

ORDINANCE No. 102, SERIES 2015

AN ORDINANCE CHANGING THE ZONING FROM C-1 COMMERCIAL TO C-2 COMMERCIAL ON PROPERTIES LOCATED AT 11712 AND 11720 DIXIE HIGHWAY CONTAINING 0.81 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 15ZONE1001).

SPONSORED BY: COUNCILWOMAN MADONNA FLOOD

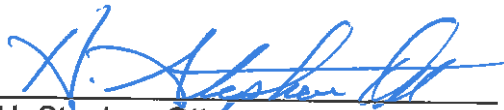
WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 15ZONE1001; and,

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning changes in Case No. 15ZONE1001 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records;

NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

Section I: That the zoning of the properties located at 11712 and 11720 Dixie Highway containing 0.81 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 15ZONE1001, is hereby changed from C-1 Commercial to C-2 Commercial; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 15ZONE1001.

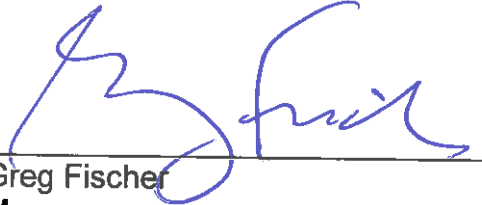
Section II: This Ordinance shall take effect upon its passage and approval.



H. Stephen Ott
Metro Council Clerk



David W. Tandy
President of the Council

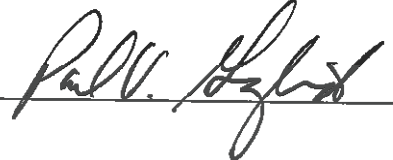


Greg Fischer
Mayor

Approved: 6/30/15
Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: 

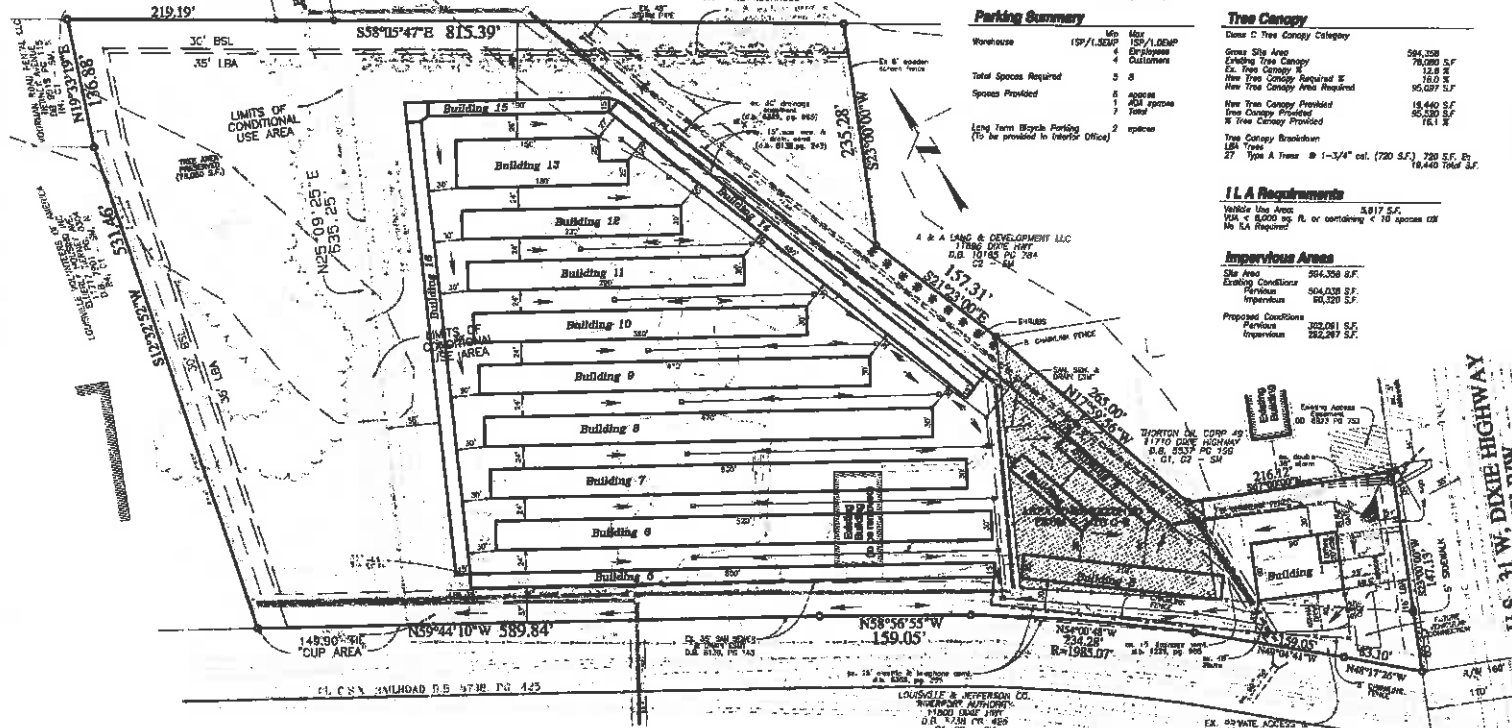
LOUISVILLE METRO COUNCIL
READ AND PASSED
June 25, 2015

