

19VARIANCE1009

Hi-Float



Louisville Metro Board of Zoning Adjustment

Public Hearing

Jay Lockett, AICP, Planner I

March 18, 2019

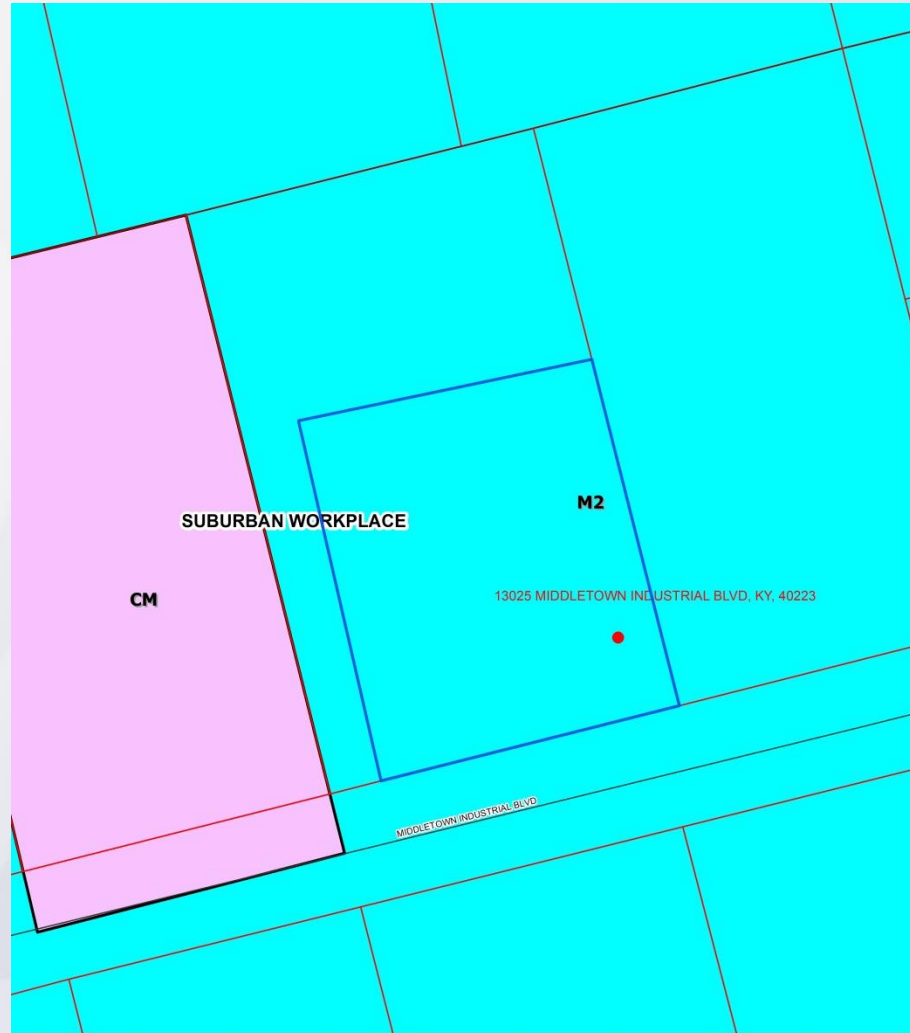
Requests

- **Variance of Land Development Code section 5.3.4.D.3.a (Middletown) to allow a proposed building addition to encroach into the 25 foot setback from an access easement by up to 14 feet.**

Site Context



Zoning / Form District



19VARIANCE1009

feet



70

Copyright (c) 2017, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

Aerial Photo



13029 MIDDLETOWN INDUSTRIAL BLVD, KY 40223

MIDDLETOWN INDUSTRIAL BLVD



19VARIANCE1009

feet



70

View onto site from Middletown Industrial Blvd



View from easement in area of variance request.



Site Plan

STORMWATER NOTES:

IMPERVIOUS AREA: 22,991 SQ. FT.
 PROPOSED IMPERVIOUS SURFACE: 23,238 SQ. FT.
 TOTAL AREA OF SITE: 46,000 SQ. FT.
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE METROPOLITAN SEWER DISTRICT TO DETERMINE LOCATION OR IF 1.583-540-6220, 24 HOURS PRIOR TO START OF CONSTRUCTION TO SCHEDULE INSPECTION.

