

# Land Development & Transportation Committee

## Staff Report

September 24, 2015



<b>Case No:</b>	15MISC1006
<b>Project Name:</b>	Redden Mobile Mechanic
<b>Location:</b>	4612 Knopp Ave
<b>Owner(s):</b>	Phil Charmoli, Charmoli-Knopp Properties
<b>Applicant:</b>	Chris Guffey, Allegiant Construction
<b>Representative:</b>	Jason Hall, Prism Engineering & Design Group
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	13 – Vicki Aubrey Welch
<b>Case Manager:</b>	Sherie' Long, Landscape Architect

**(Continued from September 16 DRC Hearing)**

### REQUESTS

Waiver #1: Waiver of the Land Development Code Sections 5.8.1.B and 5.9.2.A.1.b.i, to not provide a sidewalk along the frontage of both Knopp and Melton Avenues; and not to provide the pedestrian connection from the building entrance to the right-of-way.

Waiver #2: Waiver of the Land Development Code Section 10.2.10 and Table 10.2.6, to allow the parking area and pavement to encroach into the required 15' VUA LBAs along Knopp and Melton Avenues.

Waiver #3: Waiver of the Land Development Code Section 10.2.10 and 10.2.11, to not provide the required screening and tree planting along both Knopp and Melton Avenues.

Waiver #4: Waiver of the Land Development Code Sections 10.2.10 and Table 10.2.6, to eliminate the required 15' VUA LBA and plantings along the unimproved Rowe Street frontage.

Waiver #5: Waiver of the Land Development Code Section 10.1.4 and Table 10.1.2, to allow a reduction of the required tree canopy.

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

This is a Category 2B Development Plan. The applicant is proposing to construct a new 5,600sf building on property located between Knopp Avenue and Melton Avenue on south/east side of Grade Lane. The new building will be used as a repair shop for semi-trailers with the remainder of the site being used for trailer storage. Access to the site will be from both Knopp and Melton Avenues. The site will remain as gravel surface except the employee parking area which is currently paved. No additional screen plantings are proposed, however four new Type A large canopy trees will be planted adjacent to Knopp Avenue. Two of them are being located along the perimeter of the new building to eliminate the need for a façade waiver in addition to counting toward the tree canopy and perimeter tree buffer requirements. The applicant is not providing the required tree canopy or the required buffer tree plantings along either of the streets. The only trees on the site being preserved are located within the existing fence line.

## BACKGROUND/ PREVIOUS CASES

**15MISC1006:** Category 2B Development Plan – pending approval.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b><i>Subject Property</i></b>			
<b>Existing</b>	Industrial & Commercial	EZ-1	SW
<b>Proposed</b>	NA		
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Industrial & Commercial	EZ-1	SW
<b>South</b>	Industrial & Commercial	EZ-1	SW
<b>East</b>	Industrial & Commercial	EZ-1	SW
<b>West</b>	Industrial & Commercial	EZ-1	SW

### INTERESTED PARTY COMMENTS

Staff has received any inquiry about the proposal from an adjacent property owner across Knopp Avenue.

### APPLICABLE PLANS AND POLICIES

Land Development Code  
Cornerstone 2020

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR SIDEWALK WAIVER

**Waiver #1: Waiver of the Land Development Code Sections 5.8.1.B and 5.9.2.A.1.b.i, to not provide a sidewalk along the frontage of both Knopp and Melton Avenues; and not to provide the pedestrian connection from the building entrance to the right-of-way.**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since there are no sidewalks located in the vicinity. Also, there are no transit stops close to this property.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020.

STAFF: Guideline 7, Policy 1 states that developments should be evaluated for their impact on the street and roadway system and to ensure that those who propose new developments bear or reasonably share in the costs of the public facilities and services made necessary by development. Guideline 9, Policy 1 states that new development should provide, where appropriate, for the movement of pedestrians, bicyclists and transit users with sidewalks along the streets of all developments where appropriate. The waiver request does not violate the comprehensive plan since there are no sidewalks or transit stops in the vicinity. Plus along both street frontages MSD has recently added paved ditches along with improved site access entrances from the street which has created an existing condition not conducive for construction of a sidewalk along either street frontage.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant

STAFF: The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant since the existing condition is not conducive for construction of a sidewalk along either street.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: A strict application of the provision of the regulation would create a hardship for the applicant to construct the sidewalks because of the existing conditions and limitations created by the drainage improvements recently completed by MSD.

