

16DEVPLAN1218

255 Cabel Street



Louisville Metro Board of Zoning Adjustment

Public Hearing

Ross Allen, Planner I

May 1, 2017

Request(s)

- **Variance #1:** from LDC Section 5.5.1.A.2 to allow the building to be constructed more than 5 ft. away from the right-of-way line along Adams Street.

Location	Requirement	Request	Variance
Adams Street (Corner Lot)	5 ft.	9 ft. 1 ³ / ₄ in.	4 ft. 1 ³ / ₄ in.

- **Variance #2:** from LDC Section 5.5.1.A.2 to allow the building to be constructed more than 5 ft. away from the right-of-way line along Cabel Street.

Location	Requirement	Request	Variance
Cabel Street (Corner Lot)	5 ft.	16 ft. 3 in.	11 ft. 3 in.

Request(s)

- **Waiver #1:** from LDC Section 5.5.1.A.1.a to not provide the principal building entrance facing Adams or Cabel Street nor having an entrance located at the corner.
- **Waiver #2:** from LDC Section 5.8.1.B to not provide a sidewalk along Cabel Street for an approximate length of 178 feet.
- **Waiver #3:** from LDC Section 5.9.2.A.1.b.i to not provide a pedestrian access from the public right of way through the off-street parking area to the building entrance.

Case Summary / Background

- Proposing 4,990 sf. (footprint)/ 5,973.5 sf. GFA, height of 23 feet. Contractor's shop (carpentry/woodworking)/Office
- Currently a vacant parcel located on an M-3 zoned parcel, Traditional Neighborhood Form District.
- VUA: 4,463 sf. and having a 24' wide entrance/exit off of Adams St., contains 1 parking spaces and 1 ADA space.
- Impervious Surface Area = 9,038 sf. or 49% of the total parcel/s area.

