

# NO NEW SITE CONSTRUCTION

## CONDITIONAL USE PERMIT REQUESTED:

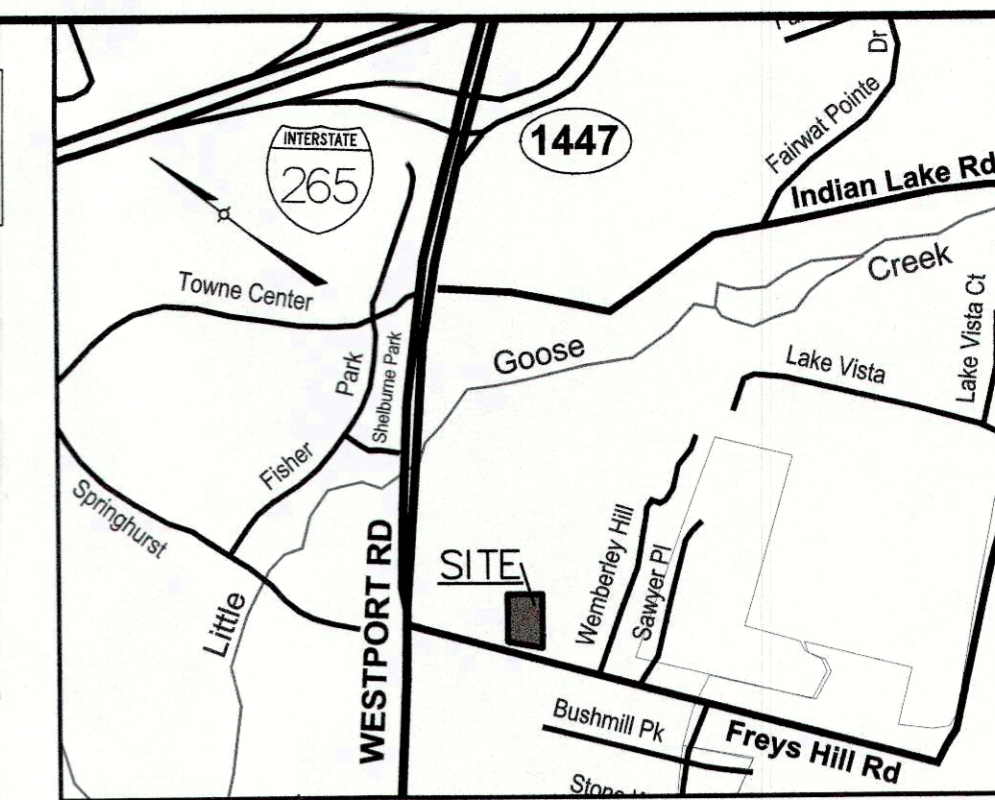
1. A Conditional Use Permit is requested from Section 4.2.35 of the Louisville Metro Land Development Code for Mini-Warehouses.

## RELIEF REQUESTED:

1. A Relief is requested from Section 4.2.35.B of the Louisville Metro Land Development Code to permit the existing building and existing pavement to be closer than 30 ft. to all property lines.
2. A Relief is requested from Section 4.2.35.C of the Louisville Metro Land Development Code to permit the 20 ft. tall existing building to exceed 15 ft. in height.

## WAIVERS REQUESTED:

1. A Waiver is requested from Section 10.2.4 Table 10.2.2 of the Louisville Metro Land Development Code to waive the 25 ft. Landscape Buffer Area and plantings required adjacent to the adjoining R-4 zoned properties.
2. A Waiver is requested from Section 10.2.10 of the Louisville Metro Land Development Code to waive the encroachment of the existing parking spaces into the Freys Hill Rd. 10' Landscape Buffer Area.



LOCATION MAP  
NOT TO SCALE

## PROJECT DATA

TOTAL SITE AREA	= 1.21 Ac. (52,674 SF)
EXISTING ZONING	= C-1
PROPOSED ZONING	= C-2 (C.U.P. REQUESTED)
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= INDOOR SPORTS FACILITY
PROPOSED USE	= MINI-STORAGE
EXISTING BUILDING AREA TO REMAIN	= 24,000 SF
EXISTING BUILDING HEIGHT	= 20 FT (15' MAX. ALLOWED) (SECTION 4.2.35.C)(RELIEF REQUESTED)
	= 0.45 (5.0 MAX. ALLOWED) MIN. MAX.

