

Case No. 16CUP1004

Idlewild at English Station



Louisville Metro Board of Zoning Adjustment

Ross Allen, Planner I

March 21, 2016

Request(s)

- Modification of a Conditional Use Permit to allow a volleyball court to be added to a C-1 zoning District.

Case Summary / Background

- The applicant is requesting permission to add a volleyball court to the outdoor recreation area located to the rear of the clubhouse at 700 Landis Ridge Drive within Louisville Metro.
- Previous cases include DP-17317-12, a Revised Detailed District Development Plan (approved by DRC on May 16, 2012), 13ZONE1004, which allowed for a zoning change from R-6 to C-1 along with a Conditional Use permit to allow outdoor alcohol sales and consumption/entertainment activity for restaurants in the C-1 zoning district and a Revised Detailed District Development Plan (approved by the Planning Commission on August 15, 2013), and B-17953-12 (CUP) to allow a private proprietary club in a R-6 zoning district and a landscape waiver (both granted by BOZA on December 17, 2012).

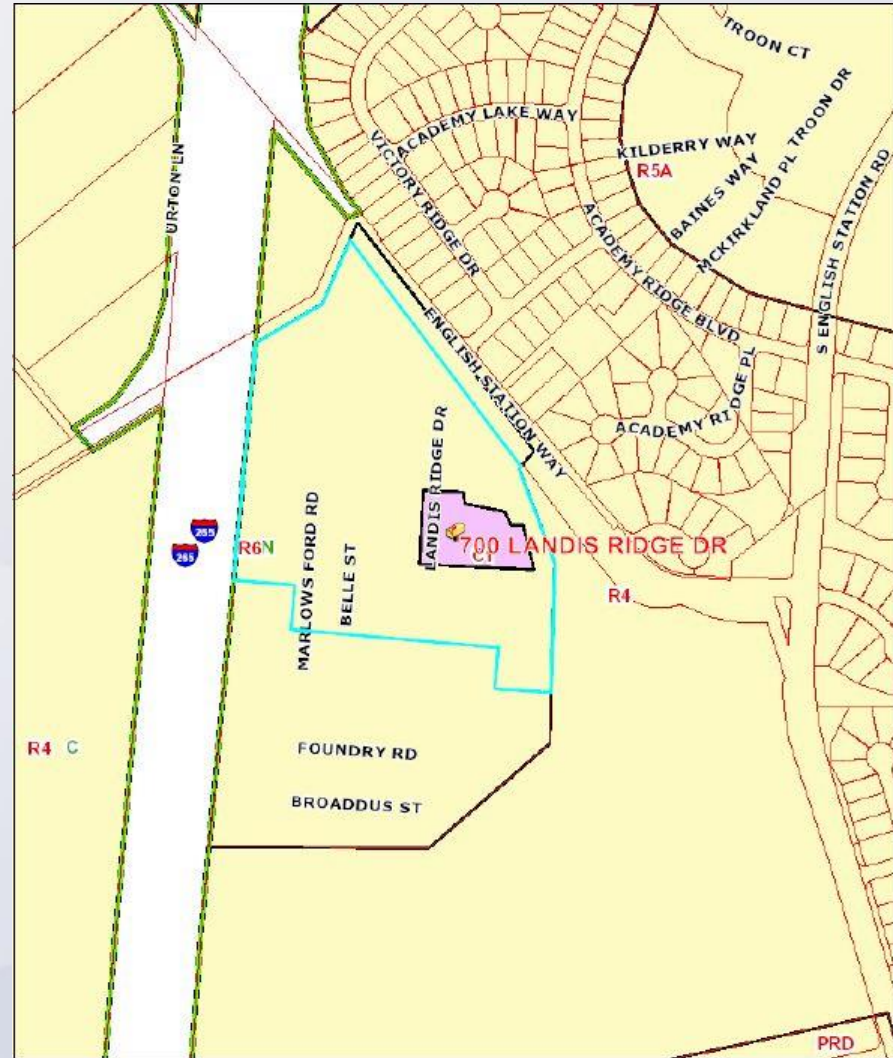
Zoning/Form Districts

- **Subject Property:**

- Existing: C-1 /Neighborhood
- Proposed: C-1 /Neighborhood

- **Adjacent Properties:**

- North: R-6/Neighborhood
- South: R-6/Neighborhood
- East: R-6/Neighborhood
- West: R-6/Neighborhood
-



