

MODIFIED CONDITIONAL USE PERMIT

A MODIFIED CONDITIONAL USE PERMIT IS REQUESTED FROM THE LAND DEVELOPMENT CODE SECTION 4.2.38; NURSING HOMES AND HOMES FOR THE INFIRMED OR AGED; TO ALLOW THE ADDITION OF INDEPENDENT LIVING FACILITY ON THE PROPERTY AT 6000 HUNTING ROAD.

WAIVER REQUEST

A WAIVER IS REQUESTED FROM THE LOUISVILLE-METRO LAND DEVELOPMENT CODE, TABLE 10.2.3 BUFFER YARD WIDTHS AND MULTIPLIERS; TO WAIVE THE REQUIRED 15' PERIMETER LANDSCAPE BUFFER YARD ALONG THE PROPOSED PROPERTY LINE BETWEEN THE EXISTING BUILDING AND THE PROPOSED BUILDING.

VARIANCE REQUEST

A VARIANCE IS REQUESTED FROM THE LOUISVILLE-METRO LAND DEVELOPMENT CODE, CHAPTER 5, PART 3 - SUBURBAN FORM DISTRICTS; TABLE 5.3.1 DIMENSIONAL STANDARDS; RESIDENTIAL DEVELOPMENTS; TO ALLOW PROPOSED PARKING TO ENCRoACH INTO THE REQUIRED 15' YEAR YARD.

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
 ΔC = 0.95-0.23=0.72
 A = 1.33 ACRES
 R = 2.8 INCHES
 X = (0.72)(1.33)(2.8/12) = 0.223 AC.-FT.
 REQUIRED X = 9.733 C.F.
 PROVIDED BASIN = PROP. BASIN 9,591 S.F. X 2' DEEP = 19,182 C.F.
 EXISTING & PROPOSED = 19,182 C.F. > REQUIRED = 9.733 C.F.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 424,274 S.F.
 EXISTING TREE CANOPY AREA = 150,257 S.F. (35% OF SITE AREA)
 EXISTING TREE CANOPY TO BE PRESERVED = 100,906 S.F. (24%)
 TOTAL TREE CANOPY AREA REQUIRED = 15% (63,641 S.F.)
 TOTAL TREE CANOPY TO BE PLANTED = 4,320 S.F. (1% OF SITE AREA)
 TOTAL TREE CANOPY PROVIDED = 105,226 S.F. (25% OF SITE AREA)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off. Site lighting shall conform with the Louisville Metro Land Development Code.
7. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. A Cross Access Agreement and Shared Parking Agreement to run with the land, in a form acceptable to Planning Commission legal counsel, shall be recorded prior to the time of construction approval.

MSD NOTES:

1. 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.
2. Sanitary sewer service will be provided by connection and subject to applicable fees.
3. No portion of the site is within the 100 year flood plain per FORM Map No. 211111 C 0016E dated December 5, 2006.
4. Drainage pattern depicted by arrows (→) is for conceptual purposes.
5. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process.
6. Drainage facilities shall conform to MSD requirements.
7. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2, 10, 25, 100-year storms or to the capacity of the downstream system whichever is more restrictive.
8. A Downstream Facilities Capacity Request has been submitted to MSD.
9. The final design of this project must meet all MS4 water quality regulations established by MSD.
10. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
11. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
12. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
13. Existing detention basin outlet structure to be evaluated prior to MSD construction plan approval. Modifications or repairs may be required.