F.A.R.	
TOTAL PARKING REQUIRED	= 2 SP
1 SP/1.5 EMPLOYEES MIN. (3 EMPLOYEES)	= 3 SP
1 SP/1 EMPLOYEE MAX. (3 EMPLOYEES)	= 44 SPACES
TOTAL PARKING PROVIDED	= 2 LONG TERM (PROVIDED INDOORS)

BIKE PARKING REQUIRED/PROVIDED	= 2 LONG TERM (PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 18,270 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,370 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,553 SF

## GENERAL NOTES:

1. Parking areas and drive lanes are a hard and durable surface to remain.
2. Tree canopy requirements are not required per Section 10.1.2 of the Louisville Metro Land Development Code.
3. Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
4. Sign will be in compliance with Louisville Metro Land Development Code Chapter 8 sign regulations.
5. No KARST topography was found during survey by Kevin Young, RLA on 11/22/16.

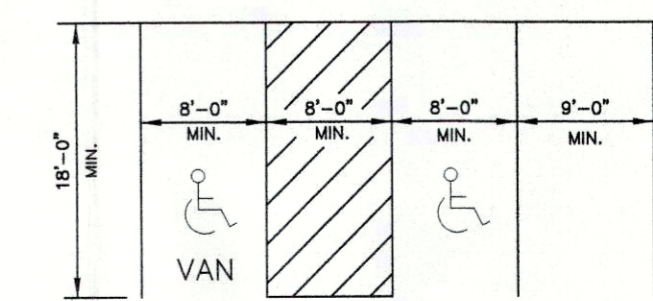
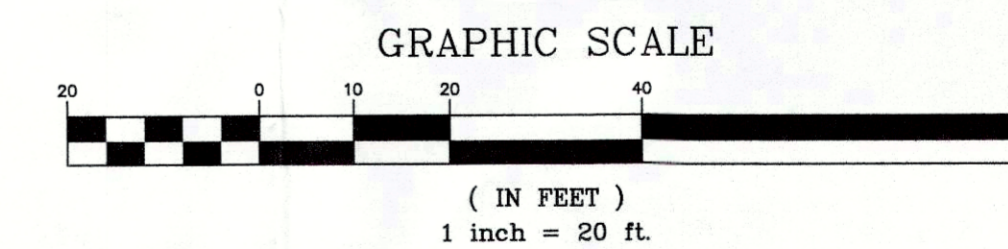
## MSD NOTES:

1. Sanitary sewer service is existing.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0019 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (=>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

## PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Tony Markel*  
DATE: 1-5-17  
LOUISVILLE/JEFFERSON COUNTY  
METRO PUBLIC WORKS



TYPICAL EXISTING PARKING SPACE LAYOUT  
NO SCALE

RECEIVED

SITE ADDRESS:  
3383 FREYS HILL ROAD  
TAX BLOCK 0013, LOT 0186  
D.B. 10681, PG. 0879  
COUNCIL DISTRICT - 17  
FIRE PROTECTION DISTRICT - WORTHINGTON

