

18 MOD1070

2210 Beargrass Ave

Team Automotive



1994-2013



1994-2013



1994-2013



1994-2013



2010-2013: PROPERTY FOR SALE



2010-2013: PROPERTY LEASED



2013: PROPERTY PURCHASED
CLEARING BEGINS



CLEARING OLD BUILDING DEBRIS



6+ LOADS OF OLD FURNITURE AND
DEBRIS



HEALTHIEST TREES SAVED



MORE DEBRIS REMOVED



AREA CLEARED

▶ 2015

- ▶ Hertz contacts the City of Louisville July, 2015
- ▶ John Grotto, Hertz Real Estate Director, requests clarification for auto storage use.
- ▶ Parking lot use for storage allowed July 2, 2015
- ▶ Vehicle storage use verified April 8, 2016



HERTZ CARS WAITING INSPECTION: 2015-2018

- ▶ 2016
- ▶ 16ZONE1049
- ▶ R5-C2 approx. 26000 square ft
- ▶ 1500 square ft green space along Beargrass Ave
- ▶ 7000 square ft of trees and landscaping
- ▶ 300 lineal ft 8'tall privacy fencing
- ▶ March 15, 2018 16ZONE 1049 fails



MARCH 2018
ORIGINAL FENCE SET AT @ 90'



OLD FENCE BRUSH CLEARED



NEW FENCE SET AT 114'



