

BROWNSBORO ROAD PLAZA

10000 BROWNSBORO ROAD

October 15th 2018
Board of Zoning Adjustments
CASE# 18DEVPLAN1129



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

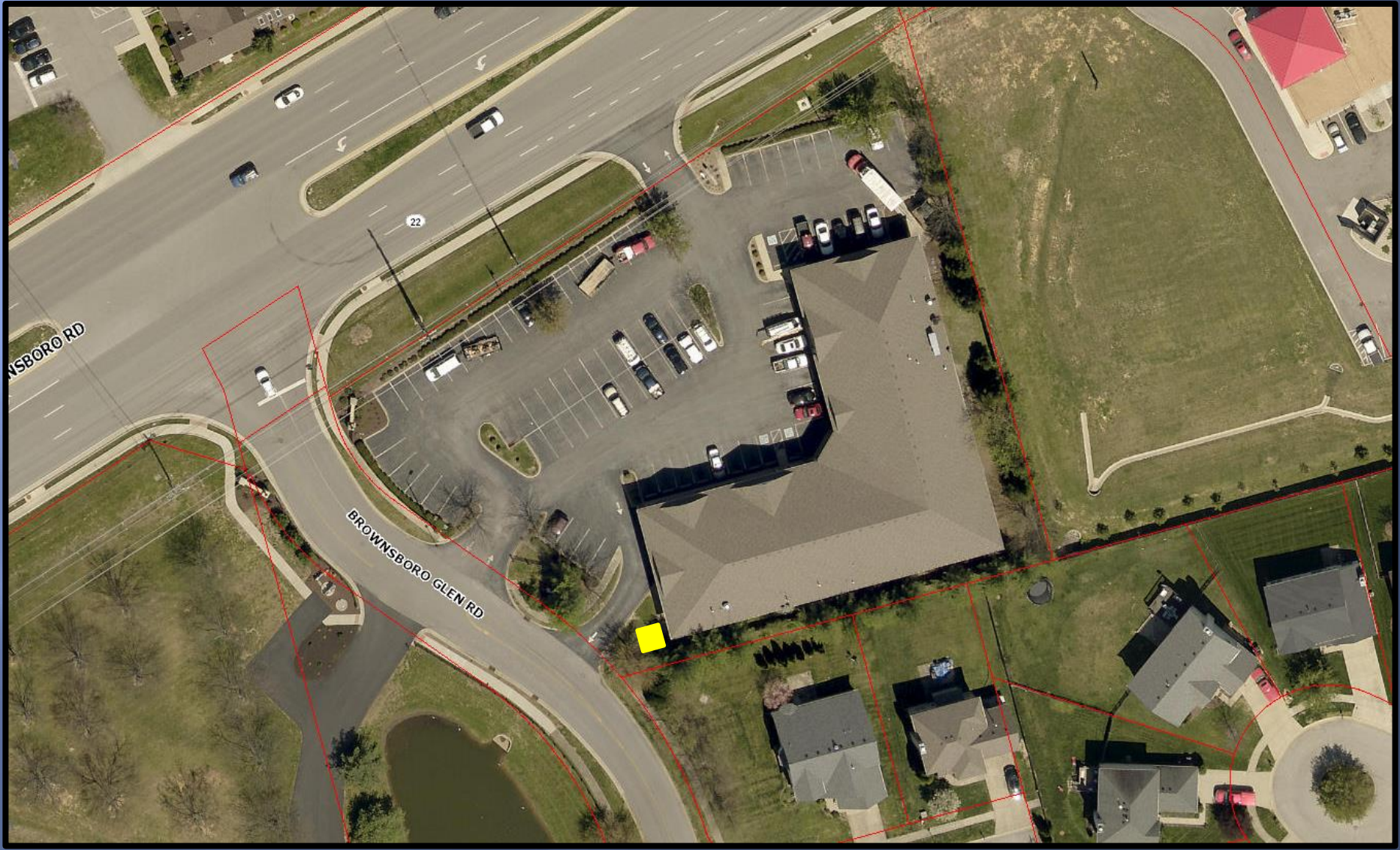
REQUEST

- **Variance** is requested from Section 5.5.5 of the Louisville Metro Land Development Code to allow a dumpster to encroach into the 50' non-residential to residential setback.
 - When site was developed in 1998 the 50' non-residential to residential setback requirement did not exist.
 - Proposed dumpster to be located 15' from rear property line.