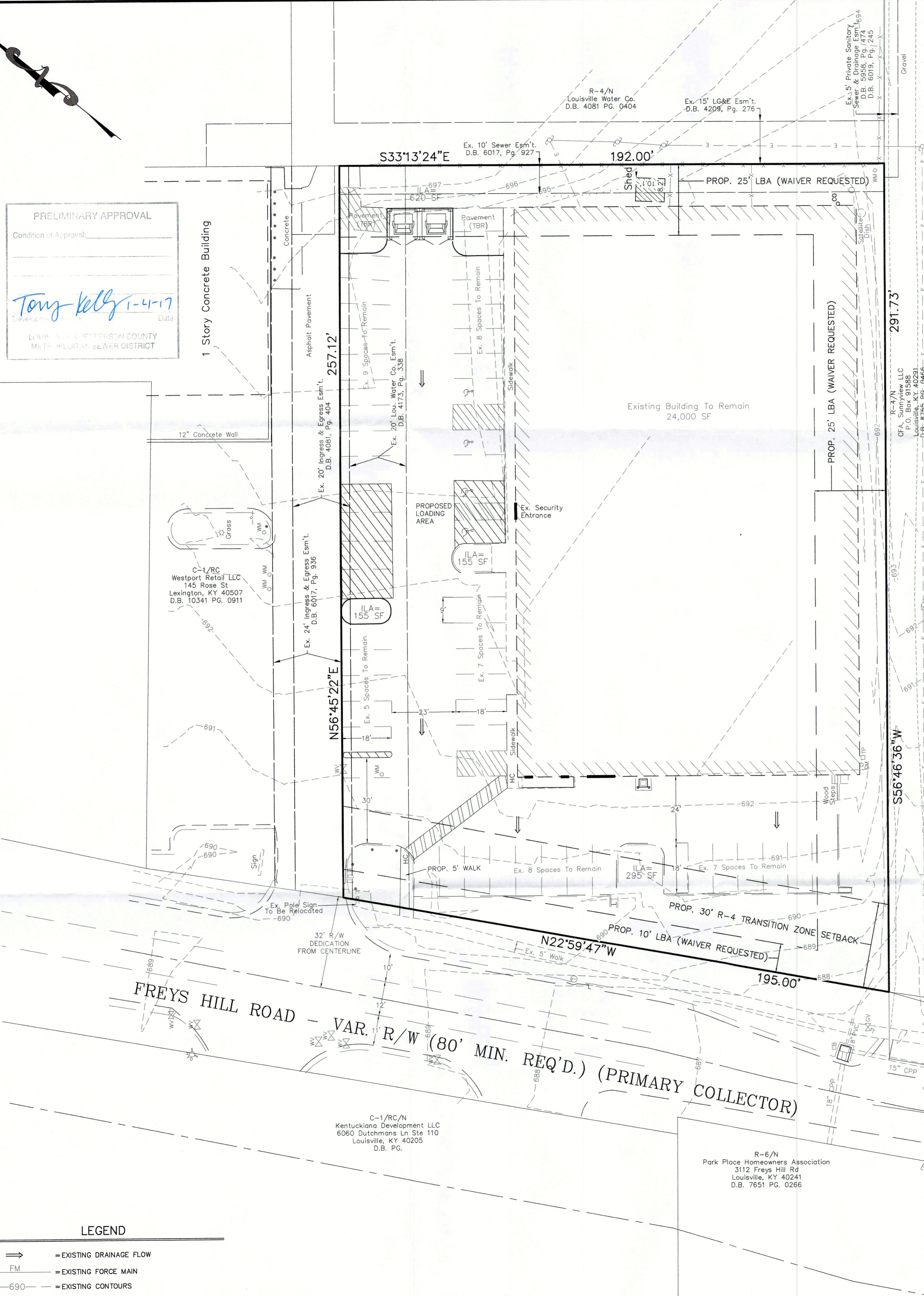
DEC 20 2016  
PLANNING &  
DESIGN SERVICES  
CASE: 18ZONE1068  
RELATED CASE: B-80-91  
WM #2265

JOB NO. 16160

SHEET 1 OF 1

PRELIMINARY APPROVAL  
Condition of Approval:  
*Tony Kelly 1-4-17*  
Date:  
LWNH & JEFFERSON COUNTY  
METRO PUBLIC WORKS DISTRICT

1 Story Concrete Building



LEGEND

- EXISTING DRAINAGE FLOW
- FM EXISTING FORCE MAIN
- 690- EXISTING CONTOURS

NO.	DATE	DESCRIPTION	BY
1	12-20-16	REVISED PER COMMENTS	KMY

REVISIONS

PROJECT DATA

FILE NAME: 16160-000P  
DATE: 11/28/16  
SCALE: AS SHOWN  
DRAWN BY: JH  
CHECKED BY: KMY

REVISOR'S SEAL

ENGINEER'S SEAL

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
505 WARDEN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
TEL: 502.261.1004  
WEB SITE: WWW.LD-D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN / C.U.P.  
**RIVER CITY MINI-WAREHOUSE**  
3383 FREYS HILL ROAD, 40241  
OWNER/DEVELOPER  
**RIVER CITY REALTY GROUP LLC**  
123 TRAVOIS ROAD  
LOUISVILLE, KY 40207