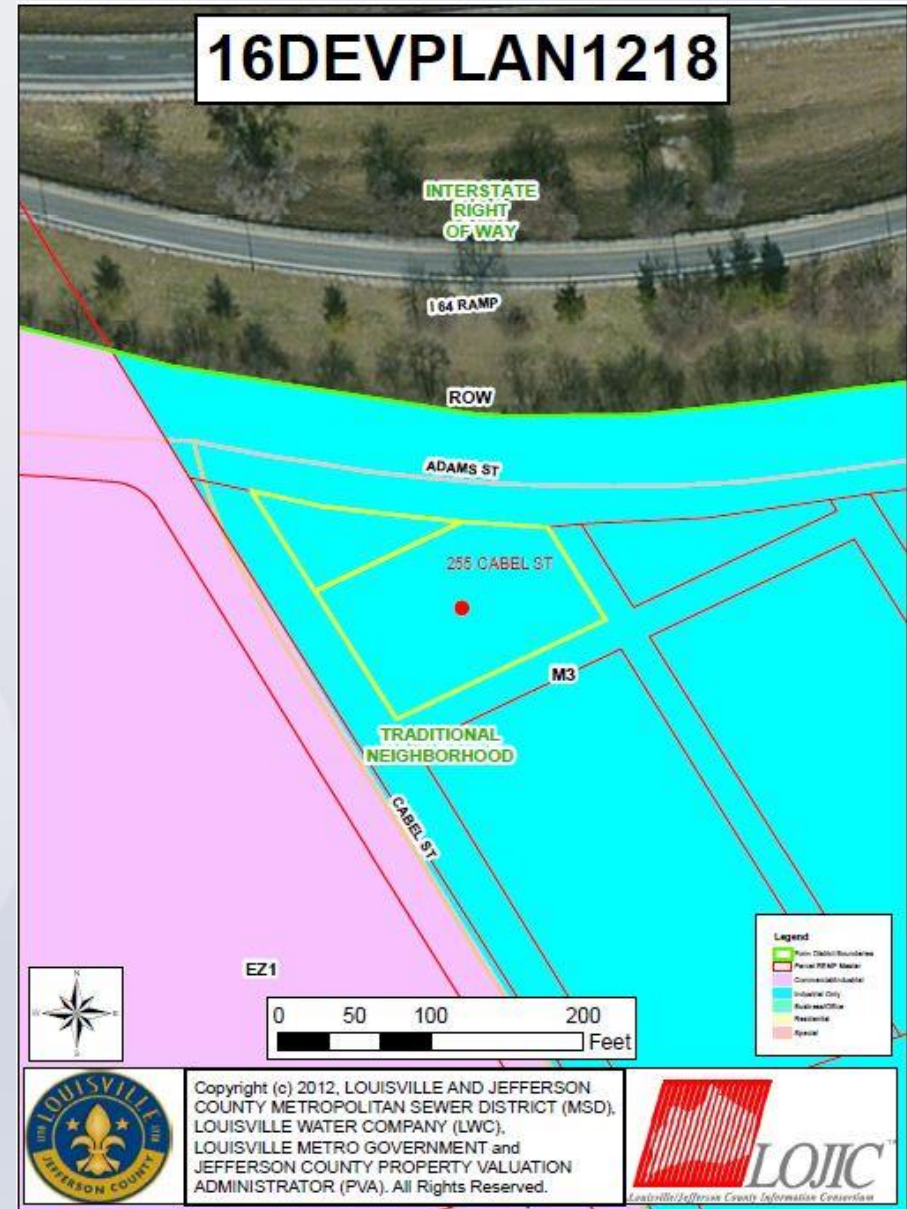
Zoning/Form Districts

Subject Property:

- Existing: M-3/Traditional Neighborhood
- Proposed: M-3/Traditional Neighborhood

Adjacent Properties:

- North: ROW/Interstate Right of Way
- South: M-2/Traditional Neighborhood
- East: M-2/Traditional Neighborhood
- West: EZ-1/Traditional Neighborhood



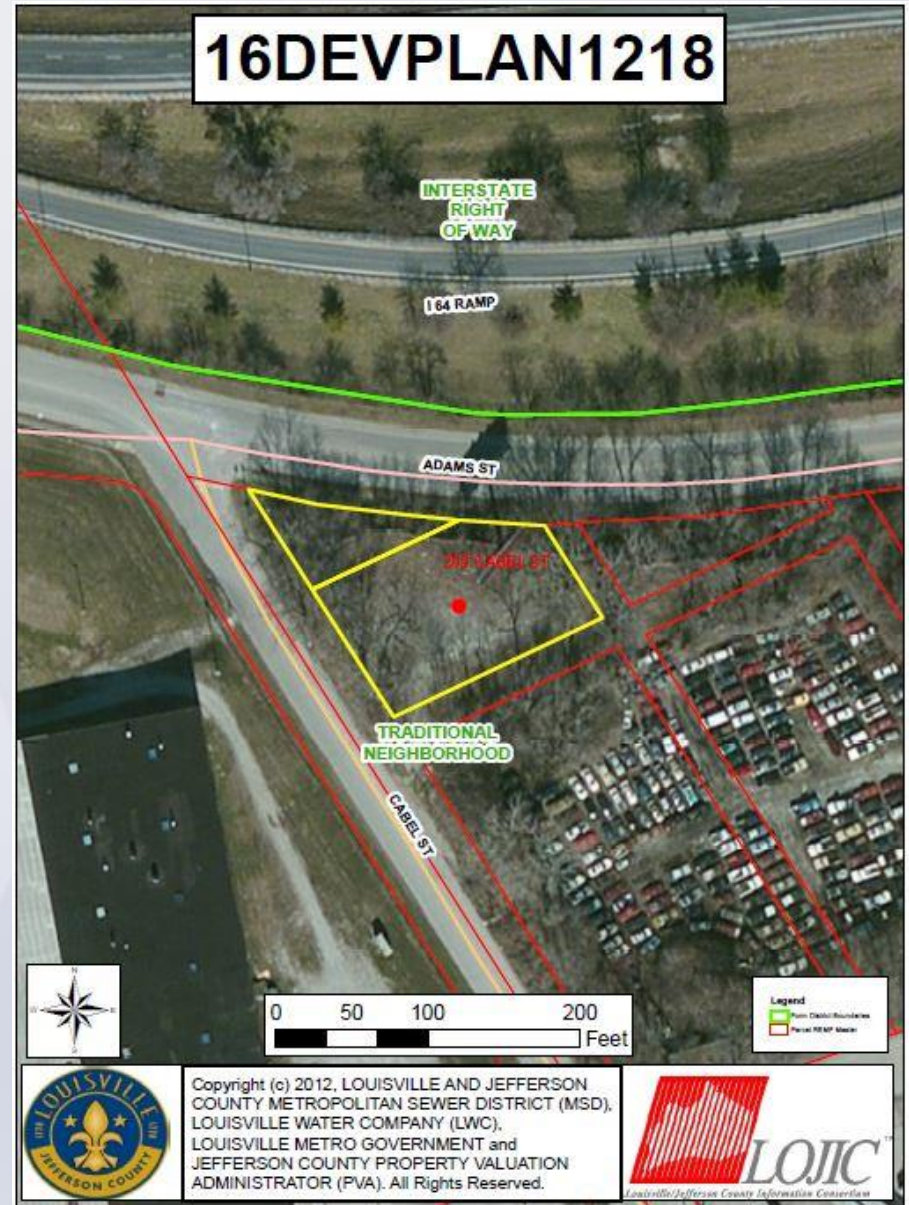
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Industrial (Woodshop/Contractors Office)