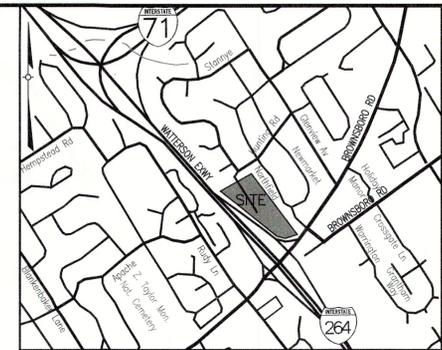
PROJECT DATA

PROPOSED TRACT 1

AREA = 6.59± ACRES (287,109 S.F.)
 EXISTING ZONING = R-3 (TO REMAIN)
 FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE = SENIOR HEALTHCARE CENTER
 PROPOSED USE = SENIOR HEALTHCARE CENTER
 TOTAL UNITS & EMPLOYEES = 61 UNITS & 20 EMPLOYEES
 BUILDING FOOTPRINT AREA = 41,854 S.F. (EXISTING)
 EXISTING BUILDING HEIGHT: F.A.R. = 0.15 (0.5 MAXIMUM FOR R-3 & R-4 ZONING)
 F.A.R. = 0.15 (0.5 MAXIMUM FOR R-3 & R-4 ZONING)
 PARKING REQUIRED: (MIN) 55 SPACES/61 UNITS+1 SPACE/2 EMPLOYEES
 (MAX) 11 SPACES/61 UNITS+1 SPACE/EMPLOYEE
 PARKING PROVIDED = 88 SPACES (1 ACCESSIBLE SPACE INCLUDED)
 BICYCLE PARKING REQUIRED/PROVIDED = 1 SHORT TERM/1 LONG TERM (PROVIDED INDOORS)
 VEHICULAR USE AREA = 59,328 S.F.
 EXISTING VEHICULAR USE AREA = 4,445 S.F. (VUA x 7.5%)
 INTERIOR LANDSCAPE AREA REQUIRED = 19,797
 INTERIOR LANDSCAPE AREA PROVIDED = 111,946 S.F. (39.0%)
 EXISTING IMPERVIOUS AREA = 115,404 S.F. (40.2%)
 PROPOSED IMPERVIOUS AREA = 9,966 S.F./23± ACRES
 LIMIT OF DISTURBANCE AREA

PROPOSED TRACT 2

AREA = 3.17± ACRES (138,211 S.F.)
 EXISTING ZONING = R-3 AND R-4 (TO REMAIN)
 FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE = INDEPENDENT LIVING FACILITY
 PROPOSED USE = INDEPENDENT LIVING FACILITY
 TOTAL UNITS & EMPLOYEES = 56 UNITS & 5 EMPLOYEES
 BUILDING FOOTPRINT AREA = 30,985 S.F. (PROPOSED)
 EXISTING BUILDING HEIGHT: F.A.R. = 0.45 (1.0 MAXIMUM FOR R-7 ZONING)
 F.A.R. = 0.45 (1.0 MAXIMUM FOR R-7 ZONING)
 PARKING REQUIRED: (MIN) 55 SPACES/56 UNITS+1/2 EMPLOYEES
 (MAX) 11 SPACES/56 UNITS+1/2 EMPLOYEE
 PARKING PROVIDED = 89 SPACES
 BICYCLE PARKING REQUIRED/PROVIDED = 1 SHORT TERM/1 LONG TERM (PROVIDED INDOORS)
 VEHICULAR USE AREA = 25,960 S.F.
 EXISTING VEHICULAR USE AREA = 1,847 (VUA x 7.5%)
 INTERIOR LANDSCAPE AREA REQUIRED = 2,850 S.F.
 INTERIOR LANDSCAPE AREA PROVIDED = 0 S.F. (0%)
 EXISTING IMPERVIOUS AREA = 57,993 S.F.
 PROPOSED IMPERVIOUS AREA = 116,276 S.F./2.67± ACRES
 LIMIT OF DISTURBANCE AREA



LOCATION MAP NOT TO SCALE

THIS SITE IS LOCATED WITHIN THE CITY OF NORTHFIELD AND IS SUBJECT TO THAT CITY'S FINAL APPROVAL.

NO.	DATE	DESCRIPTION
1	3/26/18	REVISIONS PER AGENCY COMMENTS
2	3/26/18	REVISIONS PER OWNER
3	4/18/18	REVISIONS
4	6-1-18	REVISIONS PER MSD

