

21-CFR-0025

**Auxiliary Metro Vehicle Storage
and Auction Lot**



Development Review Committee

Zach Schwager, Planner I

January 19, 2022

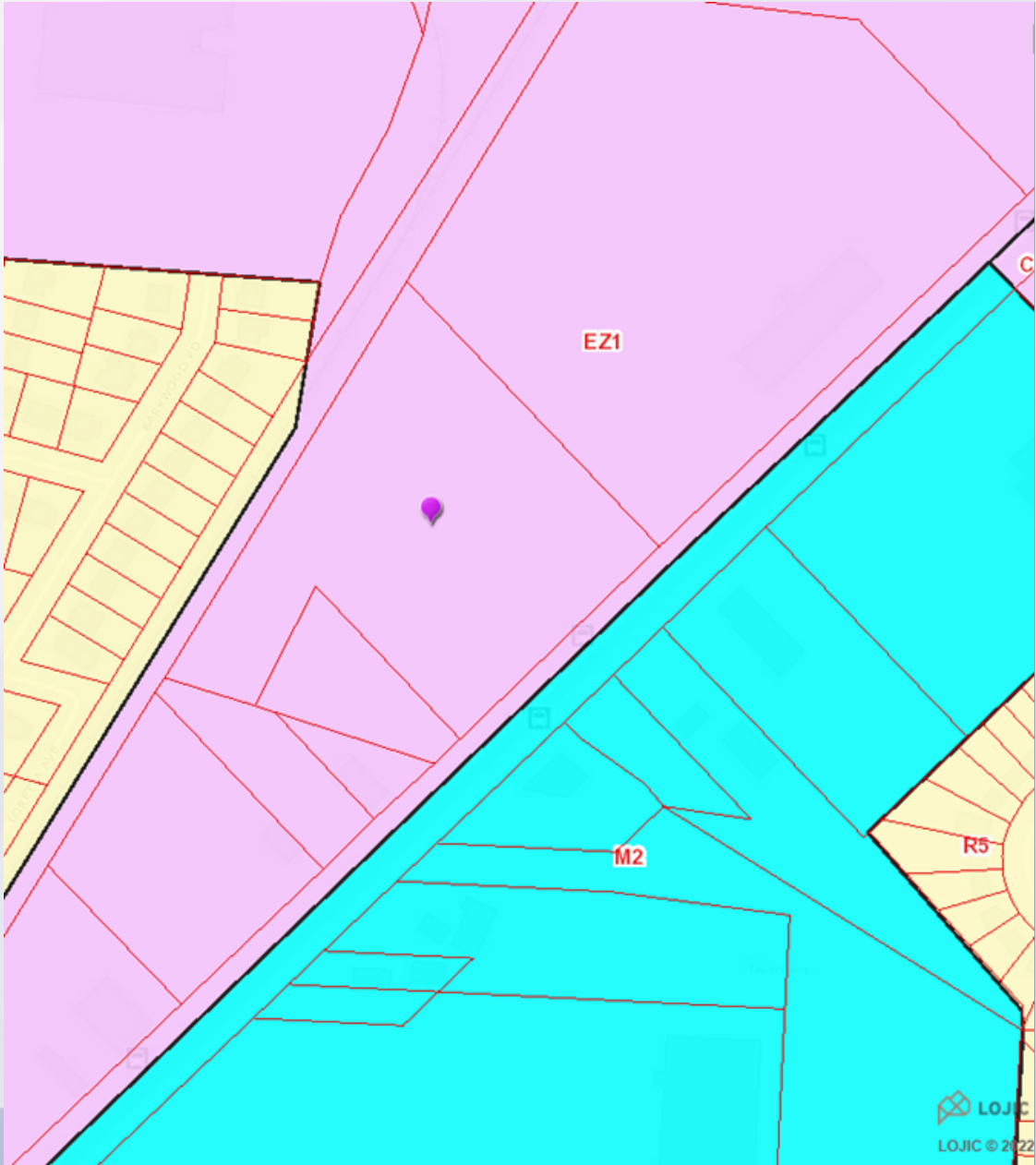
Requests

- Community Facility Review for a temporary vehicle storage and auction lot and office building.