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR LANDSCAPE WAIVER

#### **Waiver #2: Waiver of the Land Development Code Section 10.2.10 and Table 10.2.6, to allow the parking area and pavement to encroach into the required 15' VUA LBAs along Knopp and Melton Avenues.**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will adversely affect adjacent property owners because the encroachment of the pavement limits the area for the required perimeter planting. This area has been identified by the recently completed tree canopy assessment as an area lacking tree canopy therefore producing extreme heat. Extreme heat does adversely affect health.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver will violate guideline 3, Compatibility, of Cornerstone 2020, which calls for the protection of roadway corridors and public areas from visual intrusions, for mitigation of parking areas so as not to negatively impact nearby user and owners, and for parking areas adjacent to streets to be screened and buffered. The purpose of vehicle use area landscape buffer areas is to improve the appearance of vehicular use areas and property abutting public rights-of way. In addition to providing tree canopy to reduce the heating of pavement which has been determined to be a health hazard. The tree canopy and buffer plantings, along the street frontage and site pavement, also assists in filtering the carbon dioxide from the air and generally helps reduce pollutants.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of waiver of the regulation is not the minimum necessary to afford relief to the applicant since there are no physical restraints preventing compliance with the regulations to be waived. The pavement can be removed to provide the necessary VUA LBA area along the street frontages.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant has not incorporated other design measures that exceed the minimums of the district to compensate for non-compliance with the requirements to be waived. The strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant since the proposed development can be built on the site while complying with the requirements requested to be waived.

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR LANDSCAPE WAIVER

#### Waiver #3: Waiver of the Land Development Code Section 10.2.10 and 10.2.11, to not provide the required screening and tree planting along both Knopp and Melton Avenues.

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will adversely affect adjacent property owners since the perimeter plantings are not being provided. This area has been identified by the recently completed tree canopy assessment as an area lacking tree canopy therefore producing extreme heat. Extreme heat does adversely affect health.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver will violate guideline 3, Compatibility, of Cornerstone 2020, which calls for the protection of roadway corridors and public areas from visual intrusions, for mitigation of parking areas so as not to negatively impact nearby user and owners, and for parking areas adjacent to streets to be screened and buffered. The purpose of vehicle use area landscape buffer areas is to improve the appearance of vehicular use areas and property abutting public rights-of way. Also to provide tree canopy to reduce the heating of pavement which has been determined to be a health hazard. The tree canopy and buffer plantings along the street frontage and site pavement also assists in filtering the carbon dioxide from the air and generally helps reduce pollutants.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of waiver of the regulation is not the minimum necessary to afford relief to the applicant since there are no physical restraints preventing compliance with the regulations to be waived. The pavement can be removed to provide the necessary area for the tree and shrub plantings to be provided.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant has not incorporated other design measures that exceed the minimums of the district to compensate for non-compliance with the requirements to be waived. The strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant since the proposed development can be built on the site while complying with the requirements requested to be waived.

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR LANDSCAPE WAIVER

#### Waiver #4: Waiver of the Land Development Code Sections 10.2.10 and Table 10.2.6, to eliminate the required 15' VUA LBA and plantings along the unimproved Rowe Street frontage.

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will adversely affect adjacent property owners since the perimeter plantings are not being provided. This area has been identified by the recently completed tree canopy assessment as an area lacking tree canopy therefore producing extreme heat. Extreme heat does adversely affect health.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver will violate guideline 3, Compatibility, of Cornerstone 2020, which calls for the protection of roadway corridors and public areas from visual intrusions, for mitigation of parking areas so as not to negatively impact nearby user and owners, and for parking areas adjacent to streets to be screened and buffered. The purpose of vehicle use area landscape buffer areas is to improve the appearance of vehicular use areas and property abutting public rights-of way. Also to provide tree canopy to reduce the heating of pavement which has been determined to be a health hazard. The tree canopy and buffer plantings along the street frontage and site pavement also assists in filtering the carbon dioxide from the air and generally helps reduce pollutants.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of waiver of the regulation is not the minimum necessary to afford relief to the applicant since there are no physical restraints preventing compliance with the regulations to be waived.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR  
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant has not incorporated other design measures that exceed the minimums of the district to compensate for non-compliance with the requirements to be waived. The strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant since the proposed development can be built on the site while complying with the requirements requested to be waived.

#### **STANDARD OF REVIEW AND STAFF ANALYSIS FOR TREE CANOPY WAIVER**

##### **Waiver #5: Waiver of the Land Development Code Section 10.1.4 and Table 10.1.2, to allow a reduction of the required tree canopy.**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will adversely affect adjacent property owners since this area has been identified by the recently completed tree canopy assessment as an area lacking tree canopy therefore producing extreme heat. Extreme heat does adversely affect health.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver violates Guideline 13, Policy 5 which calls for standards to ensure the creation and/or preservation of tree canopy as a valuable community resource. The waiver violates the comprehensive plan since the required number of trees are not being provided on or off the site. The applicant has not explored all the alternative options to provide tree canopy. The preservation of

invasive plant material does not fulfill the policy to increase the tree canopy with native species to improve the overall health of the community.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of waiver of the regulation is not the minimum necessary to afford relief to the applicant since there are alternative options to fulfill the tree canopy requirements. There are no mitigation circumstances affecting this site. Additional trees can be planted on the site and on an alternative site to fulfill the tree canopy requirements.

