

**19-CUP-0209**  
**2824 Klondike Lane**



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

**Jon E. Crumbie, Planning & Design Coordinator**  
**December 16, 2019**

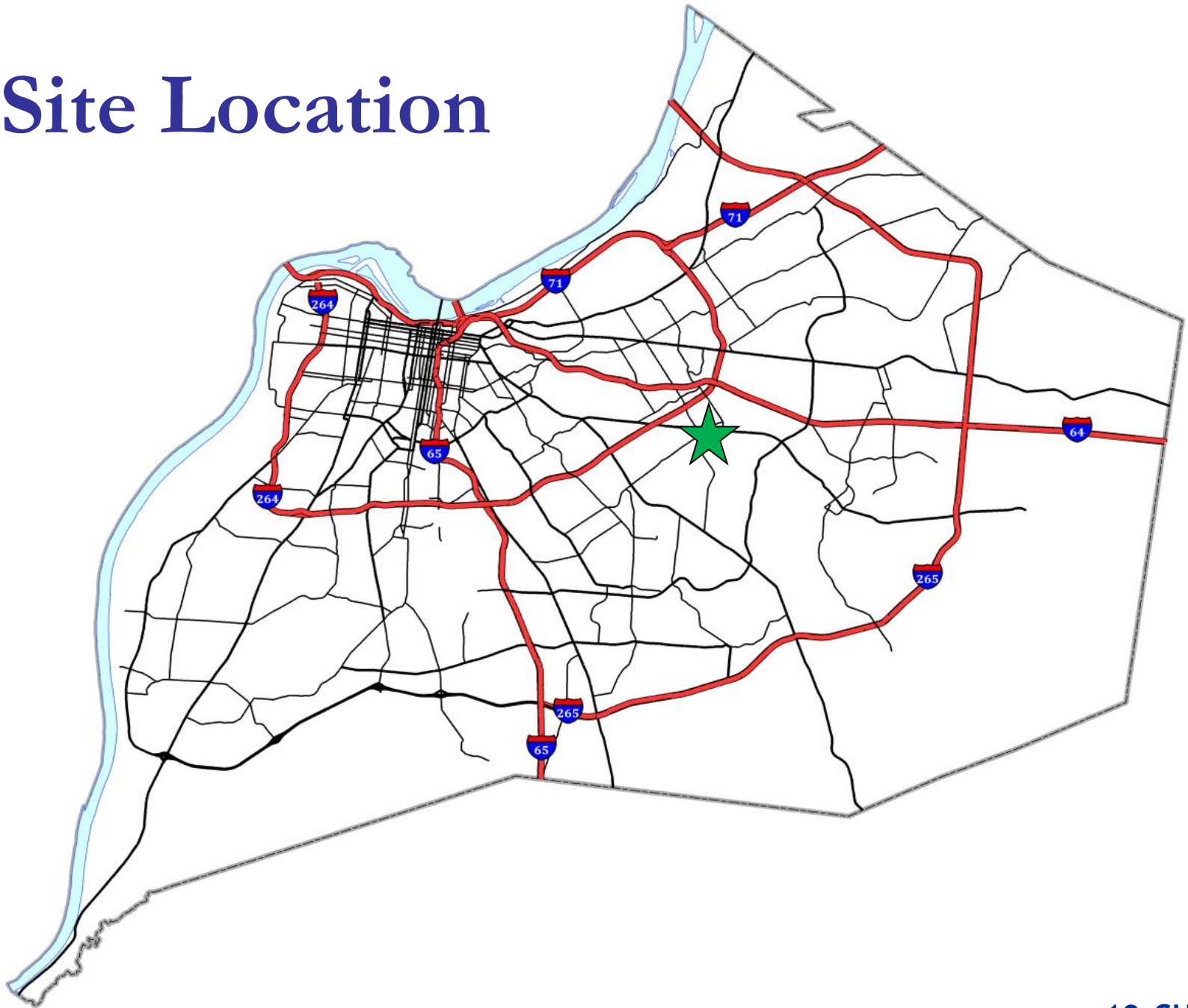
# Request(s)

- Conditional Use Permit to allow a private proprietary club

# Case Summary/Background

- The expansion will increase the structure by approximately 5,245 square feet.
- In addition the plan calls for an increase of 13 parking spaces.