Adjacent Properties:

- North: I-64 Ramp (Interstate Right of Way)
- South: ROW / Commercial / Vacant
- East: ROW/Vacant
- West: Commercial



Site Photos-Subject Property



Looking southeast from the corner (Adams St. and Cabel St.) down Cabel Street at the subject property.

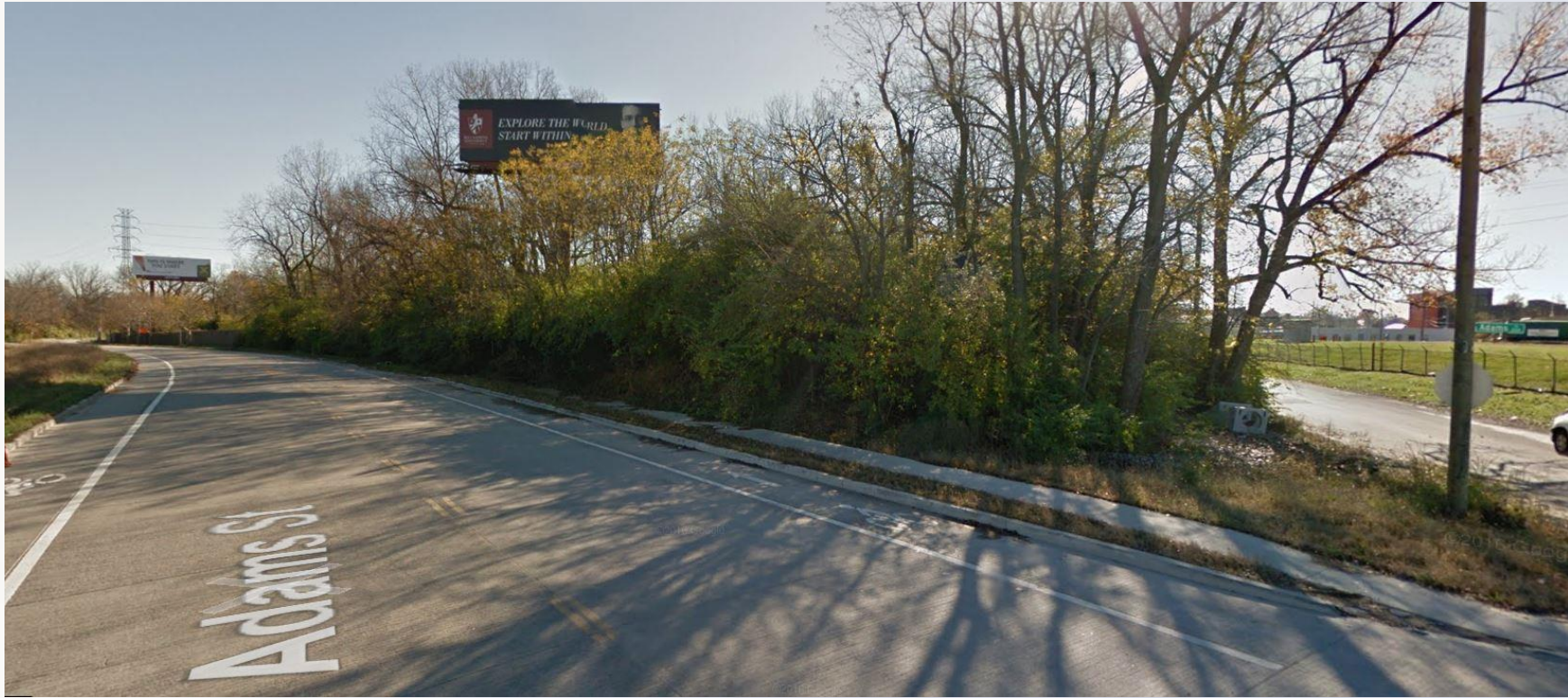
Site Photos-Subject Property



Looking north down Cabel Street. Applicant is asking for a Sidewalk waiver along Cabel Street frontage, notice the elevation change.