- (d) Either:  
(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR  
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant has not incorporated other design measures that exceed the minimums of the district to compensate for non-compliance with the requirements to be waived. The strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant since the proposed development can be built on the site while complying with the requirements requested to be waived.

### TECHNICAL REVIEW

The following Technical Review Items need to be addressed:

1. Identify the existing trees with size and species
2. Modify the plan to reflect the actual square footage of tree canopy existing on the site which was identified during the site visit prior to the public hearing.
3. Adjust the spacing of the four proposed trees.

### STAFF CONCLUSIONS

Since there are no sidewalks located in the vicinity and there are no transit stops close to this property; plus the existing condition is not conducive for construction of a sidewalk; the sidewalk waiver is supported.

The three landscape waivers are not supported. The applicant is not providing any buffer plantings beyond the existing invasive vegetation. However, invasive vegetation should be removed and replaced with native species. Invasive vegetation has little or no benefit to the environment.

The tree canopy reduction is not supported. The applicant has not made a good faith effort to provide as many trees as possible on the site, on the adjacent right-of-way, or on an alternative site.

Therefore, the Land Development & Transportation Committee must determine if the proposal meets the standard for waivers established in the Development Code based on the testimony and evidence provided at the public hearing.

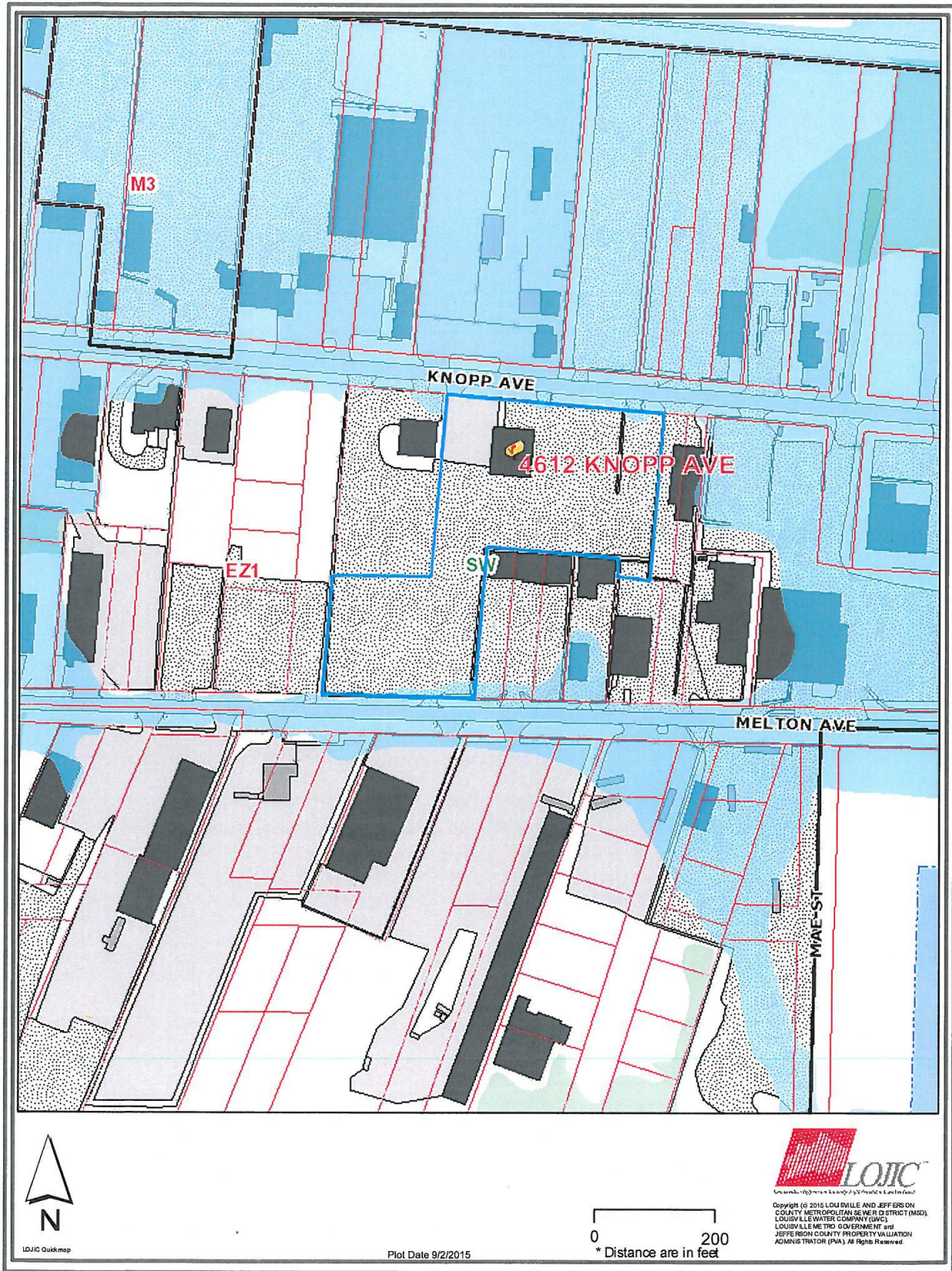
### NOTIFICATION

Date	Purpose of Notice	Recipients
09/03/2015	Public Hearing - DRC	Neighborhood notification recipients
09/03/2015	Public Hearing - DRC	1 <sup>st</sup> tier adjoining property owners

## ATTACHMENTS

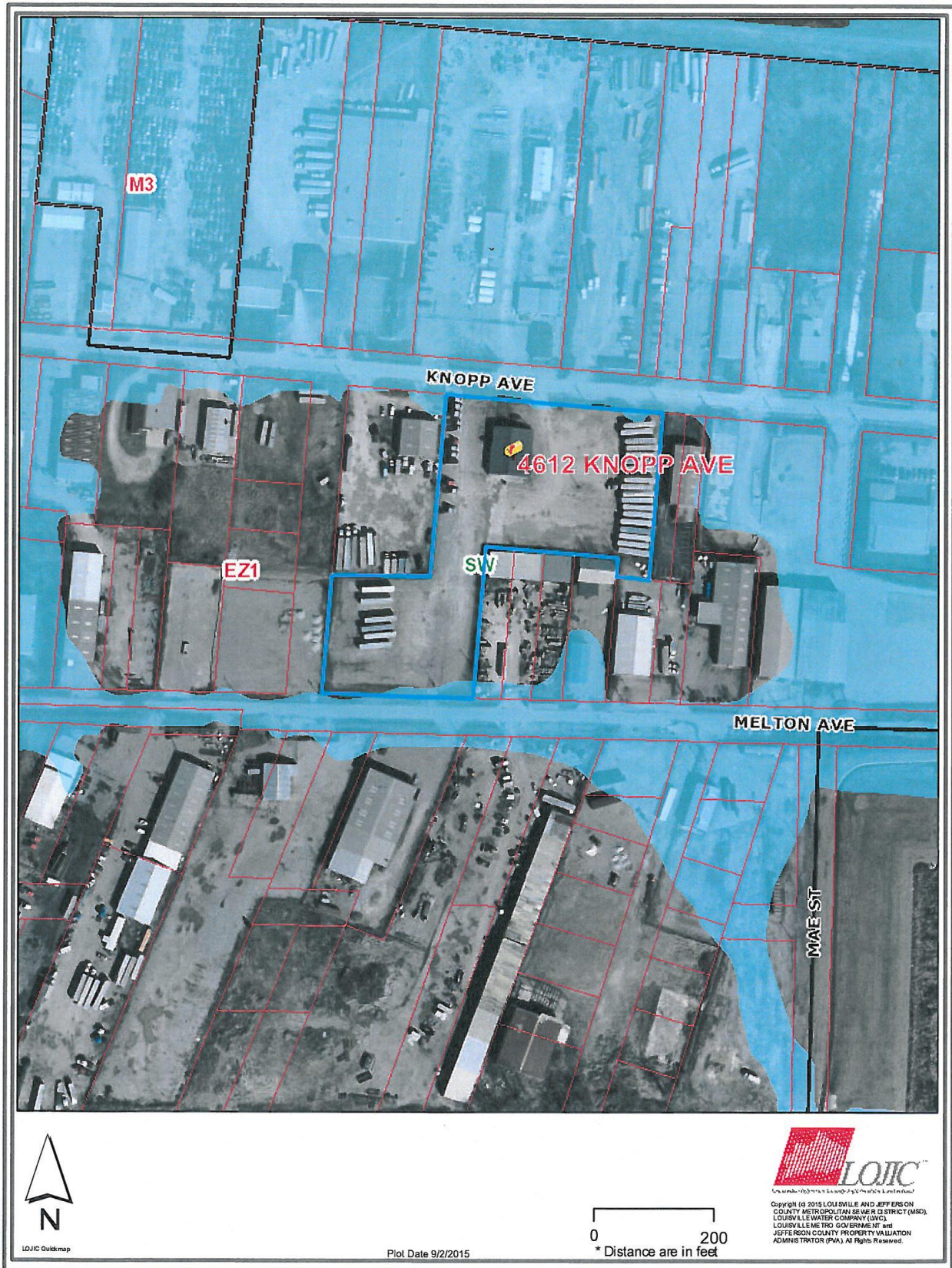
1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Site Photographs

