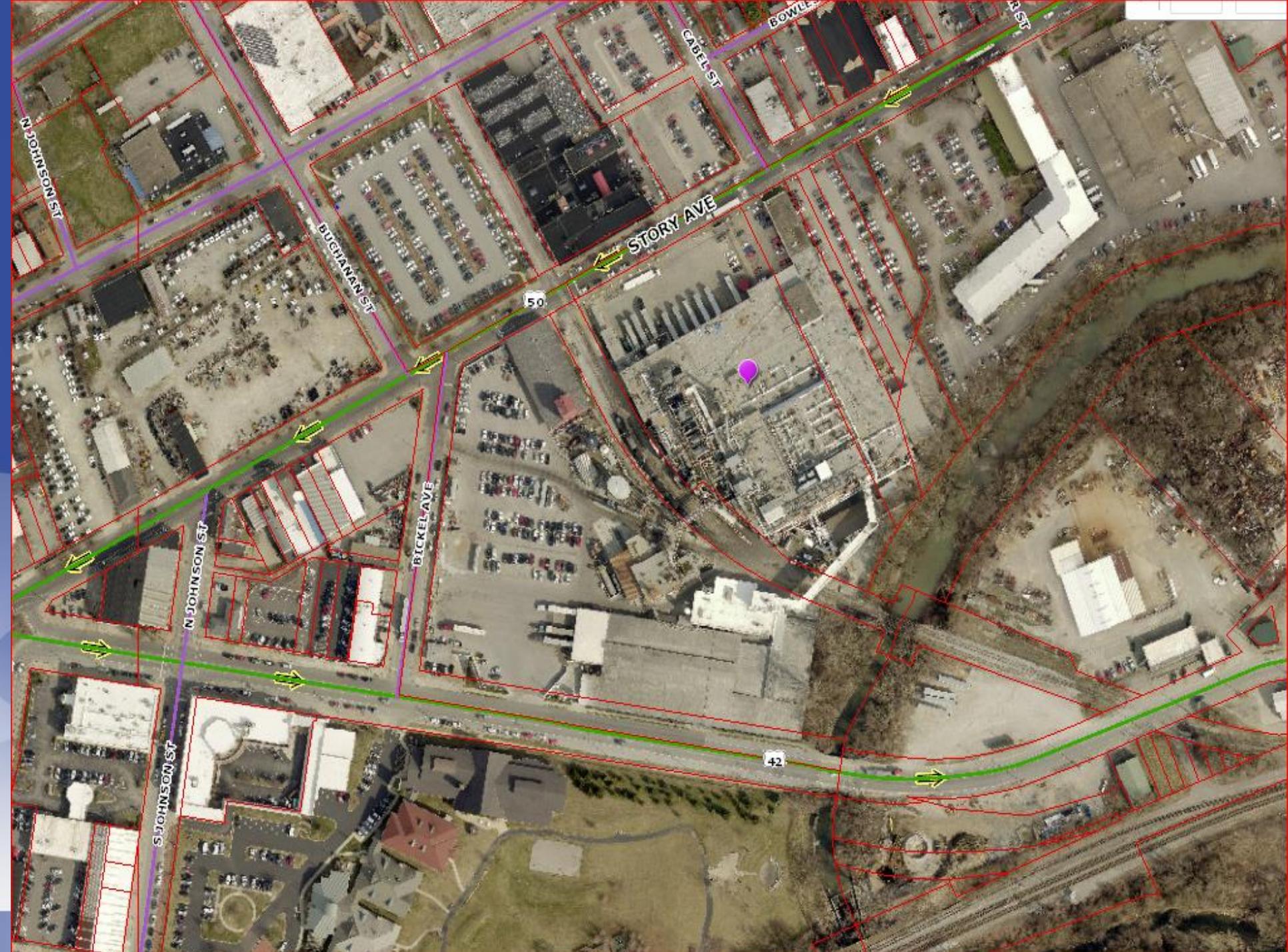
Request

Modification of a Conditional Use Permit to allow an approximate 855 square foot addition to the existing main entry security guard building, removal of building, new parking and fences.