O-140-15

METRO
APPROVAL
DEVELOPMENT
APPROVAL DATE: 11/11/15
APPROVED BY: [Signature]

BETHANY UNITED METHODIST CHURCH
8504 SOUTH DR.
D.E. 654C PG-0676
RD - NEIGHBORHOOD

APPROXIMATE LIMITS OF POTENTIAL HYDRAULIC SCALE
ULMANY UN-10 METHODIST CHURCH
8100 HUNSMAN DR.
D.E. 6527 PG-0300
RD - NEIGHBORHOOD



Site Development Data
Location: 11720 Dixie Highway
Lot No.: 8382 & 7291
Tax Block, Lot, Sublot: 1038 - 762, 763
Gross Area: 16,568 S.F., 12.64 Acres
Area to be rezoned: 38,083 S.F., 0.81 Acres
Existing Zoning: C-1 & C2
Proposed Zoning: C-3
Form District: S-1070
Plan Control #: 02-216-03
Use: Office
Setback Zone: 20'
Easement: 48'-0" Storage
Proposed User: 11720 Dixie, LLC
243 Elm Avenue
Louisville, KY 40214

Dimensional Standards
Building Setback: Min 20' (when parking adjacent to ROW)
Front: min 20' LBA when adjacent to Performance
Side: min
Rear: min
Max. Height of Building: 12'

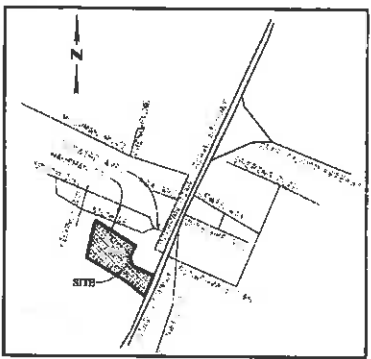
Density and Floor Area Ratio
Office: 800 S.F.
Warehouse: 130,700 S.F.
Gross Floor Area: 131,500 S.F.
F.A.R.: 0.32
Net Allowed F.A.R.: 5.0

Parking Summary
Warehouse: 157/1,520P
Employees: 4
Customers: 4
Total Spaces Required: 8
Spaces Provided: 8
Long Term Bicycle Parking (To be provided to Office): 2 spaces

Tree Canopy
Class C Tree Canopy Category
Gross Site Area: 504,308 S.F.
Existing Tree Canopy: 76,080 S.F.
% Tree Canopy: 15.08 %
New Tree Canopy Required @ 16.0 %: 80,690 S.F.
New Tree Canopy Area Provided: 15,440 S.F.
% Tree Canopy Provided: 3.06 %
Tree Canopy Shortfall: 65,250 S.F.
LBA Type: 27 Type A Trees @ 1-3/4" cal. (720 S.F.), 200 S.F. B; 18,440 Total S.F.

IL A Requirements
Vehicle Use Area: 5,817 S.F.
Vehicle Use Area: 124 < 8,000 sq ft. or containing < 10 spaces OR No IL A Required?