2015 TREES BEGIN TO DIE



VEHICLES ARE DAMAGED




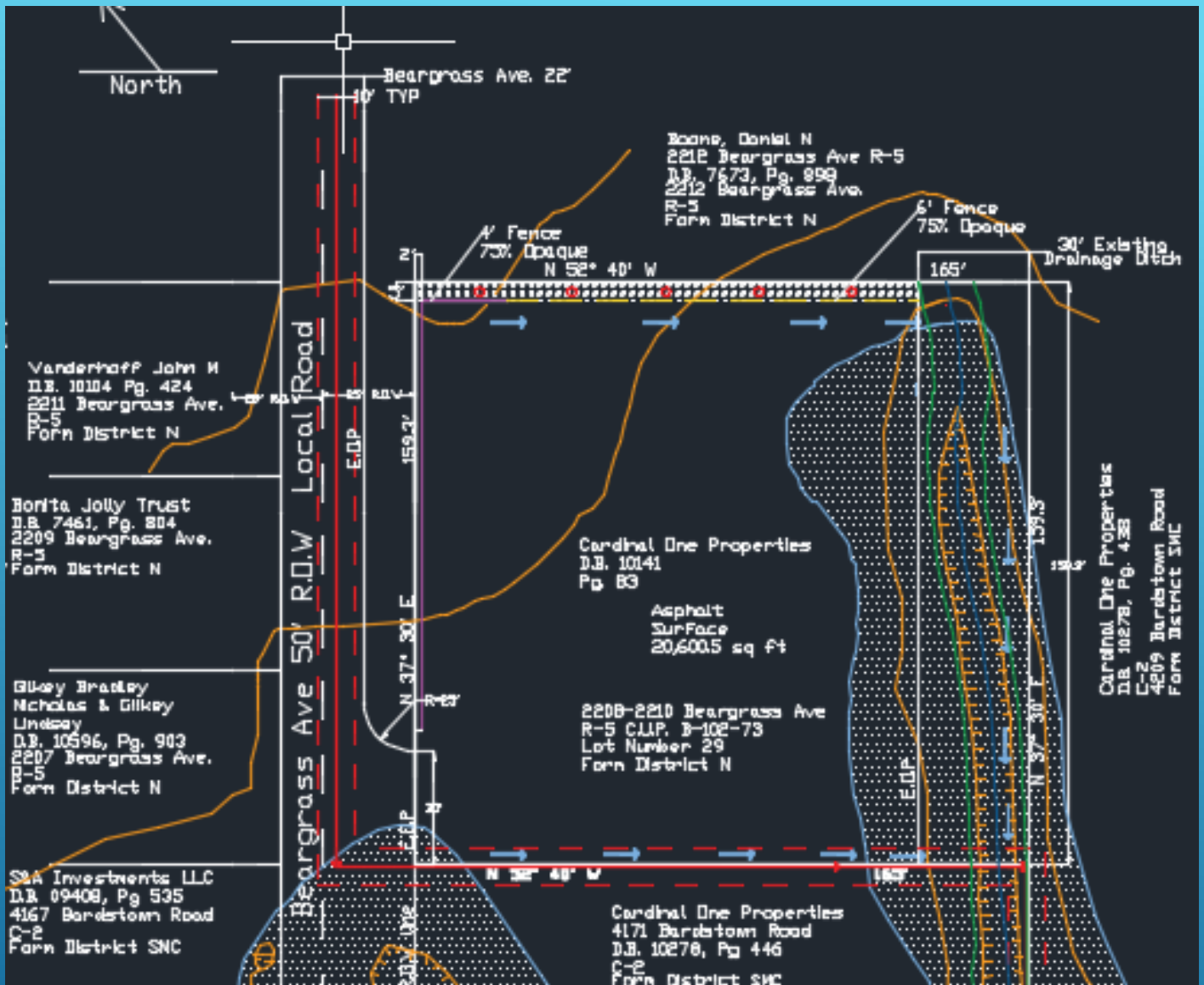
LANDSCAPE




SITE CLEARED AND GRADED

▶ 18MOD1070

- ▶ Allow both parking and temporary storage
 - ▶ Move current barrier fence from 114' to 154'
 - ▶ Waiver requested for 5' setback along residential property
 - ▶ Add fence along Beargrass Ave
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.



PROPOSED FENCING AND LANDSCAPING

- ▶ Allow parking and temporary storage
 - ▶ Temporary storage is 7 days or less
 - ▶ Vehicles are dropped off
 - ▶ Out of state inspections are performed
 - ▶ Vehicles leave to be serviced and detailed
 - ▶ Vehicles do not return to this site
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- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against the blue background.


- ▶ Move current barrier fence from 114' to 154'
- ▶ Extra space is needed to avoid vehicle damage
- ▶ Perimeter fence needs to be installed to limit dumping
- ▶ New fence would have 75% or greater screening
- ▶ Chain link 6' high from rear to 25' setback area
- ▶ Chain link 4' high in setback area
- ▶ Trees would be planted to screen neighborhood



DUMPING CONTINUES



ILLEGAL DUMPING CONTINUES

- ▶ Add fence along Beargrass Ave
 - ▶ New fence would have 75% or greater screening
 - ▶ Chain link 4' high
 - ▶ New landscaping would be added to screen neighborhood
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- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against the blue background.

GENERAL NOTES

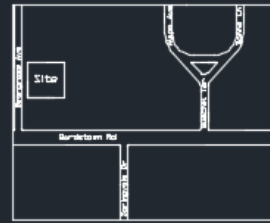
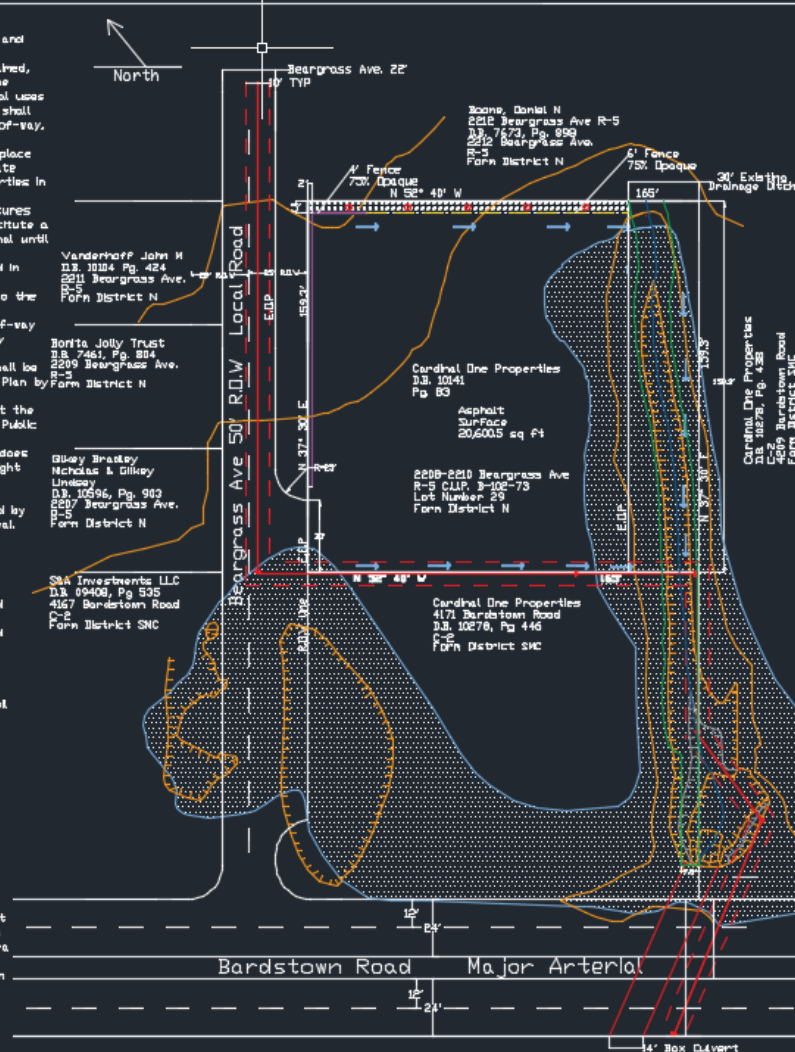
1. Parking areas and drive lanes are to be a hard and durable surface.
2. All temporary and permanent landmarks shall be tied, directed or faired such as to cause light to be directed away from existing and future residential uses and open spaces in the vicinity of the site, and shall not create glare on any public street or right-of-way, as per the requirements of LDC 41.3.
3. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and properties in the vicinity.
4. Property boundary, topography and existing features are derived from LIDAR mapping and do not constitute a survey. Also, approval of the site plan is not final until all engineering plans are approved.
5. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
6. There shall be no increase in drainage run-off to the right-of-way.
7. There shall be no commercial signs in the right-of-way.
8. There shall be no landscaping in the right-of-way without an encroachment permit.
9. Right-of-Way dedication by Deed or Minor Plat shall be recorded prior to approval of the Construction Plan by Farm District N.
10. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
11. Street trees shall be planted in a manner that does not affect public safety and maintains proper sight distance. Final location will be determined during construction.
12. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. An approved Erosion Prevention and Sediment Control (EPS/C) Plan shall be approved by MSD and implemented prior to any land-disturbing activity on the construction site. INPs shall be installed to meet MSD standards.
2. Any modifications to the approved EPS/C must be approved by MSD.
3. The tracking of mud and soil from construction areas onto public roadways shall be minimized. Soil tracked onto these roadways shall be removed daily.
4. Soil stockpiles shall be located away from streams, ponds swales and catchbasins. Stockpiles shall be seeded, mulched and adequately contained using silt fencing.
5. Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to its discharge into any stream, pond, swale or catchbasin.
6. All storm drainage shall conform to MSD standards.
7. Construction fencing shall be erected prior to any construction or grading activities to prevent compaction of root systems of existing trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place throughout the construction process. No parking, material storage or construction activities shall be permitted within the fenced area.

