

CONDITIONAL USE PERMIT MODIFICATION REQUESTED:

1. (TRACT 3) A Modification is Requested to remove Tract 3 from the Conditional Use Permit granted by Section 4.2.35 of The Louisville Metro Land Development Code for Mini-Warehouses on August 9, 2018 Case: 17ZONE1077.

RELIEF REQUESTED:

1. Relief is requested from Sec. 4.2.35 to permit the structure and pavement to be located in the Tr 1 30 ft CUP adj to Etson and for the pavement to be located in the 30 ft CUP setback on Tr 2 adj to Tr 3.

WAIVER REQUESTED:

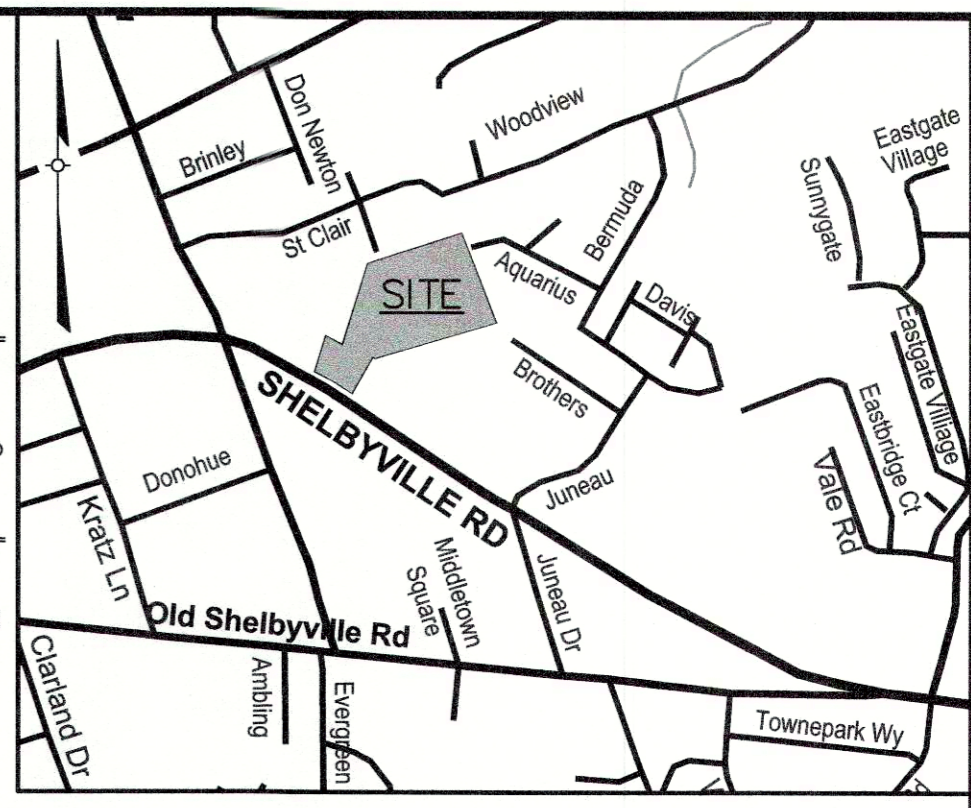
1. A Waiver is requested to waive the 15 ft Landscape Buffer Area and plantings required for the south property line adjacent to the Middletown Professional Park LLC site.

CONDITIONAL USE PERMIT GRANTED:
AUGUST 9, 2018 CASE: 17ZONE1077

VARIANCE GRANTED:
AUGUST 9, 2018 CASE: 17ZONE1077

1. (TRACTS 2 & 3) A Variance was granted from Section 5.3.1.C.5 Table 5.3.2 of the Louisville Metro Land Development Code to vary the 50 ft. Non-residential to Residential setback for the property line adjacent to the Middletown Professional Park LLC property.

SITE IS LOCATED IN THE CITY OF MIDDLETOWN AND IS SUBJECT TO THE LOUISVILLE METRO LAND DEVELOPMENT CODE DATED JULY 2004, WITH AMENDMENTS PER THE CITY OF MIDDLETOWN.



