



Category 2B Plan Application

Louisville Metro Planning & Design Services

Case No.: 17DEVPLAN1218 Intake Staff: HP

Date: 11/20/17 Fee: 180

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Project Description (e.g., retail center and office development, etc.): New construction of an auto supply store

Project Name: O'Reilly Westport Rd

Primary Project Address: 8717 Westport Rd

Additional Address(es): _____

Primary Parcel ID: T.B. 1511 Lot 139

Additional Parcel ID(s): _____

of Residential Units: N/A Commercial Square Footage: 7,125 sf

Proposed Use: Auto supply store Existing Use: Landscape nursery

Existing Zoning District: C-1 Existing Form District: Neighborhood

Deed Book(s) / Page Numbers²: D.B. 9417 PG. 0442

The subject property contains 0.67 acres. Number of Adjoining Property Owners: 7

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____ Docket/Case #: _____

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: FRANK OTTE

Name: Mike Leonard

Company: Otte Family Limited Partnership

Company: Hogan Real Estate

Address: 12902 Shelbyville Rd

Address: 9300 Shelbyville Rd

City: Louisville State: Ky Zip: 40243

City: Louisville State: KY Zip: 40222

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Owner Signature (required): Frank Otte

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Derek Triplett

Company: _____

Company: Land Design & Development

Address: _____

Address: 503 Washburn Ave

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40222

Primary Phone: _____

Primary Phone: (502)426-9374

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: triplett@ldd-inc.com

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, FRANK OTTE, in my capacity as OWNER, hereby representative/authorized agent/other

certify that Otte Family Limited Partnership is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Frank Otte Date: 11-16-17

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Please submit the completed application along with the following items:

Project application and description

- Land Development Report ¹
- Detailed letter of explanation for the proposed development

Site plan (please refer to the site plan requirements below)

- Six copies of the site plan, 24" x 36" or other appropriate size to legibly convey the site plan requirements. All plans should be folded no larger than 9" x 9" with the bottom right corner as the front.
- One set of renderings of the building(s) proposed for the site. The rendering must contain views of **ALL** sides of the building(s).

Fee (Cash, charge or check made payable to Planning & Design Services)

- Application fee: \$180.00

Resources:

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

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Site Plan Requirements:

(Plans must be drawn to engineer's scale)

Description

- Owner's name and address
- Developer's name and address
- Engineer's name and address
- Site Address
- Tax block and lot number
- Zoning of property
- Zoning of adjacent properties
- Existing Use
- Proposed Use
- Plan date
- Revision date

Map Elements

- North Arrow
- Vicinity Map
- Legend
- Plan Scale

Site Information & Labels

- Street names
- Property lines with dimensions (new lots shall show bearings)
- Location, ownership, deed book & page of all adjacent property owners
- Form District boundaries and transition zones shown if required by regulations

Project Plan

- Right of way / sidewalks (with widths shown)
- Existing and/or proposed structures shown and identified
- Gross building footprint area
- Gross floor area of buildings
- Net and gross acreage of site
- Height of structures
- Off-street loading areas if applicable
- Accessory structures shown with required screening if applicable
- ILA/VUA calculations (may be shown on tree canopy plan) if applicable
- Landscape buffer areas in accordance with Chapter 10 of the LDC
- Parking calculations (minimums and maximums)
- Required building setbacks with dimensions

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Land Development Report

November 20, 2017 10:55 AM

About LDC

Location

Parcel ID: 151101390000
 Parcel LRSN: 8105626
 Address: 8717 WESTPORT RD

Zoning

Zoning: C1
 Form District: NEIGHBORHOOD
 Plan Certain #: NONE
 Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
 Current Subdivision Name: PLANTATION SUBDIVISION SECTION 1
 Plat Book - Page: 15-022
 Related Cases: NONE

Special Review Districts

Overlay District: NO
 Historic Preservation District: NONE
 National Register District: NONE
 Urban Renewal: NO
 Enterprise Zone: NO
 System Development District: NO
 Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
 FEMA Floodway Review Zone: NO
 Local Regulatory Floodplain Zone: NO
 Local Regulatory Conveyance Zone: NO
 FEMA FIRM Panel: 21111C0031E, 21111C0018E

Protected Waterways

Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
 Unstable Soil: NO

Geology

Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: YES
 Sewer Recapture Fee Area: NO
 Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: PLANTATION
 Council District: 7
 Fire Protection District: LYNDON
 Urban Service District: NO

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LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374 FAX (502)426-9375

**Letter of Explanation
8717 Westport Rd
Category 2B**

The Applicant, Hogan Real Estate, is proposing to construct an autoparts supply store 8717 Westport Rd. The property is zoned C-1 and is located in the Neighborhood Form District. The site is Pre-Plan Certain.

The proposed building will be 7,125 s.f. and requires a minimum of 24 parking spaces. The proposal provides 33 parking spaces.

A waiver is being requested from Sect. 10.2.10 of the Louisville Metro Land Development Code to waive the 10' Vehicular Use Area Landscape Buffer Area along the Westport Rd right-of-way.

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