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Site Photos-Subject Property



Looking east down Adams Street frontage, notice the sidewalk.

Site Photos-Subject Property



Looking northeast into the subject property.

Surrounding Subject Properties



Looking down Cabel Street at the neighboring property, Challenger Lift, as found to the west of the applicant's site.

Applicant's Development Plan

UTILITY NOTE
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (RENTISTRY 811) AT LEAST FIVE (5) WORKDAYS PRIOR TO ANY EXCAVATION. THE NUMBER AND COORDINATES TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (E.G. CABLES, ELECTRIC, WATER, GAS, AND SEWER LINES). WHEN CONTRACTING THE RENTISTRY 811 CALL-CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED WASTE WATER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EASMENTS WITH ALL UTILITY REQUIREMENTS SET FORTH IN THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

MSD GENERAL NOTES: (SEE CIVIL DRAWINGS)
 1. ANY FILL IN THE FLOODPLAIN SHALL BE COMPACTED ON SITE AT A RATIO OF 1:1
 2. LOWEST FINISHED FLOOR TO BE AT OR ABOVE 43.00
 3. ALL FOUNDATIONS MUST HAVE INDIVIDUAL CONNECTIONS FOR WASTE, FATS, OIL, AND GREASE POLICY
 4. KNOW APPROVAL REQ. PRIOR TO MSD CONSTRUCTION PLAN APPROVAL FOR ANY WORK REG. IN THE FEMA FLOODPLAIN.
 5. DOWNSPRAW STORM SYSTEM CAPACITY TO BE NOTIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
 6. SANITARY SEWER SERVICE PROVIDED BY LATERAL EXTENSION, SUBJECT TO FEES AND ANY APPLICABLE CHANGES.
 7. SITE IS SUBJECT TO REGIONAL FACILITY FEE.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES
 THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED PLAN MUST BE REVIEWED AND APPROVED BY THE PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC SHOTS 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 CONSTRUCTION DRAINAGE AREAS ARE REEDED AND STABILIZED. 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 PERMANENT ROADS, DRAINAGE AND CATCH BASINS. STOCKPILES SHALL BE SEEDS, MULCHED, AND ADJACENTLY CONTAINED THROUGH USE OF SOIL STABILIZERS.
 ALL STREAM CROSSINGS MUST UTILIZE LOW WATER CROSSING STRUCTURES FOR MSD STANDARD DRAWING ES-02. WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CLOSED ON ANY PORTION OF A RIVER, TEMPORARY SITE STABILIZATION SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY CEASES.
 SEDIMENT-LADEN DISPERSEDLY DISCHARGED DURING TRUCKING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE FILTERED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, OR CATCH BASIN.
 ALL EROSION PREVENTION AND SEDIMENT CONTROL STRUCTURES ARE TO BE CLEANED ONCE DEPOSITED SEDIMENT REACHES 1/3 WIDTH OF THE STRUCTURE.
 ALL PITS ARE TO BE FILLING AND CLEANED OF SEDIMENT ONCE THE SITE HAS BEEN STABILIZED.

GENERAL NOTES
 1. ALL RECEPTION PERMITS FOR DRAINAGE SHALL BE OBTAINED PRIOR TO CONSTRUCTION APPROVAL.
 2. ALL WORK WITHIN THE RIGHT-OF-WAY (INCLUDING NEIGHBORHOOD) SHALL OBTAIN CONSTRUCTION PERMITS, EROSION PREVENTION, AND FLOODING.

EXISTING INFORMATION	BUILDING INFORMATION
PRIMARY PARCEL: S. 110E 3000 X 6100 ACRES 0000	GRASS BELT/ FLOOR AREA: 4800 SF
EXISTING ZONING DISTRICT: M2	GRASS FLOOR AREA OF BUILDING: 10103 SF
EXISTING FORM DISTRICT: FUNCTIONAL NEIGHBORHOOD	HEIGHT OF STRUCTURE: 10'-0"
EXISTING ROOM (S): 1000 SQ FT	DECKS
PROPOSED AREA: 4143 SQ FT	USE OUTDOOR WAREHOUSE / STORAGE USE
EXISTING USE: VARIETY STORE	3 DECKS
PROPOSED USE: CONTRACTOR'S SHOP / WAREHOUSE OFFICE	2 INDOOR DECKS REVIEWED
EXISTING IMPROVED SURFACE: 0 SF	WALL SPACES: 1 SPACE PER 15 CARSPACES = 2
PROPOSED IMPROVED SURFACE (INCLUDING BUILDING): 1000 SF	WALL SPACES: 1 SPACE PER 1 CARSPACE = 1
DESIGN SITE SQUARE FOOTAGE = 14,204 SF	
PROPOSED IMPROVED SURFACE = 14.48 SF OF DESIGN SITE	
VEHICULAR USE AREA (VUA) = 4,300 SF	