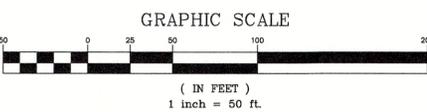
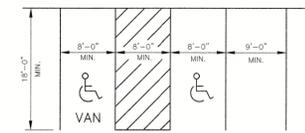
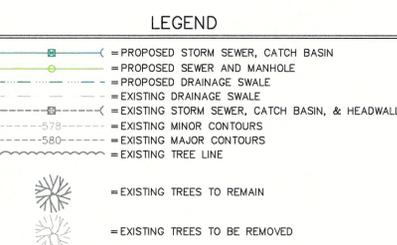
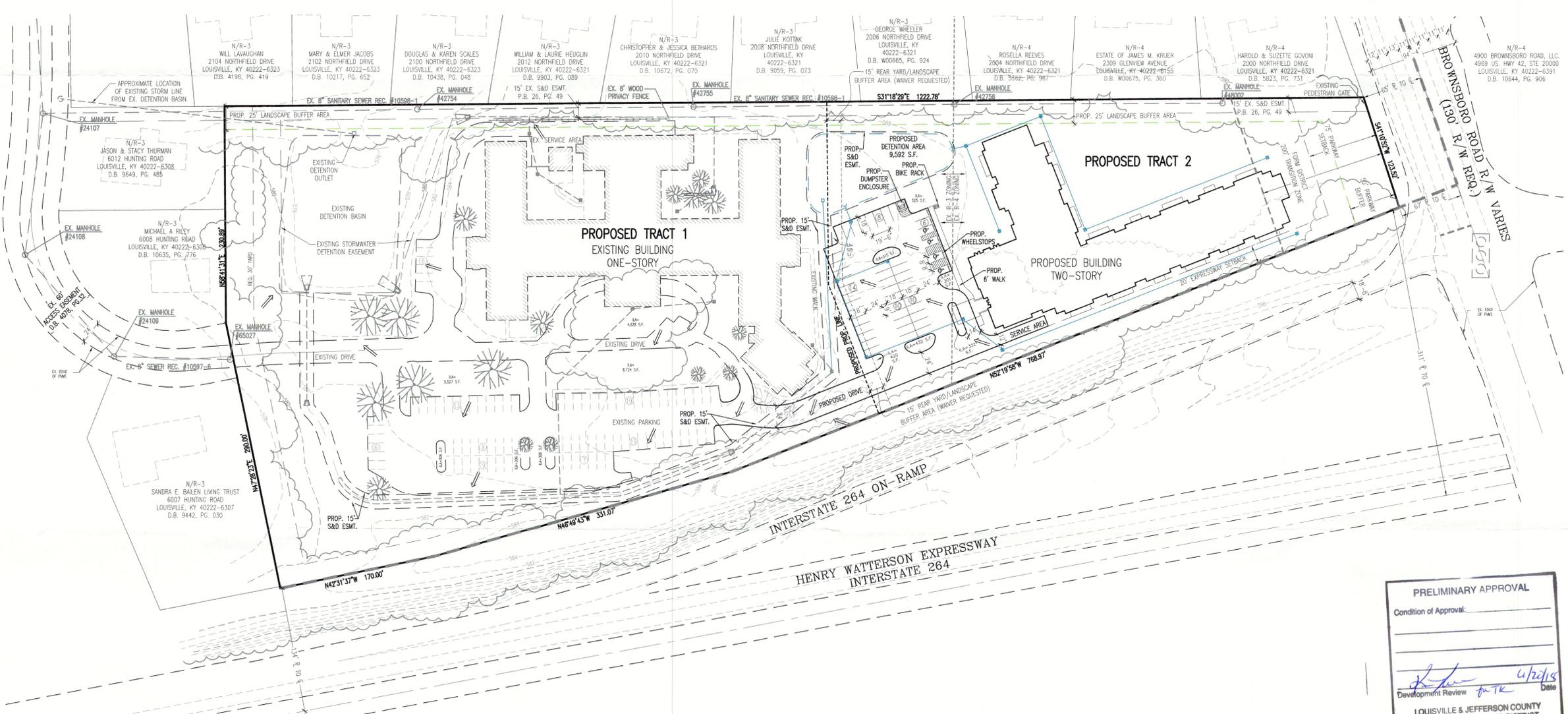
PROFESSIONAL SEAL

PROJECT DATA
 FILE NAME: 17153 M01P 3-26-18.dwg
 DATE: 2/29/2018
 SCALE: AS SHOWN
 CHECKED BY: KY
 DRAWN BY: SBS

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 507 WESTERN AVENUE, SUITE 100 - LOUISVILLE, KY 40202
 PHONE: 502.444.9974
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 WEB SITE: WWW.LD&D.COM

RECEIVED
 DOMINION NORTHFIELD INDEPENDENT LIVING
 OWNER/DEVELOPER
 DOMINION GROUP
 5107 HOMBERG DRIVE
 KNOXVILLE, TENNESSEE 37919
 865.225.6506

MODIFIED CONDITIONAL USE PERMIT & REVISED DEVELOPMENT PLAN
 JOB NO. 17153
 SHEET 1 OF 1



PRELIMINARY APPROVAL
 Condition of Approval:
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: [Signature]
 LOUISVILLE/JEFFERSON COUNTY PLANNING & DESIGN SERVICES
 SITE ADDRESS: METRO PUBLIC WORKS
 6000 HUNTING ROAD
 TAYLOR BLOCK 11, LOT 228
 D.B. 11021, PG. 33
 COUNCIL DISTRICT - 16
 FIRE PROTECTION DISTRICT - HARRODS CREEK
 CASE: 18DEVPLAN1025 & 18CUP1031
 RELATED CASES: B-8-97
 WM# 3718