Project Summary

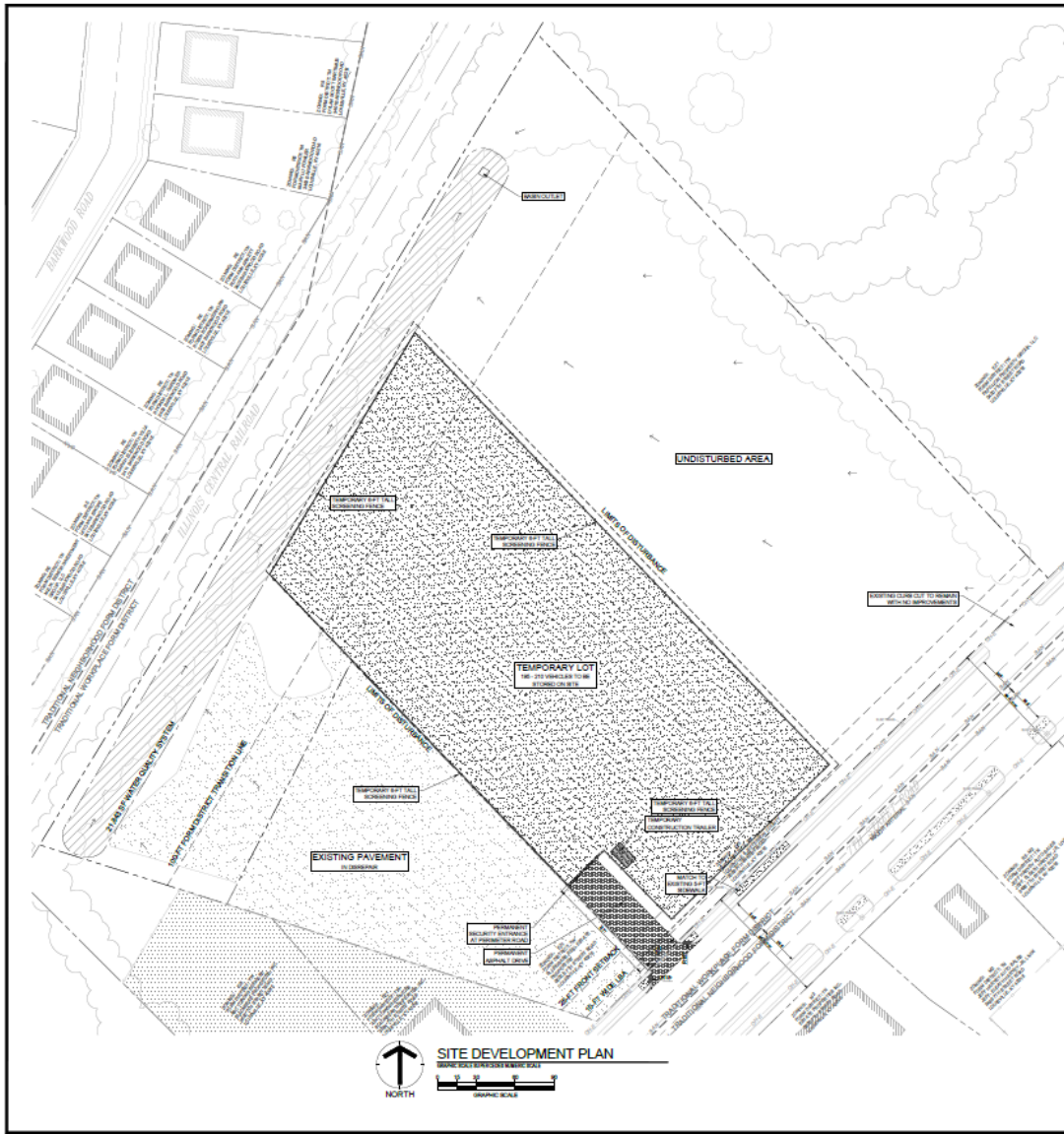
- The subject property is located on the west side of 7th Street Road between Oleanda Avenue and Berry Boulevard in the City of Shively.
- It is in the EZ-1, Enterprise Zone, Zoning District and the Traditional Workplace Form District.
- The applicant is proposing a temporary vehicle storage and auction lot that will be enclosed by a fence, with a small office building at the front of the lot.