- **Items below approved by DRC on 9/19/18**
 - **Revised Detailed District Development Plan** – Only change is the addition of a second dumpster.

 - **Waiver** is requested from the Louisville Metro Land Development Code, Section 10.2.4.A, to allow a proposed dumpster to encroach into the required 25' landscape buffer area.
 - When site was developed in 1998 only a 7' LBA was required.
 - Proposed dumpster to be located 15' from rear property line.

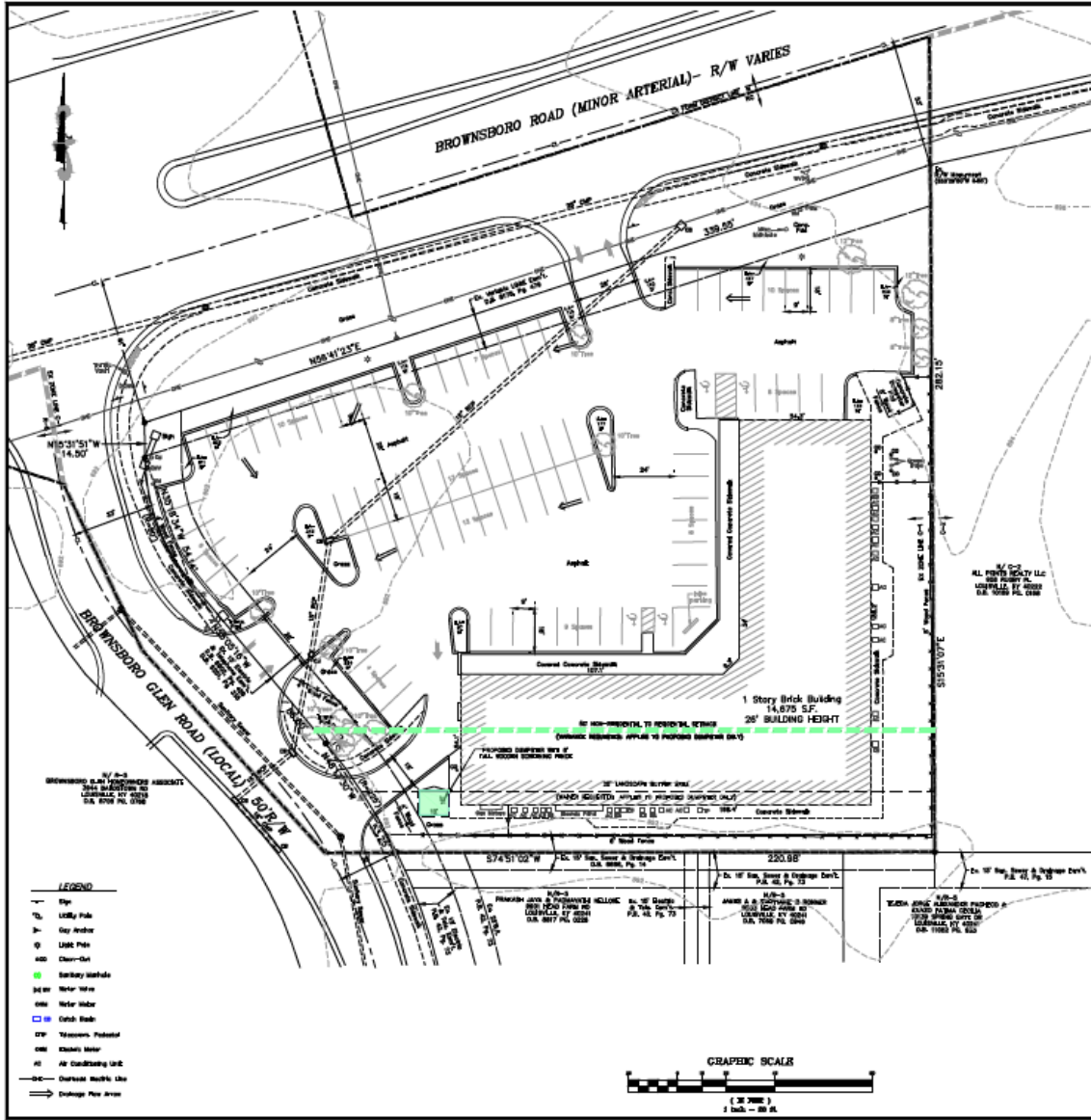
Aerial



Aerial



Site Plan



PROJECT DATA

TOTAL SITE AREA	= 1.5 ± ACRES
EXISTING ZONING	= REGIONAL CENTER
FORM DISTRICT	= COMMERCIAL CENTER
EXISTING USE	= 25'
BUILDING AREA	= 14,870 S.F.
BUILDING HEIGHT	= 25'

PERMITS REQUIRED		MIN.	MAX.
MOTOR VEHICLE PARKING REQ.			
NETAL (12,478 SP.)		63 SPACES	135 SPACES
1 SP/700 S.F. MINIMUM			
RESTAURANT (2,500 SP.)		18 SPACES	
1 SP/725 S.F. MINIMUM			
1 SP/700 S.F. MINIMUM		6 SPACES	
TOTAL PARKING REQUIRED		87 SP. MIN.	135 SP. MAX.
TOTAL PARKING PROVIDED		88 SP (4 HC SP INCLUDED)	

BASIC PARKING REQUIRED/PROVIDED		
NETAL	= 3 SHORT TERM/2 LONG TERM	
RESTAURANT	= 0 SHORT TERM/0 LONG TERM (BELOW 3,000 S.F.)	(LONG TERM PROVIDED INDOORS)

TOTAL VEHICULAR USE AREA	= 31,850 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 1,563 S.F.
INTERIOR LANDSCAPE AREA PROVIDED	= 2,438 S.F.

VARIANCE REQUESTED

A VARIANCE IS REQUESTED FROM SECTION 5.5.9 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A DUMPSTER TO ENDOACH INTO THE 50' NON-RESIDENTIAL TO RESIDENTIAL SETBACK.

WAIVER REQUESTED