Site Location







N JOHNSON ST

BUCHANAN ST

CABEL ST

BOWLER ST

STORY AVE

50

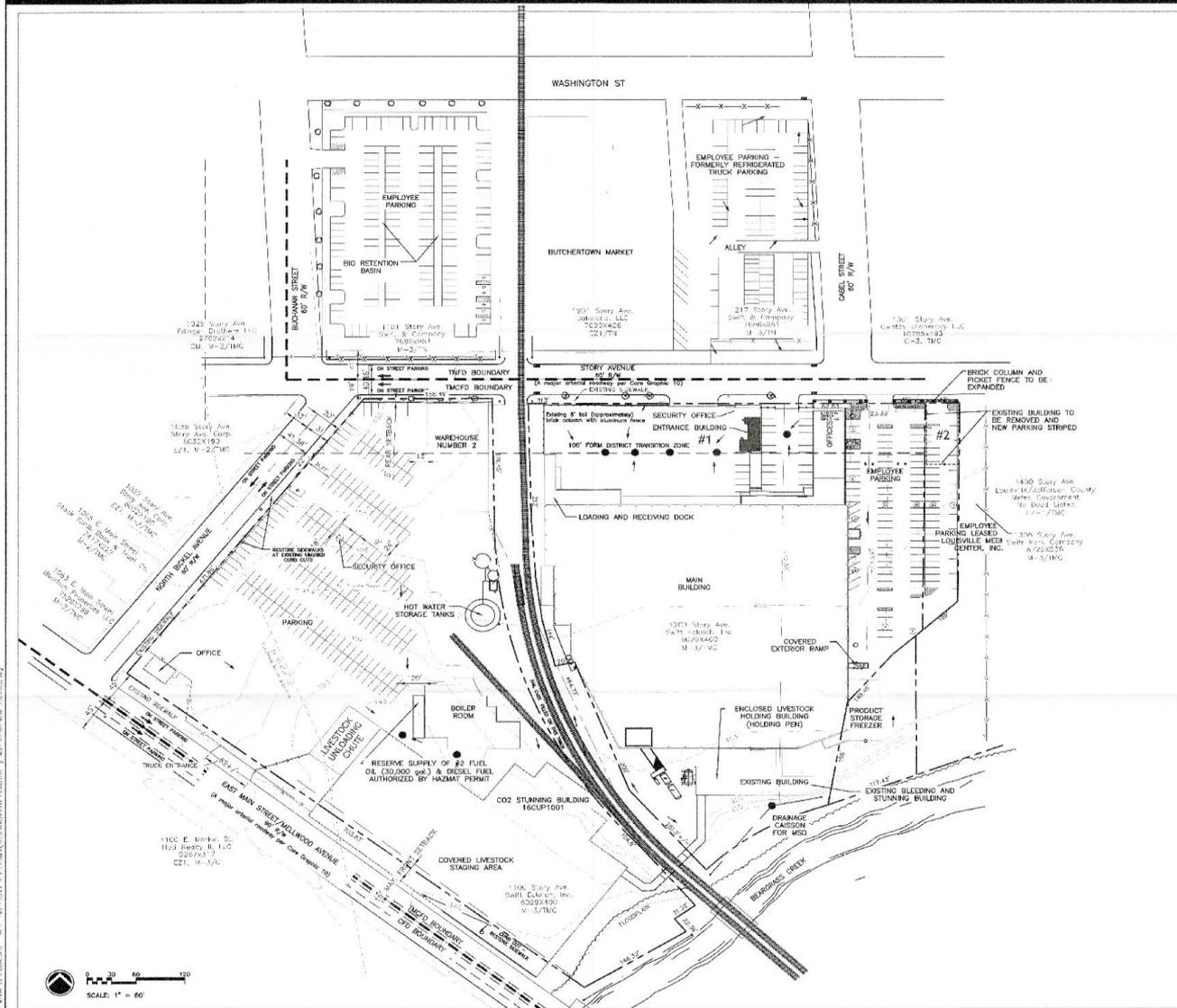
BICKEL AVE

N JOHNSON ST

S JOHNSON ST

42

Site Plan



SITE DATA
LAND USE: 1200 STORY AVENUE TAX BLOCK & LOT: T.B. 200, T.L. 1 DEED BOOK & PAGE: D.B. 8029, Pg. 400 EXISTING ZONING DISTRICT: M-3 FORM DISTRICT: TRADITIONAL MARKETPLACE CORRIDOR CHARGES AREA: 11.04-ACRES