Attachment 1: Zoning Map

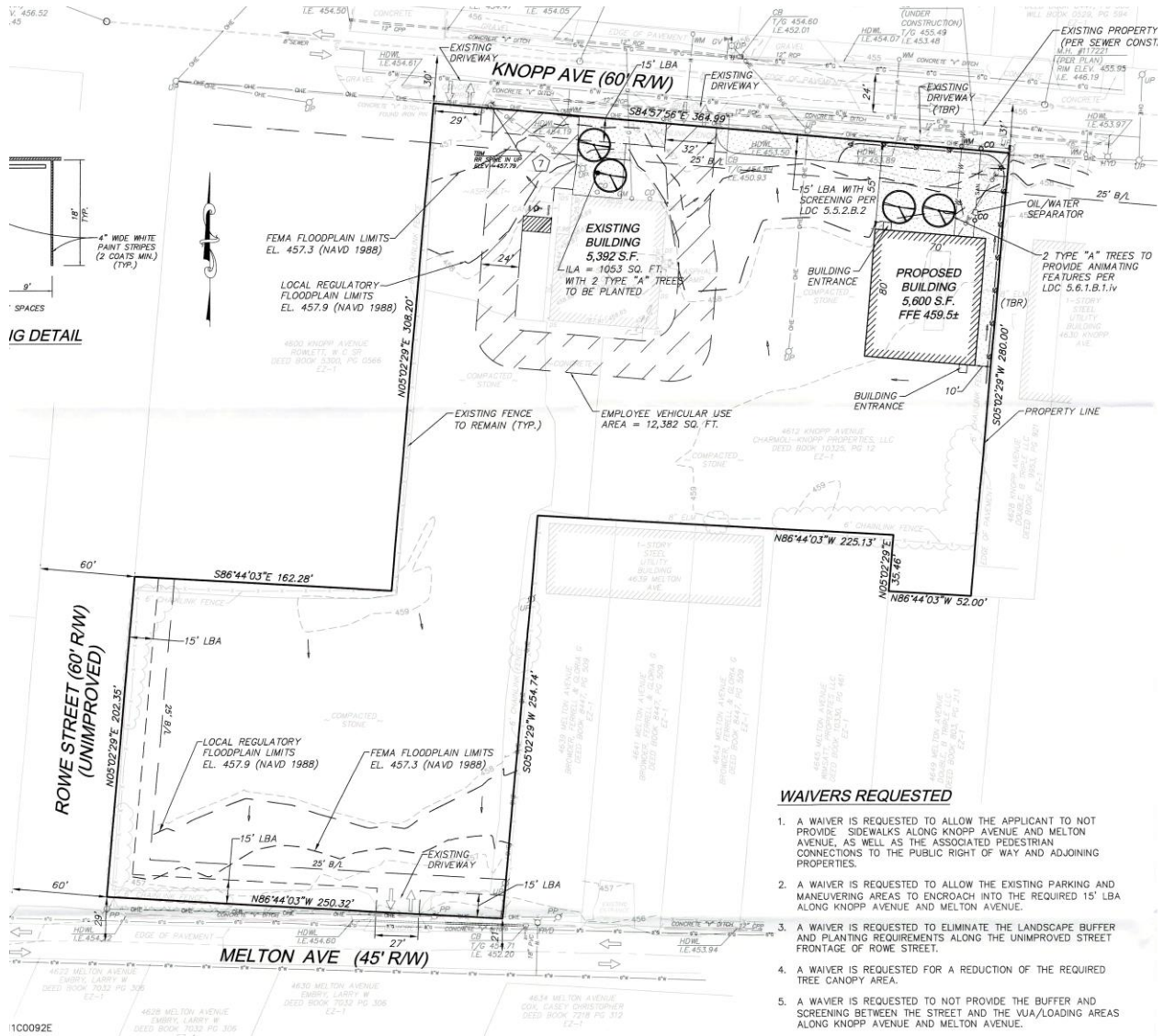




Attachment 2: Aerial Photograph

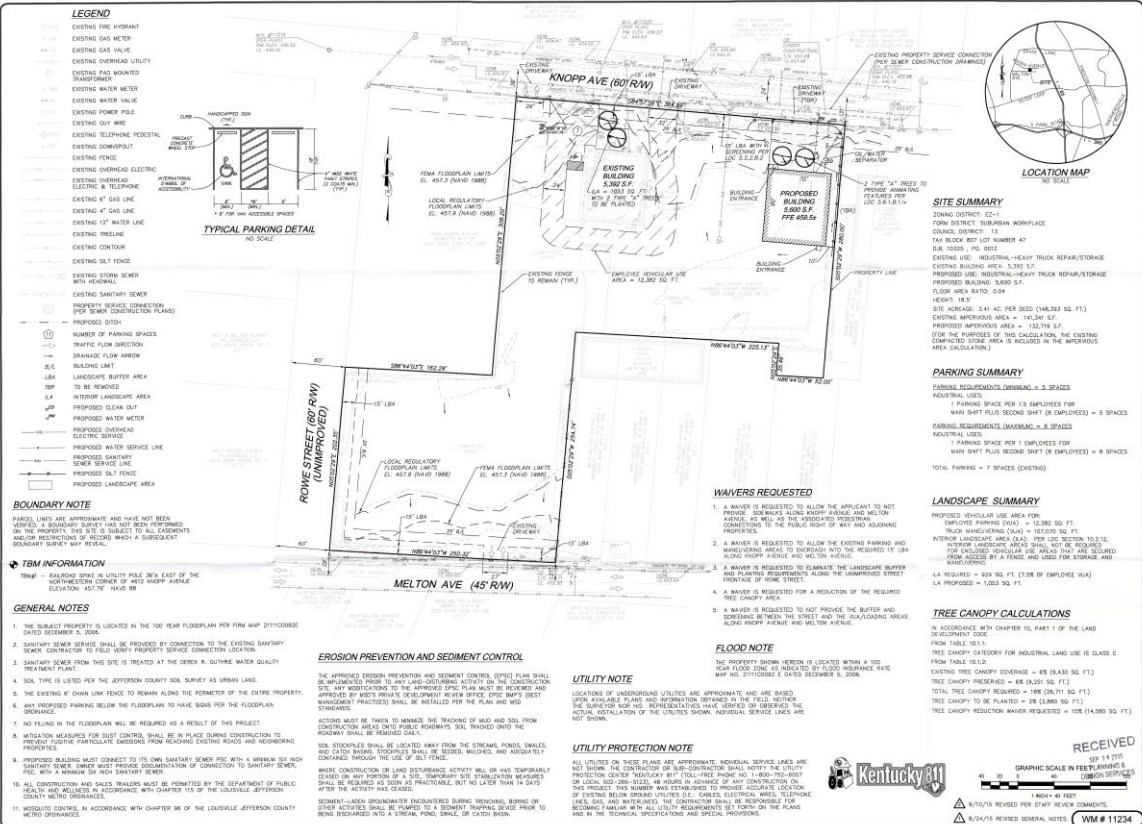


**Attachment 3: Site Plan**



**WAIVERS REQUESTED**

1. A WAIVER IS REQUESTED TO ALLOW THE APPLICANT TO NOT PROVIDE SIDEWALKS ALONG KNOPP AVENUE AND MELTON AVENUE, AS WELL AS THE ASSOCIATED PEDESTRIAN CONNECTIONS TO THE PUBLIC RIGHT OF WAY AND ADJOINING PROPERTIES.
2. A WAIVER IS REQUESTED TO ALLOW THE EXISTING PARKING AND MANUEVERING AREAS TO ENCRACH INTO THE REQUIRED 15' LBA ALONG KNOPP AVENUE AND MELTON AVENUE.
3. A WAIVER IS REQUESTED TO ELIMINATE THE LANDSCAPE BUFFER AND PLANTING REQUIREMENTS ALONG THE UNIMPROVED STREET FRONTAGE OF ROWE STREET.
4. A WAIVER IS REQUESTED FOR A REDUCTION OF THE REQUIRED TREE CANOPY AREA.
5. A WAIVER IS REQUESTED TO NOT PROVIDE THE BUFFER AND SCREENING BETWEEN THE STREET AND THE VUA/LOADING AREAS ALONG KNOPP AVENUE AND MELTON AVENUE.



- LEGEND**
- EXISTING FIRE HYDRANT
  - EXISTING GAS METER
  - EXISTING GAS VALVE
  - EXISTING OVERHEAD UTILITY
  - EXISTING PAD MOUNTED
  - EXISTING WATER VALVE