A WAIVER IS REQUESTED FROM SECTION 10.3.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A DUMPSTER TO ENDOACH INTO THE REQUIRED 25' PROPERTY PERIMETER LANDSCAPE BUFFER AREA.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- No increase in drainage run off to show roadway.
- Yards shall be so constructed as to be prepared. The lighting shall enclose the area between the dipole of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be performed within the fenced area.
- Construction fencing shall be erected prior to any construction or grading activities preventing encroachment of road easements of trees to be preserved. The fencing shall enclose the area between the dipole of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be performed within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent negative particulate emissions from reaching existing roads and adjoining properties.
- Compatible signage shall be placed in a concrete trench where otherwise required by appropriate agencies.

MISD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- MISD single lot residential construction permit required for dumpster pad relocation prior to issue of building permits.

OTHER ARCHITECT:
10000 BROWNSBORO RD
SHELVILLE, KY 40364
TAX MAP NO. 102, 104
D.B. 10850, P.C. 387

OUTSIDE SURVEYOR - 11
JUNE PROJECTIONS DISTRICT - WASHINGTON

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT DATA

PROJECT NAME	PROJECT NO.
DATE	SCALE
DESIGN BY	CHECK BY
DATE BY	DATE BY

LOUISVILLE METRO LAND DEVELOPMENT CODE

HOGAN - BROWNSBORO ROAD PLAZA

HOGAN BUILDINGS 42 LLC
5300 SHELVILLE RD. SITE 1.300
LOUISVILLE, KY 40222

18218

SHEET 1 OF 1

Site Pics



Site Pics



Views from Rear Adjacent Property



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