LANDSCAPING SUMMARY:

TOTAL PROJECT AREA: 46,000 SQ. FT.
 TOTAL VEHICULAR USE AREA: 15,371 SQ. FT.
 VIA INCLUDED FROM LA CALCULATIONS: 4,985 SQ. FT.
 VIA FOR LA CALCULATIONS: 10,908 SQ. FT.
 REQUIRED INTERIOR LANDSCAPING: 205 SQ. FT. (2%)
 PROVIDED INTERIOR LANDSCAPING: 1,028 SQ. FT. (18%)
 LA TREES REQUIRED: 1 TREE
 LA TREES PROVIDED: 6 TREES
 **TRUCK MANEUVERING AREA - NOT COUNTED TOWARDS VIA

PARKING SUMMARY:

OFFICE SPACE: MIN. 1,970 SQ. FT. = 3 SPACES
 1,200 SQ. FT.
 MANUFACTURING: MIN. 1,891 + EMPLOYEES = 3 SPACES
 (8 EMPLOYEES)
 MAX. 1,891 + EMPLOYEES = 8 SPACES
 (MAN. SHFT. + 2ND SHFT.)
 MIN. PARKING SPACES REQUIRED: 6
 MAX. PARKING SPACES ALLOWED: 14
 PARKING SPACES PROVIDED: 14 INCLUDING 2 HC SPACES

TREE CANOPY CALCULATIONS:

TOTAL PROJECT AREA: 46,000 SQ. FT.
 CLASS B, EXISTING 1/2 IN. TREE CANOPY PROVIDED: 6,274 SQ. FT. (16.9%)
 8 TYPE A TREES = 720 + 4,350 SQ. FT. (RED MAPLES)
 8 TYPE C TREES = 108 + 68 SQ. FT. (STRIPED MAPLES)
 3 TYPE F TREES = 108 + 338 SQ. FT. (DOGWOODS)
 EXISTING TREE CANOPY: 6,274 SQ. FT. (16.9%)
 NO NEW TREE CANOPY REQUIRED

LEGEND

- Ø 12" SANITARY
- 4"Ø
- EXISTING DRAINAGE FLOW
- EXISTING FENCE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING 1/2"Ø WATER LINE
- EXISTING 1/2"Ø GAS LINE
- EXISTING SANITARY/STORM MANHOLE
- EXISTING TREE
- EXISTING TREE TO BE RELOCATED
- EXISTING CORNERPOST
- EXISTING 6"Ø PIPE
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING WATER VALVE/VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- PROPOSED CONTOURS
- PROPOSED DRAINAGE FLOW
- PROPOSED 5 FT FENCE
- PROPOSED DISTURBANCE LIMITS

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MISSOURI PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MEET STANDARDS.
 DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION PERMITS. THE CONTRIBUTE DRAINAGE AREAS ARE SEED AND STABILIZED.
 ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM THE CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAYS SHALL BE REMOVED ONLY.
 SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND APPROPRIATELY CONTAINED THROUGHOUT THE USE OF BUILT FENCE.
 ALL STREAM CROSSINGS MUST UTILIZE ON-WATER CROSSING STRUCTURES PER MDI STANDARD DRAWING 610.2.
 WHERE CONSTRUCTION ON LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY 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, SWALE OR CATCH-BASIN.

REQUESTED VARIANCE:

A VARIANCE IS BEING REQUESTED FROM LDC 3.4.0.34 TO REDUCE A PORTION OF THE 25 FOOT STREET SIDE YARD TO 11 FEET ALONG THE ACCESS EASEMENT IN FRONT OF THE PROPOSED BUILDING.

TREE PRESERVATION NOTE:

CONSTRUCTION TRENCHING SHALL BE LIMITED TO ONLY THOSE AREAS NECESSARY TO INSTALL SANITARY OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM CONSTRUCTION. THE FENCING SHALL INCLUDE THE ENTIRE AREA AND BEARINGS OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING MATERIAL, STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

MSD NOTES:

CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STAND SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND IS THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL, TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

THE PROJECT IS SUBJECT TO MSD WATER QUALITY REGULATIONS SINCE THE INCREMENTAL AREA OF DISTURBANCE IS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THE PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 1/2 ACRE.