  - EXISTING WATER METER
  - EXISTING DAY WIRE
  - EXISTING TELEPHONE PEDestal
  - EXISTING DOWNSPOUT
  - EXISTING FENCE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING OVERHEAD ELECTRIC & TELEPHONE
  - EXISTING 4" GAS LINE
  - EXISTING 12" WATER LINE
  - EXISTING TRENCH
  - EXISTING CONTOUR
  - EXISTING SALT FENCE
  - EXISTING SEWER MAIN WITH MANHOLE
  - EXISTING SANITARY SEWER
  - PROPERTY SERVICE CONNECTION (FOR SEWER CONSTRUCTION PLANS)
  - PROPOSED DITCH
  - NUMBER OF PARKING SPACES
  - TRAFFIC FLOW DIRECTION
  - DRAINAGE FLOW ARROW
  - BUILDING FOOTPRINT
  - LANDSCAPE BUFFER AREA TO BE REMOVED
  - NEIGHBOR LANDSCAPE AREA TO BE REMOVED
  - PROPOSED WATER MAIN
  - PROPOSED OVERHEAD ELECTRIC SERVICE
  - PROPOSED WATER SERVICE LINE
  - PROPOSED SANITARY SEWER SERVICE LINE
  - PROPOSED SALT FENCE
  - PROPOSED LANDSCAPE AREA

**BOUNDARY NOTE**  
 PARCELS, LINES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED ON THE PROPERTY. THIS SITE IS SUBJECT TO ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD WHICH A SUBSEQUENT BOUNDARY SURVEY MAY REVEAL.