TRACT 1 DATA

TRACT 1 SITE AREA	= 0.45 Ac. (19,737 SF)
EXISTING ZONING TO REMAIN	= C-2 (C.U.P. GRANTED)
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= COMMERCIAL
PROPOSED USE	= OFFICE FOR TRACT 2 STORAGE FACILITY
PROPOSED OFFICE AREA	= 1,792 SF
F.A.R.	= 0.09 (5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 1 STORY (35' MAX. ALLOWED NFD)

PARKING REQUIRED

OFFICE 1792/350 S.F. MIN.; 1792/200 S.F. MAX.	= 5 SP = 9 SP
-10% TARC REDUCTION	= 5 SP
TOTAL PARKING PROVIDED	= 7 SPACES (2 HC SP INCLUDED)

VEHICULAR USE AREA

INTERIOR LANDSCAPE AREA REQUIRED	= 711 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 907 SF

TRACT 2 DATA

TRACT 2 SITE AREA	= 7.57 Ac. (329,561 SF)
EXISTING ZONING	= C-2 (C.U.P. GRANTED) (REQUEST TO MODIFY C.U.P.)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= STORAGE FACILITY
PROPOSED BUILDING AREA	= 133,700 SF
F.A.R.	= 0.40 (5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 1 STORY (15' MAX. ALLOWED PER C.U.P. SECTION 4.2.35)

TRACT 3 DATA

TRACT 3 SITE AREA	= 0.37 Ac. (16,303 SF)
EXISTING ZONING	= C-2 (REQUEST TO MODIFY C.U.P.)
FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= PARKING
PROPOSED VEHICULAR USE AREA TR 3 ONLY	= 3,500 SF
EXISTING VEHICULAR USE AREA TR 4 ONLY	= 20,135 SF
TR 3 & 4 CONSOLIDATED VUA	= 23,635 S.F. (17% INCREASE)
CHAPTER 10 IS NOT APPLICABLE PER CHAP. 10 SECS 10.1.2.B.3 & 10.2.2.A.3	

TRACT 4 DATA

TRACT 4 SITE AREA	= 0.73 Ac. (31,675 SF)
EXISTING ZONING	= C-2
FORM DISTRICT	= SMC
EXISTING USE	= EXISTING AUTO SERVICE TO REMAIN

PARKING REQUIRED

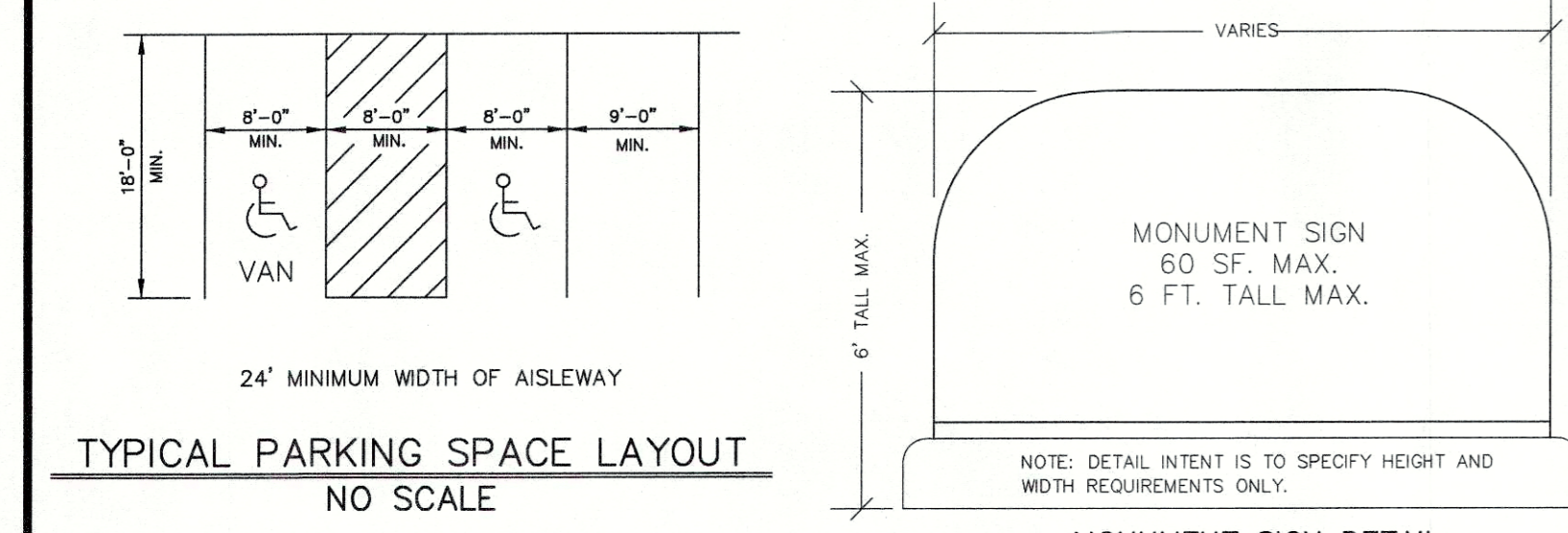
1 SP/10 EMP. MIN.; 2 SP/ 6 BAYS	= 16 SP
1 SP/10 EMP. MAX.; 5 SP/ 6 BAYS	= 40 SP
-10% TARC REDUCTION	= 14 SP
TOTAL PARKING PROVIDED (TR 3 & 4 COMBINED)	= 33 SPACES (2 HC SP INCLUDED)
NOTE: TR 3 & 4 SHALL BE CONSOLIDATED	