EXISTING USE: OPERATION OF INDUSTRIAL MEAT PACKING PLANTS, INCLUDING THE SLAUGHTERING OF ANIMALS, THE PROCESSING, PACKAGING AND STORING OF MEATS, THE OPERATION OF FEED LOTS THE STORING OF HAY AND HEDS, AND THE RECEIVING AND STORAGE OF OFFAL.

PROPOSED IMPROVEMENTS:
 1. THIS IS A REQUEST FOR AN 850 S.F. ADDITION ONTO THE EXISTING GUARD SHACK.
 2. BUILDING TO BE REMOVED FROM 1200 STORY AVENUE, AND PARKING RESTRICTIONS, ASSOCIATED WITH CASE 20-004-0228.

BUILDING DATA
 BUILDING FOOTPRINT AREA: 223,182 S.F.
 THE SQUARE FOOTAGE COVERED BY A BUILDING REMAINS AT THE GROUND LEVEL.
 BUILDING GROSS FLOOR AREA: 486,450 S.F.
(Gross floor area is reported separately from the exterior walls of each floor and does not include the volume of the number of stories over or under the ground level.)

PROPOSED BUILDING HEIGHT: 15'
 FLOOR TO AREA RATIO (ENTIRE CAMPUS): 0.82

PARKING CALCULATIONS
 NO NEW PARKING REQUIRED. EXPANSIONS ARE NOT INCREASING UNITS OF MEASUREMENT AND ARE LESS THAN 500 GROSS FLOOR AREA. SECTION 9.1.B.

FREESTANDING STORAGE
 NO NEW STORAGE

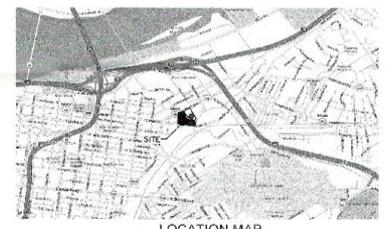
IRREGULAR CALCULATIONS
 NO INCREASE IN PARKING OR IMPERVIOUS AREAS

TREE CANOPY CALCULATIONS
 NO INCREASE IN PARKING OR IMPERVIOUS AREAS

LANDSCAPE BUFFER AREAS
 NO LANDSCAPE BUFFER AREAS REQUIRED

NEW NOTES:
 1. SIDEWALK REPAIRS NEEDED ON BICKEL AND WHERE EXISTING CURB CUTS ARE NOT USED. DETERMINE SPECIFIC LOCATION PRIOR TO CONSTRUCTION APPROVAL.
 2. LICENSE AGREEMENT WILL BE REQUIRED FOR ANY EXISTING STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY (SPECIFICALLY EXISTING HOV 3'S). PUBLIC WORKS WILL WAIVE THE ANNUAL FEE.
 3. A RIGHT-OF-WAY DEDICATION WILL BE REQUIRED ALONG STORY AVENUE AND BENS AVENUE TO GET THE EXISTING SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY.
 4. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

NEW NOTES:
 1. MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.



Engineering
Planning

JBS Swift Entrance Addition

NO. & DATE	DESCRIPTION
1 - 11/20/20	FINAL APPROVAL

Madeline Gifford
 10309 003
 04/08/2018 5:20:09
 Scale: 1"=60'
 Drawn By: AJW
 Checked By: AJW
 Drawing Title: JBS Swift Entrance Addition Modified Conditional Use Permit
 Drawing No: 1 of 1

PROJECT #20-MCUP-000X
 W# #7075

Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposals meet the standards established by the Land Development Code for the requested Modified Conditional Use Permit.

Required Action

Approve or Deny

- Modified Conditional Use Permit to allow a 855 square foot addition to the existing main entry security building, the removal of the 1308 Story Avenue building, new parking and fences.