**TBM INFORMATION**  
 TBM#1 - MANHOLE SHAFT IS LOCATED 10' WEST OF THE NORTHWEST CORNER OF 4403 ROWE AVENUE. ELEVATION: 407.70' NAVD 83

- GENERAL NOTES**
1. THE SUBJECT PROPERTY IS LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM MAP 211100022E DATED DECEMBER 9, 2006.
  2. SANITARY SEWER SERVICE SHALL BE PROVIDED BY CONNECTION TO THE EXISTING SANITARY SEWER CONNECTION TO 4403 PROPERTY SERVICE CONNECTION LOCATION.
  3. SANITARY SEWER FROM THIS SITE IS TREATED AT THE OCEAN R. OUTFALL WATER QUALITY TREATMENT PLANT.
  4. SOIL TYPE IS LISTED PER THE AFFERSON COUNTY SOIL SURVEY AS URBAN LAND.
  5. THE EXISTING 4" CHAIN LINK FENCE TO REMAIN ALONG THE PERIMETER OF THE ENTIRE PROPERTY. BOUNDARY.
  6. ANY PROPOSED FENCING BELOW THE FLOODPLAIN TO HAVE SIGNS PER THE FLOODPLAIN BOUNDARY.
  7. NO FILLING IN THE FLOODPLAIN WILL BE REQUIRED AS A RESULT OF THIS PROJECT.
  8. EROSION MEASURES FOR SOIL CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  9. PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PIPING WITH A MINIMUM SIX INCH SANITARY SEWER. SEWER MUST PROVIDE DRAINAGE OF CONNECTION TO SANITARY SEWER. PIPING WITH A MINIMUM SIX INCH SANITARY SEWER.
  10. ALL CONSTRUCTION AND PAVED DRAGGERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND SAFETY. PERMITS MUST BE OBTAINED BY THE DEPARTMENT OF PUBLIC HEALTH AND SAFETY. PERMITS MUST BE OBTAINED BY THE DEPARTMENT OF PUBLIC HEALTH AND SAFETY.
  11. WEEDS CONTROL, IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE AFFERSON COUNTY METRO ORDINANCES.

**EROSION PREVENTION AND SEDIMENT CONTROL**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (SPES) PLAN SHALL BE MAINTAINED PRIOR TO ANY LAND-DEVELOPING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SPES PLAN MUST BE REVIEWED AND APPROVED BY THE AFFERSON COUNTY ENGINEER. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED PER THE PLAN AND METRO STANDARDS.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF SOIL AND SILT FROM CONSTRUCTION AREAS ONTO PUBLIC HIGHWAYS. SOIL TRACKING ONTO THE SOIL TRACKING SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE COVERED, WATERSHEDS, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SOIL FILL.

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

SEMI-ANNUAL DRUMMOND-WATER ENGINEERING DURING DRIVING, BORING OR OTHER ACTIVITIES SHALL BE COVERED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

**UTILITY NOTE**

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED TO THE FIELD. NEITHER THE SURVEYOR NOR HIS REPRESENTATIVES HAVE BEEN OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.

**UTILITY PROTECTION NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (KENTUCKY 811) (CALLING PROGRAM NO. 1-800-762-8007) ON LOCAL 100-288-1121, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER HAS BEEN ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (E.G. POWER, ELECTRICAL, WATER, TELEPHONE LINES, GAS, AND WATER MAINS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS, INCLUDING THE PLANS AND THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

**WAIVERS REQUESTED**

1. A WAIVER IS REQUESTED TO ALLOW THE APPLICANT TO NOT PROVIDE SIDEWALKS ALONG KNOPP AVENUE AND MELTON AVENUE, AS WELL AS THE PROPOSED TELEPHONE CONNECTIONS TO THE PUBLIC RIGHT OF WAY.
2. A WAIVER IS REQUESTED TO ALLOW THE EXISTING FENCING AND LANDSCAPE AREAS TO REMAIN ALONG THE REQUIRED 15' LBA ALONG ROWE AVENUE AND MELTON AVENUE.
3. A WAIVER IS REQUESTED TO ELIMINATE THE LANDSCAPE BUFFER FRONTAGE OF ROWE STREET.
4. A WAIVER IS REQUESTED FOR A REDUCTION OF THE REQUIRED TREE CANOPY AREA.
5. A WAIVER IS REQUESTED TO NOT PROVIDE THE BUFFER AND SETBACKS BETWEEN THE STREET AND THE MANHOLE AREAS ALONG KNOPP AVENUE AND MELTON AVENUE.

