



PROJECT DATA

- EXISTING ZONING & FORM DISTRICT = R-4 / NEIGHBORHOOD
- TOTAL SITE AREA = 4.69 AC (204,470 SF)
- PROPOSED USE/ZONING = C-2 W/COMMERCIAL USE PERMIT
- PROPOSED STANDING STORAGE UNITS = 152 (100,070 SF)
- TOTAL OFFICE FLOOR AREA = 45,784 SF
- TOTAL OFFICE STANDING STORAGE UNITS = 650
- BUILDING HEIGHT = 1 STORY
- PARKING REQUIRED = 152 (100 MAXIMUM)
- MINIMUM VISITOR = 2 SPACES
- MINIMUM VISITOR (ONE) = 2 SPACES (1 HANDICAP SPACE)
- TOTAL BICYCLE PARKING REQUIRED = 2 SPACES
- TOTAL MARKINGS PROVIDED = 2 SPACES
- TOTAL VEHICULAR USE AREA (TOTAL SITE FLOOR) = 2,370 SF
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- NOTE: AREA INSIDE FENCE EXEMPT FROM LA REQUIREMENT

IMPERVIOUS AREA

- TOTAL IMPERVIOUS AREA (EXISTING) = 11,090 SF (0.27 AC)
- TOTAL IMPERVIOUS AREA (EXISTING) = 11,090 SF (0.27 AC)
- INCREASE OF IMPERVIOUS AREA = 110,223 SF (2.53 AC)
- TOTAL IMPERVIOUS AREA (PROPOSED) = 121,313 SF (2.80 AC)

KARST GEOLOGICAL DISCOVERY

THE SITE ALONG WITH HISTORICAL MAPS AND PLATS WERE REVIEWED AND INSPECTED BY EGS SOUTHEAST, L.P. (GEOLOGICAL ENGINEER) ON 11/20/2019. KARST FEATURES WERE IDENTIFIED AND MAPPED ON THE WITNESSED ON THE SITE. MAJOR KARST FEATURES ARE LOCATED WITHIN THE SITE IN COMPLIANCE WITH LDC SECTION 4.9.3.

TREE CANOPY CALCULATIONS

- SITE AREA = 4.69 AC (204,470 SF)
- TREE CANOPY PROTECTION CLASS "C" = 15% (30,670 SF)
- TOTAL EXISTING TREE CANOPY = 2.34 AC (102,021 SF)
- TOTAL PERCENTAGE TREE CANOPY PRESERVED = 29.41% (60,125 SF)
- ADDITIONAL TREE CANOPY TO BE PROVIDED = 0% (0 SF)

GENERAL NOTES:

- Paving areas and drive lanes to be a hard and durable surface.
- No increase in drainage run off to be allowed.
- There shall be no landscaping in the right-of-way without an encroachment permit.
- Construction shall be in accordance with the approved EPPS plan.
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MSD STANDARD EROSION CONTROLS

- SILT FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE

CONDITIONAL USE PERMIT REQUESTED TO ALLOW:

MINI-STORAGE IN C-2 ZONING

WAIVERS REQUESTED:

- Waiver to eliminate the 35' landscape buffer along the south property line due to existing/proposed access drive.
- Variance to reduce 50' side yard setback to 15' setback from residential zoning along south property line.

GENERAL SITE INFORMATION:

- THIS SITE IS CURRENTLY ZONED C2, R-4 & R-6 AND LOCATED IN THE REGIONAL CENTER DISTRICT.
- SITE IS LOCATED IN COMMERCIAL DISTRICT 17 & FIRE PROTECTION DISTRICT WORTHINGTON.
- SITE IS LOCATED IN THE FLOODPLAIN PER FEMA FIRM 13-500-0070.
- SITE IS LOCATED IN A KARST TERRAIN AREA.
- SITE IS NOT LOCATED IN A HISTORIC PRESERVATION DISTRICT.

REVISIONS

Date	Description	By
8/27/19	Agency Comments	CC
8/5/19	Agency Comments	CC
7/1/19	Agency Comments	CC
5/7/19	Agency Comments	CC

BlueStone ENGINEERS

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DEVELOPER/OWNER:

FREYS DECO, LLC
LOUISVILLE, KENTUCKY 40255
PO BOX 5563

PROPERTY SERVICES GROUP, LLC
LOUISVILLE, KENTUCKY 40255
PO BOX 5595

REZONING/CUP PLAN

SHEET NO. CP5

DATE: 12-28-2019
SCALE: AS NOTED

DESIGNED BY: CHEN, J
DRAWN BY: CHEN, J
CHECKED BY: CHEN, J
DATE: 12-28-2019

REZONING/CUP PLAN

FREYS HILL ROAD MINI-STORAGE

DATE: 12-28-2019

SCALE: AS NOTED

DESIGNED BY: CHEN, J

DRAWN BY: CHEN, J

CHECKED BY: CHEN, J

DATE: 12-28-2019

PREVIOUS CASES: 09-062-85 MSD WM NO: 11842 CASE NO: REZONE1083