APCD NOTE:

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

SITE DATA

1008 MIDTOWN INDUSTRIAL BLVD.
 LOUISVILLE, KY 40223
 D.B. 9881, PG. 38
 TAX BLOCK 175, LOT 2A
 ZONING DISTRICT: 11-2C-48-000 SQ. FT.
 DISTRICT: 11-2C-48-000 SQ. FT.
 ZONED R-12
 METROPOLITAN SEWER DISTRICT: 11-2C-48-000 SQ. FT.
 HEIGHT: 35' (MAX.)
 EXISTING BUILDING AREA: 11,900 SQ. FT.
 PROPOSED BUILDING AREA: 5,510 SQ. FT.
 TOTAL BUILDING AREA: 17,410 SQ. FT.
 EXISTING USE: OFFICE/WAREHOUSE
 PROPOSED USE: OFFICE/WAREHOUSE
 FAN 4139

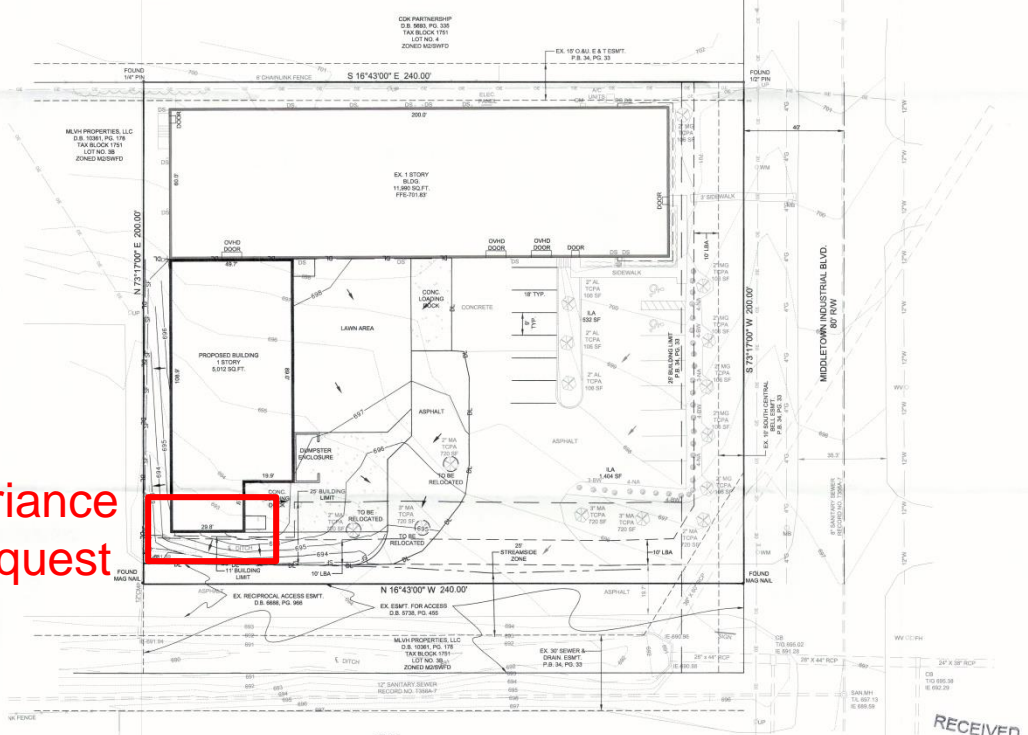
GENERAL NOTES:

3 LONG TERM BAY PARKING SPACES WILL BE PROVIDED NEAR THE BUILDING.
 A FEE IN LBSU FOR BODENMANS ALONG THE FRONTAGE OF MIDTOWN INDUSTRIAL BLVD. IS BEING REQUESTED FROM MPO.



LOCATION MAP
N.T.S.

Variance Request



UTILITY PROTECTION NOTE:
 ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-762-8007 OR LOCAL NO. 502-266-8113) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF UTILITIES BELOW GROUND UTILITIES (E.G. CABLE, ELECTRIC, WATER, GAS & NATURAL GAS). WHEN CONTACTING THE METROPOLITAN SEWER DISTRICT, PLEASE STATE THE WORK TO BE DONE FOR FORWARDING THE MOST RECENT OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING MANHOLE AND UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

NO.	DATE	REVISIONS
1	12-19-19	DESIGN
2		AGENCY COMMENTS

CIVIL DESIGN, INC.
 344 STONE SPRING CIRCLE
 LOUISVILLE, KENTUCKY 40220
 PH: 678-0060 FAX: 678-0311



DATE: _____
 DRAWN BY: _____

RECEIVED
 FEB 05 2019
 PLANNING & DESIGN SERVICES

DRAWN BY	CHECK BY
MS	MS
DATE	DATE
DEC. 11, 2018	
TITLE: DWG. NO.	
SCALE: 1"= 20'	
SHEET: 1 OF 1	

18 Dec 19 12:13 / 19 Variance 1009

19 VARIANCE 1009

Staff Analysis and Conclusions

- The request is adequately justified and meet the standards of review.

Required Actions

- **APPROVE** or **DENY** the Variance.