Impervious Areas
Site Area: 504,308 S.F.
Existing Conditions: 504,308 S.F.
Impervious: 49,220 S.F.
Proposed Conditions: 49,220 S.F.
Impervious: 32,267 S.F.



VICINITY MAP

Building Summary

Building	Footprint Area	S.F. (Office)	S.F. (Warehouse)
1	4,200	0	0
2	5,500	0	0
3	2,200	0	0
4	1,200	0	0
5	8,500	0	0
6	15,000	0	0
7	14,100	0	0
8	12,300	0	0
9	10,500	0	0
10	8,500	0	0
11	4,800	0	0
12	8,500	0	0
13	2,200	0	0
14	2,800	0	0
15	7,125	0	0
TOTAL	131,300	0	0

Variance Requested
A VARIANCE IS REQUESTED FROM CHAPTER 115 OF THE LOUISVILLE BUILDING SETBACK REQUIREMENT TO ALLOW LESS THAN 20% OF THE LOT FRONTAGE TO BE OCCUPIED BY BUILDING AND TO ALLOW FURTHER DEVELOPMENT, NOT SUBJECT TO A MAXIMUM SETBACK.

PRELIMINARY APPROVAL
Date of Approval: _____
[Signature]
KOUNVILLE & JEFFERSON COUNTY METROPOLITAN WATER DISTRICT

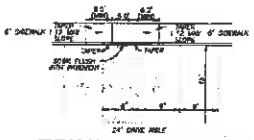
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MAR 3 2015
PLANNING & DESIGN SERVICES

PROJECT REFERENCES
Formerly known as Derby City Park
Planning & Zoning Related Contact: CLP (8-20-07) L-1878
Landscape: [Signature]
MSD W# #: 8299
PLANNING & DESIGN CASE #: 15ZON01001

DEVELOPMENT NOTES

- EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREIN TAKEN FROM RECORD DRAWING INFORMATION AND LOCAL MAPS.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT THE METRO TULL PROJECT 1-800-762-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- SEWAGE TREATMENT FLOW FROM THIS PROJECT WILL BE TREATED AT THE LOCAL CENTRAL WATER QUALITY TREATMENT CENTER.
- ELECTRIC SERVICE TO BE PROVIDED BY LOUISVILLE GAS AND ELECTRIC CO.
- WATER SERVICE TO BE PROVIDED BY LOUISVILLE WATER CO.
- CONSTRUCTION PLANS, BOND AND ENCUMBRANCE FEES ARE REQUIRED FOR WORK IN THE RIGHT-OF-WAY PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- SUBJECT PROPERTY IS IN PLEASURE RINK PARK FIRE DISTRICT. FIRE DISTRICT APPROVAL REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 13117C012E, DATED 8, 2005.
- ALL LIGHTING SHALL BE AVOID, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES OR ADJACENT OR NEARBY PARKS OR TO CREATE GLARE, REFLECTIVE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- SECURITY CONTROL IN ACCORDANCE WITH CHAPTER 90 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.

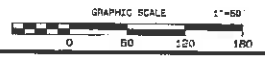
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FURTHER PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX INCH SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX INCH SANITARY SEWER.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS GENERATOR PADS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS. THE SPECIAL NOTE FOR DETECTABLE WARNING FOR RAMPS PER A.D.A. STANDARD SPECIFICATIONS FOR SIDEWALKS AND PER A.D.A. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANINGNS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN GOVERNMENT ACCESS ACT (A.D.A.).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MS4. SITE LAYOUT MUST COMPLY WITH THE DESIGN PHASE ONE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- SITE SUBJECT TO MS4 PERSONAL FACILITY FEE. MONITOR VERIFICATION OF THE CAPACITY OF THE DRAINAGE OUTLET SYSTEM WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- LOT CONSOLIDATION AND CROSSWALK AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.



TYPICAL PARKING LAYOUT

LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Chain Link Fence
- Tree Canopy Protection Fence
- OTC Line
- Fire Alarm
- Existing Storm Line
- Proposed Storm Line



11720 DIXIE, LLC
DIXIE MINI-WAREHOUSE
REZONE PLAN
DEVELOPMENT PLAN
ALEX ROSENBERG P.E.
11720 Dixie Highway
Louisville, Kentucky 40214