WAIVER AND VARIANCE REQUESTS

A waiver has been requested to have a five foot setback along residential property.



SITE DATA
 Site Address: 2208-2210 Beargrass Ave 40218
 Existing Zoning of Property: R-5
 Zoning of Adjacent Properties: C-2 & R-5
 Existing Use: Automobile Parking
 Proposed Use: Automobile Storage and Parking
 Plan Date: 5/31/18
 Total Site Area: 0.603 Acres @ 26,566.88 sq ft
 Vehicular use area: 20,600.5 sq ft
 Surface Material: Asphalt
 The site revision will not affect the surrounding properties.

LANDSCAPE REQUIREMENTS
 A2 with a 5' buffer area.
 Four type A trees are required for every 100 Linear Feet.
 6' screen is required.
 - 6' Fence is not permitted in the 25' setback.
 A 4' Fence will take its place.

MSD NOTES
 1. Drainage facilities shall conform to MSD requirements. Drainage pattern as depicted by arrows is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be shown on construction plans.
 2. If site has storm drainage in easement plot will be required prior to MSD granting construction plan approval.
 3. Any Required fill in the floodplain shall be compensated onsite at a ratio of 1.5 to 1.
 4. Site is subject to regional facility fees.
 5. Downstream storm water system is to be verified prior to MSD construction plan approval.
 6. KYTC and KDOT approval required prior to MSD construction plan approval.
 7. Verification the 100-yr storm flow elevation stays within the banks of the proposed easement required prior to MSD construction plan approval.

Tree Canopy Calculations
 Existing Impervious Surface: 14,730 sq ft
 New Impervious Surface: 20,600.5 sq ft
 Change in Impervious Surface: 6,010.5 sq ft
 Impervious surface increase: 29.18%
 10% Tree Canopy Required
 Five type A trees will be planted to give 3,000 sq ft of tree canopy (11,425%).

DRAFTSMAN
 JACOB MATTINGLY

TEAM AUTOMOTIVE

RELATED CASE: CUP: B-102-73

REVISIONS
 1. 5/31/18
 2. 7/16/18

DEVELOPER & OWNER
 CARDINAL ONE PROPERTIES

4209 BARDSTOWN ROAD
 LOUISVILLE KENTUCKY 40218
 ANDYSAUTOSALES@BELLSOUTH.NET
 502-491-3400

WM#11465