**FLOOD NOTE**

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A 100 YEAR FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAP NO. 211100022 E DATED DECEMBER 9, 2006.

**SITE SUMMARY**

ZONING DISTRICT: E2-1  
 ZONING DISTRICT: SUBURBAN WORKPLACE  
 COUNTY, DISTRICT: 13  
 TAX BLOCK: 807 LOT NUMBER: 47  
 S.B. NUMBER: PLS. 0015  
 EXISTING USE: INDUSTRIAL-HEAVY TRUCK REPAIR/STORAGE  
 EXISTING BUILDING AREA: 5,300 S.F.  
 PROPOSED USE: INDUSTRIAL-HEAVY TRUCK REPAIR/STORAGE  
 PROPOSED BUILDING: 5,800 S.F.  
 FLOOR AREA RATIO: 0.04  
 HEIGHT: 10'-0"

**PARKING SUMMARY**

PARKING REQUIREMENTS (MINIMUM) = 5 SPACES  
 INDUSTRIAL USES  
 1 PARKING SPACE PER 10 EMPLOYEES FOR MAIN SHIFT PLUS SECOND SHIFT (8 EMPLOYEES) = 5 SPACES  
 FENCING REQUIREMENTS (MINIMUM) = 5 SPACES  
 INDUSTRIAL USES  
 1 PARKING SPACE PER 1 EMPLOYEE FOR MAIN SHIFT PLUS SECOND SHIFT (8 EMPLOYEES) = 8 SPACES  
 TOTAL PARKING = 7 SPACES (EXISTING)

**LANDSCAPE SUMMARY**

PROPOSED VEHICULAR USE AREA FOR: EMPLOYEES PARKING (EVA) = 12,282 SQ. FT.  
 TRUCK MANEUVERING (TMA) = 107,870 SQ. FT.  
 INTERIOR LANDSCAPE AREA (LAA) PER LOC SECTION 103.12  
 INTERIOR LANDSCAPE AREAS SHALL NOT BE REQUIRED FOR THIS PROJECT.  
 TREE CANOPY TO BE MAINTAINED AND PRESERVED AS MUCH AS POSSIBLE.  
 L.A. REQUIRED = 500 SQ. FT. (1 TREE OF EMPLOYEE VEH.)  
 L.A. PROPOSED = 1,050 SQ. FT.

**TREE CANOPY CALCULATIONS**

IN ACCORDANCE WITH CHAPTER 103, PART 1 OF THE LAND DEVELOPMENT CODE:  
 FROM TABLE 103.1:  
 TREE CANOPY CATEGORY FOR INDUSTRIAL LAND USE IS CLASS C  
 FROM TABLE 103.2:  
 EXISTING TREE CANOPY COVERAGE = 6% (8,430 SQ. FT.)  
 TREE CANOPY PRESERVED = 18 (2,328 SQ. FT.)  
 TOTAL TREE CANOPY REQUIRED = 18% (28,711 SQ. FT.)  
 TREE CANOPY TO BE MAINTAINED = 2% (2,636 SQ. FT.)  
 TREE CANOPY REDUCTION WAIVER REQUESTED = 10% (12,680 SQ. FT.)



**PRISM ENGINEERING**  
 1000 W. MARKET ST., SUITE 200  
 LOUISVILLE, KENTUCKY 40202  
 FAX: (502) 401-8888  
 WWW.PRISMEENGINEERING.COM

**CATEGORY 2B DEVELOPMENT PLAN**  
 4815 KNOPP AVENUE  
 LOUISVILLE, KY 40202

**CARROLL KNOPP PROPERTIES, LLC**  
 1000 W. MARKET ST., SUITE 200  
 LOUISVILLE, KY 40202  
 ALLEGANT CONSTRUCTION, LLC  
 1000 W. MARKET ST., SUITE 200  
 LOUISVILLE, KY 40202

DATE: JULY 27, 2015  
 DRAWN BY: PRM  
 CHECKED BY: JMT  
 SCALE: 1" = 40'  
 SHEET NO.: 1 OF 1

RECEIVED  
 SEP 14 2015  
 DIVISION 8  
 COMMUNITY SERVICES  
 1 OF 1

**Attachment 4: Site Photographs**



**Knopp Avenue frontage**



**Knopp Avenue frontage**



**Knopp Avenue looking west**



**Melton Avenue frontage**