Aerial Photo/Land Use

- **Subject Property:**

- Existing: C-1 /Neighborhood
- Proposed: C-1 /Neighborhood

- **Adjacent Properties:**

- North: R-6/Neighborhood
- South: R-6/Neighborhood
- East: R-6/Neighborhood
- West: R-6/Neighborhood
-



16CUP1004

Plot Date 3/11/2016

0 400
Distance are in feet



Copyright © 2016 LOUISVILLE AND JEFFERSON COUNTY OFFICIALS JOINING IN COOPERATION. LOUISVILLE AND JEFFERSON COUNTY OFFICIALS JOINING IN COOPERATION. LOUISVILLE AND JEFFERSON COUNTY OFFICIALS JOINING IN COOPERATION. LOUISVILLE AND JEFFERSON COUNTY OFFICIALS JOINING IN COOPERATION.

Site Photos-Subject Property



Looking at the rear of the Clubhouse located at 700 Landis Ridge Drive (looking Northeast).



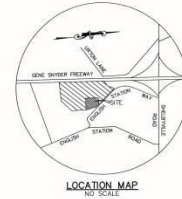
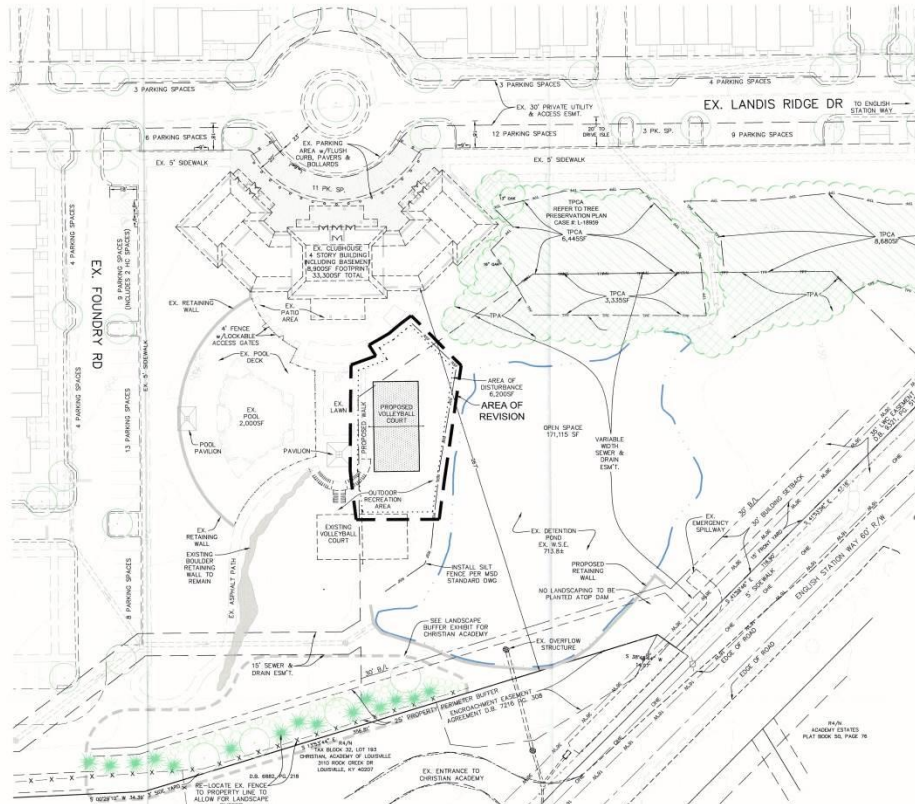
Looking at the rear of the clubhouse of the proposed location of the volleyball court (looking Southwest).

Site Photos-Surrounding Areas



Looking due east from the rear of the clubhouse. The proposed volleyball court would be built in the area to the left.

Applicant's Development Plan



SITE DATA

AREA OF RE-ZONING/CUP: 1.9 ACRES
 EX. FORM DISTRICT: C-1
 EX. ZONING: C-1
 PROPOSED USE: 14-1BR RENTAL APARTMENTS CLUBHOUSE, RESTAURANT/BAR & ASSOCIATED USES
 TOTAL BUILDING SQUARE FEET: 33,300SF CLUBHOUSE 24,400SF
 MAX. BUILDING HEIGHT: 30' NO. OF STORES: 3-4 STORES
 PARKING REQUIRED: 14-1BR RENTAL APARTMENTS: 21 SPACES (1.5SP/UNIT MIN) CLUBHOUSE: 82 SPACES (TOP 2000) GROSS PARKING REQUIRED: 103 SPACES LDC CHAPTER 6.1.3.F.2 PARKING CREDIT: -21 SPACES NET PARKING REQUIRED: 82 SPACES
 PARKING PROVIDED: 71 SPACES (ON-SITE) 24 SPACES (PARALLEL)

*14-1BR apartment units were included as part of the approved density of 646 total units as shown on the District Development Plan, approved on May 16, 2012.