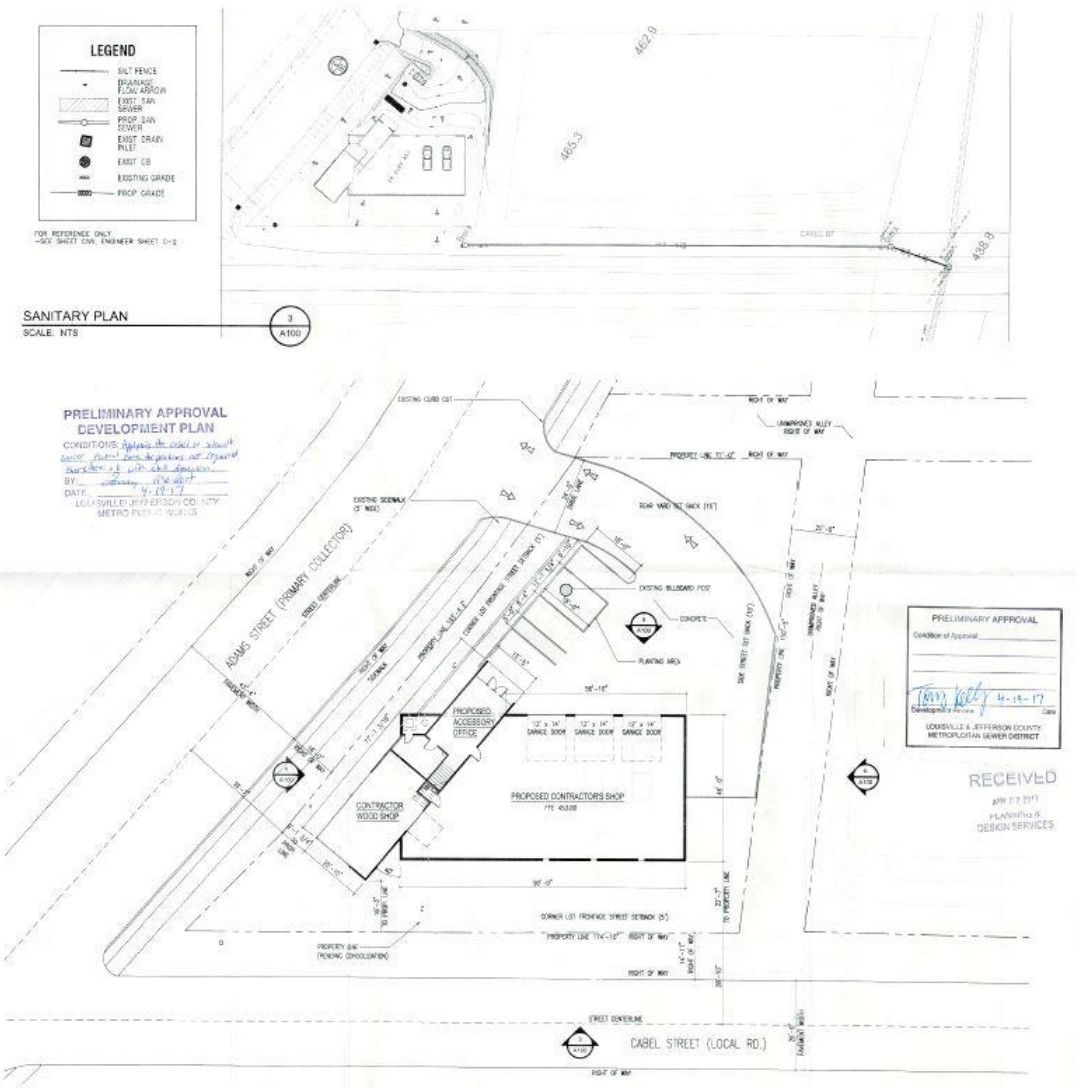
VICINITY MAP & ADJACENT PROP.
 SCALE: 1"=100'