# Site Location





# Zoning/Form Districts

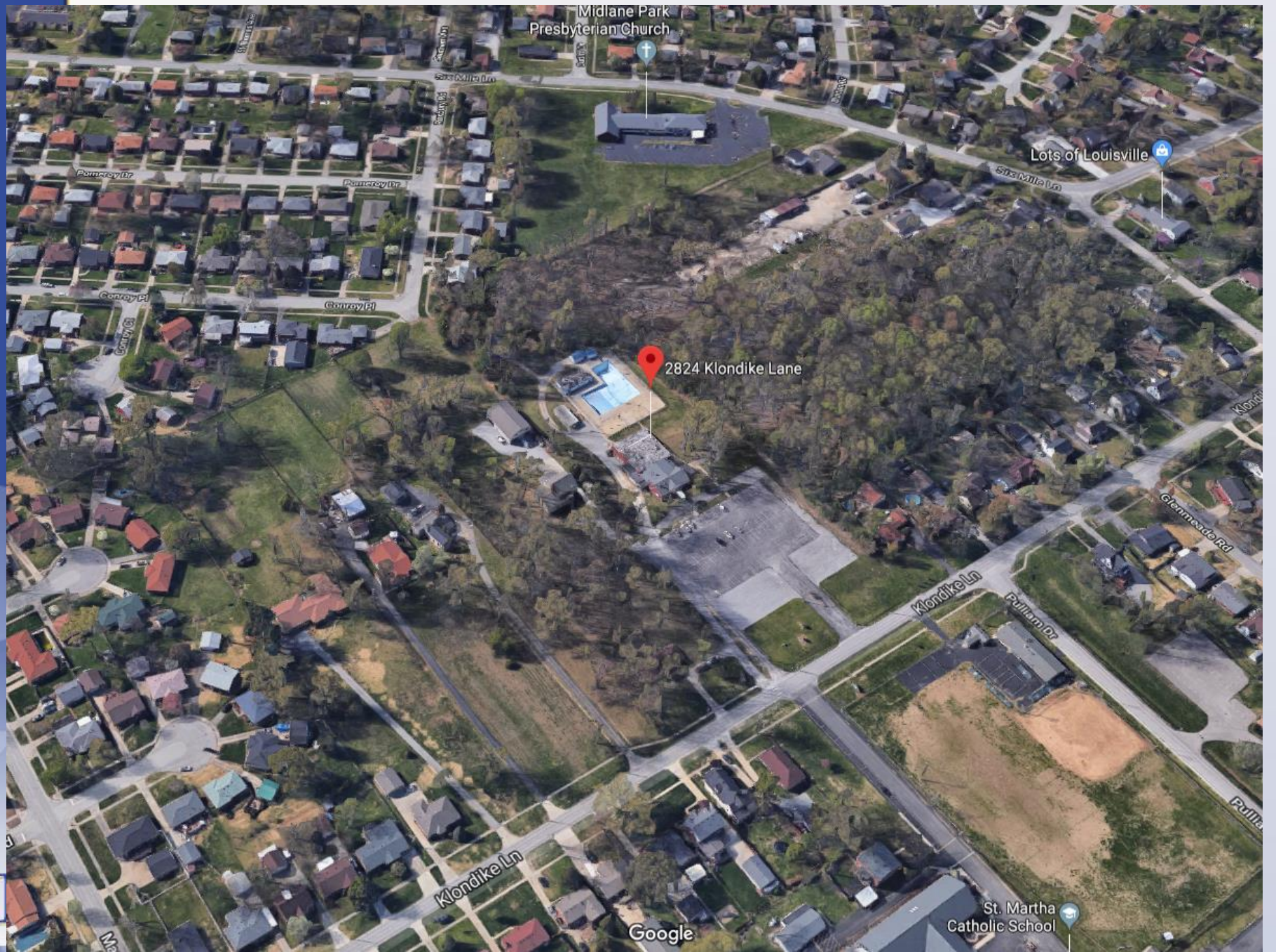




# Aerial Photo/Land Use







Midlane Park  
Presbyterian Church

Lots of Louisville

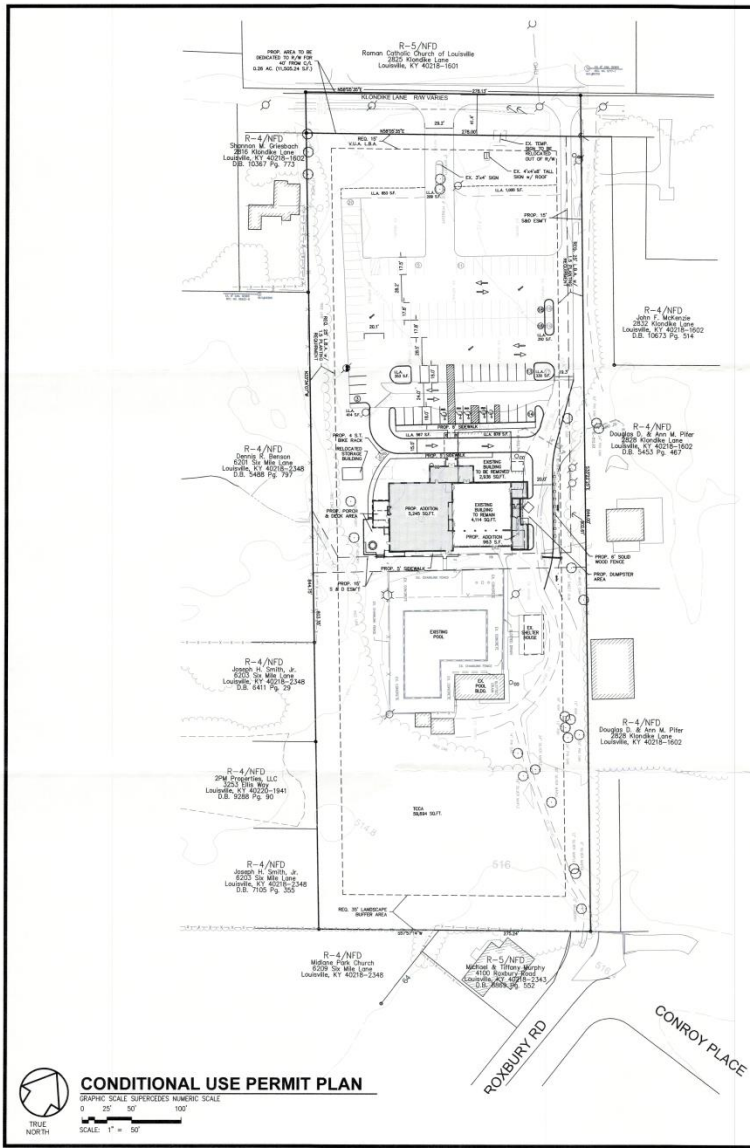
2824 Klondike Lane

Google

St. Martha  
Catholic School



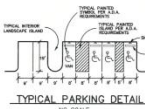
# Site Plan



### GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- DRAINAGE PATTERN DICTATED BY ARRANGING IS FOR CONCEPT PURPOSES ONLY. FINAL CONSTRUCTION AND DESIGN OF DRAINAGE TYPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE SUBMITTED PRIOR TO ANY LAND DISTURBANCE ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY ACDI PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PRIOR TO THE PLAN AND MUD STAMPEDES.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED ONLY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, FENCES, DRAINES AND CATCH BASINS. STOCKPILES SHALL BE SEDED, WEEDED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OF LAND DISTURBANCE ACTIVITY WILL BE TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- ALL TREE REMOVAL SHALL BE IN ACCORDANCE WITH CHAPTER 5.5 & 5.6 OF THE LAND DEVELOPMENT CODE.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCLOSUREMENT PERMIT.
- CONSTRUCTION PLANS, LANDSCAPING PERMIT AND ROAD WORK SHALL BE REQUIRED BY KYDC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPLICABLE LEGISLATION.
- VEGETATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM EXCAVATING, EROSION AND SEEDS.
- DEVELOPMENT TO UTILIZE EXISTING SANITARY SEWERS CONNECTION.
- ALL DEMOLITION WILL COMPLY WITH LAND DEVELOPMENT CODE, CHAPTER B.
- ALL COMPUTERS AND SERVICE STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
- THIS PROJECT IS SUBJECT TO WSA WATER QUALITY REGULATION ONCE THE INDUSTRIAL USE OR DISTURBANCE IS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE IS 10,000 SF.
- SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES.