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- A KTC encroachment permit and bond will be required for all work done in the right-of-way prior to construction plan approval.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material 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.
- City of Middletown approval will be required.
- A crossover access agreement shall be recorded between Tracts 1, 2, 3 & 4 prior to Metro Public Works construction plan approval.
- Tracts 3 and 4 will be consolidated by deed or plat.
- A Shelbyville Road right-of-way dedication waiver has been approved by Metro Public Works.
- Signs shall be posted along the drive lane which is adjacent to the proposed on-site fire hydrant to designate it as a Fire Lane and Parking is Not Permitted. During the construction plan process the Middletown Fire Department shall be consulted as to the number of signs and their locations.
- The proposed storage buildings shall be sprinkled as required by the KY Building Code. The Middletown Fire Department shall review the architectural plans for the sprinkler system prior to a building permit being issued.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metro Sewer District Design Manual and Standard Specifications
- Sanitary sewer service is existing.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0046 E dated December 5, 2006.
- Drainage pattern depicted 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.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post developed peak flows will be limited to pre-developed peaks for the 2, 10, 25 year storms. The Post developed peak flows for the 100 year storm event will be reduced to 50% of the Pre-developed peak flow.
- A Downstream Facilities Capacity Request was approved by MSD by letter dated January 4, 2018.
- The final design of this project must meet all MSD water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- MSD drainage bond required prior to construction plan approval.
- Tr 3 & 4 drainage were included in the approved detention analysis for the 17ZONE1077-18CUP1119 site layout.



DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C = 0.85 - 0.35 = 0.50$$

$$A = 9.1 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

$$X = (.50)(9.1)(2.8)/12 = 1.06 \text{ AC.}-\text{FT.}$$

$$\text{REQUIRED } X = 46,246 \text{ CU.FT. } @ 1.5 = 69,369 \text{ CU. FT.}$$

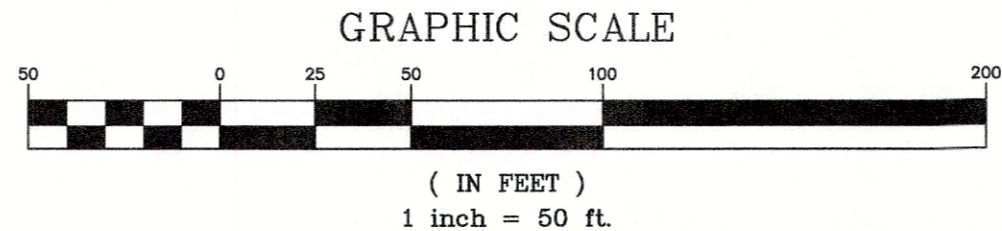
$$\text{PROVIDED BASIN} = 12,000 \text{ SQ.FT.}$$

$$\text{TOTAL} = 12,000 \text{ SQ.FT. } @ \text{ APPROX. } 6' \text{ DEPTH}$$

$$= 72,000 \text{ CU.FT. } > 69,369 \text{ CU.FT.}$$

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 365,601 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (73,120 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 6% (23,195 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 14% (50,400 SF)
TOTAL TREE CANOPY TO BE PROVIDED	= 20% (73,595 SF)



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12-17-18	AGENCIES COMMENTS	AER
2	12-28-18	AGENCIES COMMENTS	AER

PROJECT DATA
FILE NAME: 17134-DDDP
DATE: 11-20-18
SCALE: AS SHOWN
DRAWN BY: JH/AH
CHECKED BY: AER

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DATE: 11-20-18
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CHECKED BY: AER

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SCAPING • LANDSCAPE ARCHITECTURE
907 WESTERN BLVD. SUITE 100
LOUISVILLE, KY 40203
TEL: 502.414.9278 FAX: 502.414.9279
WWW.LD-D.COM

REV. DETAILED DISTRICT DEVELOPMENT PLAN-MODIFIED CUP
17134
STOR ALL
12134 SHELBYVILLE ROAD
DEVELOPER
STOR ALL SELF STORAGE
253 WOMSTEAD DRIVE
GRAYSON, KY 41143

SHEET 1 OF 1
JOB NO. 17134
COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN
RELATED CASES: 18CUP1119 & 17ZONE1077
MSD WM#: 8465
CASES: 18DEVPLAN1201 & 18CUP1189