FOR REFERENCE ONLY
 -SEE SHEET CIVIL ENGINEER SHEET C-2

SANITARY PLAN
 SCALE: NTS

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: *Subject to conditions of approval. Applicant to provide all necessary information and documentation. All work to be completed within 180 days of approval.*
 DATE: 4-18-17
 LOUISVILLE JEFFERSON COUNTY METRO PLANS & PERMITS



SITE PLAN
 SCALE: 1/16"=1'-0"

LMS DESIGN
 1000 MARKET STREET
 SUITE 200
 LOUISVILLE, KY 40202
 (502) 251-4400
 FAX: (502) 251-4401

PROFESSIONAL SEAL

28 PLAN REVIEW

DATE: 4-18-17
 DEVELOPER: [Signature]

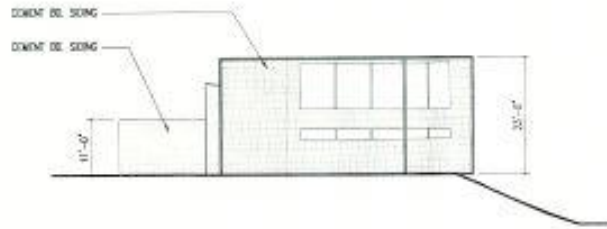
PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 DATE: 4-18-17
 DEVELOPER: [Signature]

RECEIVED
 APR 17 2017
 PLANNING & DESIGN SERVICES

LMS&L STUDIO SHOP
 NEW CONSTRUCTION
 PROJECT NO. 1816
 ISSUE DATE: 02/28/2017
 REVISION NO. 4 REVISION DATE: 4/15/2017
 SCALE: AS SHOWN
 SHEET 1102
SITE PLAN VICINITY MAP EXT. ELEVATIONS

SHEET NO.
A100
 WM# 11521

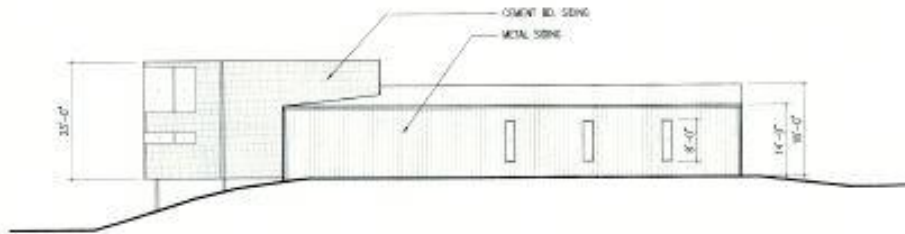
Elevations



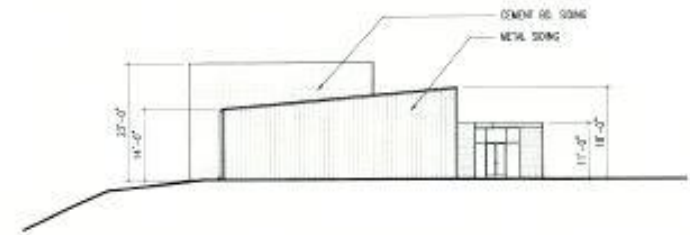
EXTERIOR ELEVATION NORTH
SCALE: 1/16" = 1'-0"



EXTERIOR ELEVATION EAST
SCALE: 1/16" = 1'-0"



EXTERIOR ELEVATION WEST
SCALE: 1/16" = 1'-0"



EXTERIOR ELEVATION SOUTH
SCALE: 1/16" = 1'-0"



Conclusions

- The variance and waiver requests appear to be adequately justified and meet the standard of review.
- Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC Section 5.5.1.A.2 (two variances), LDC Section 5.5.1.A.1.a, LDC Section 5.8.1.B and LDC Section 5.9.2.A.1.b.i.
- **Staff asks for a Condition of Approval:**
Deed of consolidation for the two parcels prior to submission of construction plans to the Dept. of Construction Review.

Required Actions

- APPROVE or DENY Variance #1: of LDC Section 5.5.1.A.2 for Adams Street to build greater than 5 feet from the property line.
- APPROVE or DENY Variance#2: of LDC Section 5.5.1.A.2 for Cabel Street to build greater than 5 feet from the property line.
- APPROVE or DENY the general waiver of LDC Section 5.5.1.A.1.a to not provide the principal entrance facing Adams or Cabel Streets nor facing the corner.
- APPROVE or DENY the sidewalk waiver of LDC Section 5.8.1.B along Cabel Street for approx. 178 ft.
- APPROVE or DENY the general waiver of LDC Section 5.9.2.A.1.b.i to not provide a pedestrain access from the public right of way to the building entrance.