Site Zoning



Site Aerial





SITE DATA

EXISTING FORM DISTRICT	TRAD TOTAL WORKSPACE
EXISTING ZONING	ENTERPRISE ZONE
SITE AREA	5.68 ACRES (217,700 SQ FT)
SITE PERFORMANCE AREA	2.76 ACRES (120,000 SQ FT)
EXISTING USE	VACANT LOT
PROPOSED USE	AUCTION LOT

ADDITIONAL DATA

MAX FRONT STREET SIDE SETBACK	5 FT
MAX FRONT STREET SIDE SETBACK	25 FT
SIDE SETBACK	5 FT
REAR SETBACK	5 FT
FORM DISTRICT TRANSITION ZONE	100 FT

TREE CANOPY REQUIREMENTS

TOTAL TREE CANOPY PRESERVED	22,782 SF
TOTAL TREE CANOPY REQUIRED	1% OF 21,173 SF

LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER AREA (LAW REQUIREMENTS) IS 1' TYPICAL, 3' MINIMUM BUFFER, AND LARGER TREES PER 100 SF OF PERIMETER

PARKING INFORMATION

TOTAL PUBLIC AND PRIVATE SPACES	14
TOTAL VEHICLES TEMPORARILY STORED ON LOT	14/20

STORMWATER STORAGE AND WATER QUALITY INFORMATION

STORAGE WITH 2" MIN. FREE BOARD TO BE 10% OF 100% DESIGN FLOW TO BE COLLECTED AND STORED

WATER QUALITY OPTIONS

- 1. INLET FLOW TO SMALL DRAINAGE SYSTEM THEN DIRECTED TO WATER QUALITY LATES
- 2. RESTRICTION BARR TO PREVENT WATER QUALITY REQUIREMENTS

EXISTING TOTAL SITE AREA

PROPOSED LOT TOTAL AREA	5.68 AC
PROPOSED IMPROVEMENTS AREA	2.76 AC
PROPOSED PAVEMENT AREA	2.08 AC
PROPOSED LANDSCAPE IMPROVEMENTS AREA	0.47 AC (20,000 SQ FT)

- MISC GENERAL NOTES**
1. APPLICANT MUST SUBMIT AND RECEIVE AN APPROVAL DOWNTOWN SANITARY CAPACITY FACILITY REQUEST PRIOR TO PERMITS/PLAN APPROVAL.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE AND APPLICABLE COUNTY METROPOLITAN BARRIERS DISTRICTS DESIGN MANUAL, AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
 3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WQA WATER QUALITY REGULATIONS ESTABLISHED BY WQA. ANY CHANGES MAY BE MADE AT THE DISCRETION OF THE ENGINEER TO PROTECT WQA BEST MANAGEMENT PRACTICES.
 4. SANITARY BARRIERS PROVIDED BY NEW P&C, SUBJECT TO P&C AND ANY APPLICABLE ORDINANCES.
 5. ALL STRUCTURES WITHIN THE CHANGED SANITARY BARRIERS SHALL MEET THE REQUIREMENTS OF THE 10-YEAR FIRM DEVELOPED SPECIFICATIONS FOR SECTION 10.1.3 OF THE M&C DESIGN MANUAL.
 6. M&C DRAINAGE BARRIERS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 7. AN SPEC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH M&C DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION APPROVAL.

GENERAL NOTES

1. THERE SHALL BE NO CONSTRUCTION, BARRIERS IN THE RIGHT OF WAY.
2. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY UNLESS AN ENGINEER/ARCHITECT PRESENT THIS SPECIFIC PLAN TO THE RIGHT OF WAY DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. ALL UTILITIES SHALL NOT BE IN THE RIGHT OF WAY UNLESS THEY ARE NECESSARY FOR THE PROJECT AND ARE PROTECTED BY A CONCRETE OR METAL STRUCTURE TO PREVENT FUTURE BARRIERS FROM REACHING EXISTING UTILITIES AND NEIGHBORING PROPERTIES.
4. ALL UTILITIES SHALL BE PROTECTED BY A CONCRETE OR METAL STRUCTURE TO PREVENT FUTURE BARRIERS FROM REACHING EXISTING UTILITIES AND NEIGHBORING PROPERTIES.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ORDINANCES.
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ORDINANCES.

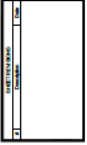
GENERAL NOTES - LEGEND

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	CRUSHED STONE SURFACE
	WATER QUALITY SYSTEM
	EXISTING TREE
	EXISTING SANITARY SEWER LINE
	EXISTING CONSTRUCTION LINE
	EXISTING OVERHEAD ELECTRIC LINES
	PROPOSED DRAINAGE FLOW ARROW

OWNER/DEVELOPER
 CHARLIE BARRIS
 12345 MAIN ST
 LOUISVILLE, KY 40204

SITE ADDRESS
 12345 MAIN ST
 LOUISVILLE, KY 40204

WM#12398 / 211105
 DATE: 10/15/2021



DATE: 10/15/2021

2021 102

10/15/2021 102

2021 102

DEVELOPMENT PLAN

DP-101



21-CFR-0025

Required Actions

- **APPROVE** or **RECOMMEND** changes to come more into compliance with the Comprehensive Plan