GENERAL NOTES

- 1) Wastewater: Sanitary sewer will connect to the Floyd Fork Wastewater Treatment Plant by lateral extension; agreement subject to fee. Sanitary sewer pattern depicted for conceptual purposes only. Downstream improvements will be required on sanitary system. Final configuration and size of sewer pipes shall be determined during the construction cost design process. Sanitary sewers are subject to MSD capacity charges. Sanitary sewer capacity is available for street 1, future drains will be required verification of sanitary sewer capacity from MSD at the time they are developed.
- 2) All handicap site features shall be constructed in accordance with acceptable "A.D.A." requirements for handicap accessibility.
- 3) Silt controls shall be installed prior to construction and removed upon completion of the job once grass is established.
- 4) This property is not located in a 100 year flood hazard area. (FEMA MAP 21110C0115 D, February 2, 2004)
- 5) All dumpsters and service structures will be screened per Chapter 10 of the LDC.
- 6) Detention to be provided in existing on-site pond. Modifications to existing detention basins may be required. Post development peak flow will be limited to pre-development rates for the 2, 10, and 100 year storms.
- 7) Refer to Case No. 17317 for Revised Detail District Development Plan for this site.
- 8) Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching nearby roads and neighboring properties.

LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING TREE LINE
- SILT FENCE
- LINE OF DISTURBANCE (0.14ACS/6.200SF)
- EXISTING CUP PROTECTION AREA (10PA)
- TREE PROTECTION AREA (TPA)

RECEIVED
 FEB 13 2016
 PLANNING & DESIGN SERVICES

EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MCD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTROLLING DRAINAGE AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, DRAINS, AND CATCH BASINS. STOCKPILES SHALL BE SEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING EN-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

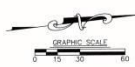
SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SHALE, OR CATCH BASIN.

EPSC CONCEPT PLAN

- INSTALL CONSTRUCTION ENTRANCE.
- MODIFY EXISTING DETENTION BASIN OUTLET TO WORK AS A TEMPORARY SEDIMENT BASIN.
- CONSTRUCT PROPOSED DETENTION BASIN TO WORK AS TEMPORARY SEDIMENT BASIN.
- CLEAR AS NECESSARY.
- INSTALL DITCH CHECKS AND SILT FENCE.
- INSTALL TEMPORARY SEDIMENT LADEN DITCHES.
- BEGIN GRADING.

TREE CANOPY CALCULATIONS

| | |
|--|------------------|
| LOT 1 | |
| TOTAL SITE AREA | 1,099,097 SF |
| EXISTING TREE CANOPY TO REMAIN | 15,125 SF (1%) |
| TREE CANOPY REQUIRED | 219,974 SF (20%) |
| TREE CANOPY PLANTED (382 TREES @ 720 SF EA.) | 280,240 SF |
| TOTAL TREE CANOPY PROVIDED | 295,365 SF (27%) |



SABAK, WILSON & LINGO, INC.
 ARCHITECTS & PLANNERS
 100 WEST STREET #200
 COLUMBUS, OH 43215
 (614) 441-1111
 FAX: (614) 441-1112

RECEIVED
 FEB 13 2016
 PLANNING & DESIGN SERVICES

RECEIVED DETAILED DEVELOPMENT PLAN FOR A CLUBHOUSE AND RESTAURANT

PROJECT: IDEWILLO AT ENGLISH STATION
 230 WEST STREET #200
 COLUMBUS, OH 43215

OWNER: VILLAGES AT IDEWILLO, LLC
 230 WEST STREET #200
 COLUMBUS, OH 43215

DEVELOPER: LIFESTYLE COMMUNITIES
 220 MARKET STREET, STE. 200, COLUMBUS, OH 43215

SCALE: 1"=20'-0"

TAX BLOCK 32 LOT 254
 DEED BOOK 9643 PAGE 125

PROJECT NO: 17317

RDPP/MCUP

SHEET 1 OF 1



Required Actions

- **Modified Conditional Use Permit: for the addition of a volleyball court within a C-1 zoning district. Approve/Deny**