### LEGEND



### SITE DATA

GROSS SITE AREA	5.36 ACRES (233,547.32 SQ FT)
NET AREA	5.10 ACRES (220,242.28 SQ FT)
EXISTING ZONING	R-4
EXISTING FORM DISTRICT	NFD
EXISTING AND PROPOSED USE	PRIVATE CLUB
EXISTING BUILDING AREA	7,200 SQ FT
EXISTING BUILDING TO BE REMOVED	2,936 SQ FT
PROPOSED ADDITIONS	6,208 SQ FT
PROPOSED TOTAL BUILDING AREA	9,144 SQ FT
PROPOSED F.A.R.	0.241
PARKING REQUIREMENT	61 SPACES
MINIMUM PARKING REQUIRED	122 SPACES
MINIMUM PARKING ALLOWED	122 SPACES
EX. PARKING PROVIDED	85 SPACES
PROPOSED PARKING PROVIDED	102 SPACES

### LANDSCAPE REQUIREMENTS

EX. VEHICLE USE AREA	57,172 SQ FT
EX. LA. AREA	6,221 SQ FT
PROP. VEHICLE USE AREA	4,888 SQ FT
PROP. LA. PROVIDED	4,888 SQ FT
L.A. TREES REMOVED	16 TREES
L.A. TREES PROVIDED	16 TREES

### BI-CYCLE PARKING CALCULATIONS

SHORT TERM REQUIREMENT	4
LONG TERM REQUIREMENT	2
(SPACES LOCATED WITHIN BUILDING)	

### BUILDING SETBACKS

INFILL FRONT YARD SETBACK MIN.	REQ'D	PROP.
INFILL FRONT YARD SETBACK MAX.	48'	33'
WEST SIDEYARD SETBACK	30'	77'
EAST SIDEYARD SETBACK	50'	58'
REAR YARD SETBACK	30'	380'

### TREE CANOPY CATEGORY CLASS C

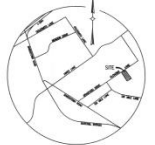
SITE AREA	220,414 S.F.
EX. TREE CANOPY ON SITE	83,454 S.F. (37.9%)
16" DIA. TREE @ 1000 SF EA.	22,800 S.F.
12" DIA. TREE @ 960 SF EA.	960 S.F.
TREE MASS	30,840 S.F.
EX. TREE CANOPY TO BE PRESERVED	79,854 S.F. (36.2%)
16" DIA. TREE @ 1000 SF EA.	19,200 S.F.
12" DIA. TREE @ 960 SF EA.	960 S.F.
TREE MASS	30,840 S.F.
TREE CANOPY REQUIRED	33,062 S.F. (15%)
(TOTAL SITE MASS @ 16" EX. CANOPY COVERED)	
ADDITIONAL TREE CANOPY REQUIRED	0 S.F.
ADDITIONAL TREE CANOPY TO BE PROVIDED	11,520 S.F.
16" DIA. TREES @ 700 SQ FT.	507
TOTAL TREE CANOPY TO BE PROVIDED	91,374 S.F. (41.5%)

### CONDITIONAL USE REQUEST

REQUEST CONDITIONAL USE PERMIT FROM CHAPTER 4.2.44 TO ALLOW PRIVATE CLUB TO BE LOCATED IN AN R-4 ZONE.

### IMPERVIOUS AREA (SITE)

NET SITE AREA	5.10 ACRES
AREA OF DISTURBANCE	0.83 ACRES
EXISTING IMPERVIOUS SURFACE	2.02 ACRES (40%)
PROPOSED IMPERVIOUS SURFACE	2.18 ACRES (42.9%)
INCREASE IN IMPERVIOUS SURFACE	0.17 ACRES (3.3%)



LOCATION MAP  
NOT TO SCALE

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

NO.	REV.	DATE	BY	CHK
1	ISSUE	10/17/19	MSD	MSD
2	REVISION FOR MARKET CHANGES	10/17/19	MSD	MSD
3	REVISION FOR RECORDS/ISSUING PERMITS	10/17/19	MSD	MSD

BTM Engineering, Inc.  
2000 W. Main Street, Louisville, KY 40202  
502.582.1111

DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

FOR REVIEW ONLY

CONDITIONAL USE PERMIT PLAN  
2024 KENTUCKY STATE  
LOUISVILLE, KENTUCKY 40218

PRELIMINARY APPROVAL  
Condition of Approval  
DATE: 10-13-19  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

RECEIVED  
DESIGN SERVICES

CASE # 19-CUPPA-0123  
MSD WM #12037

1.00



# Front





# Front



12/05/2019 14:27



# Expansion Area



12/05/2019 14:28



# Across the Street





# Staff Findings

- There are four listed requirements and the applicant will be asking for relief of item D.

# Required Actions

## Approve or Deny:

- Conditional Use Permit to allow a private proprietary club