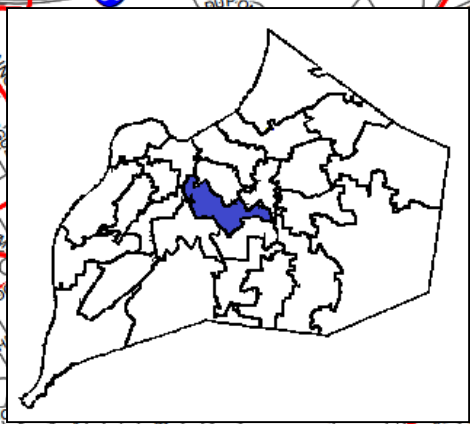
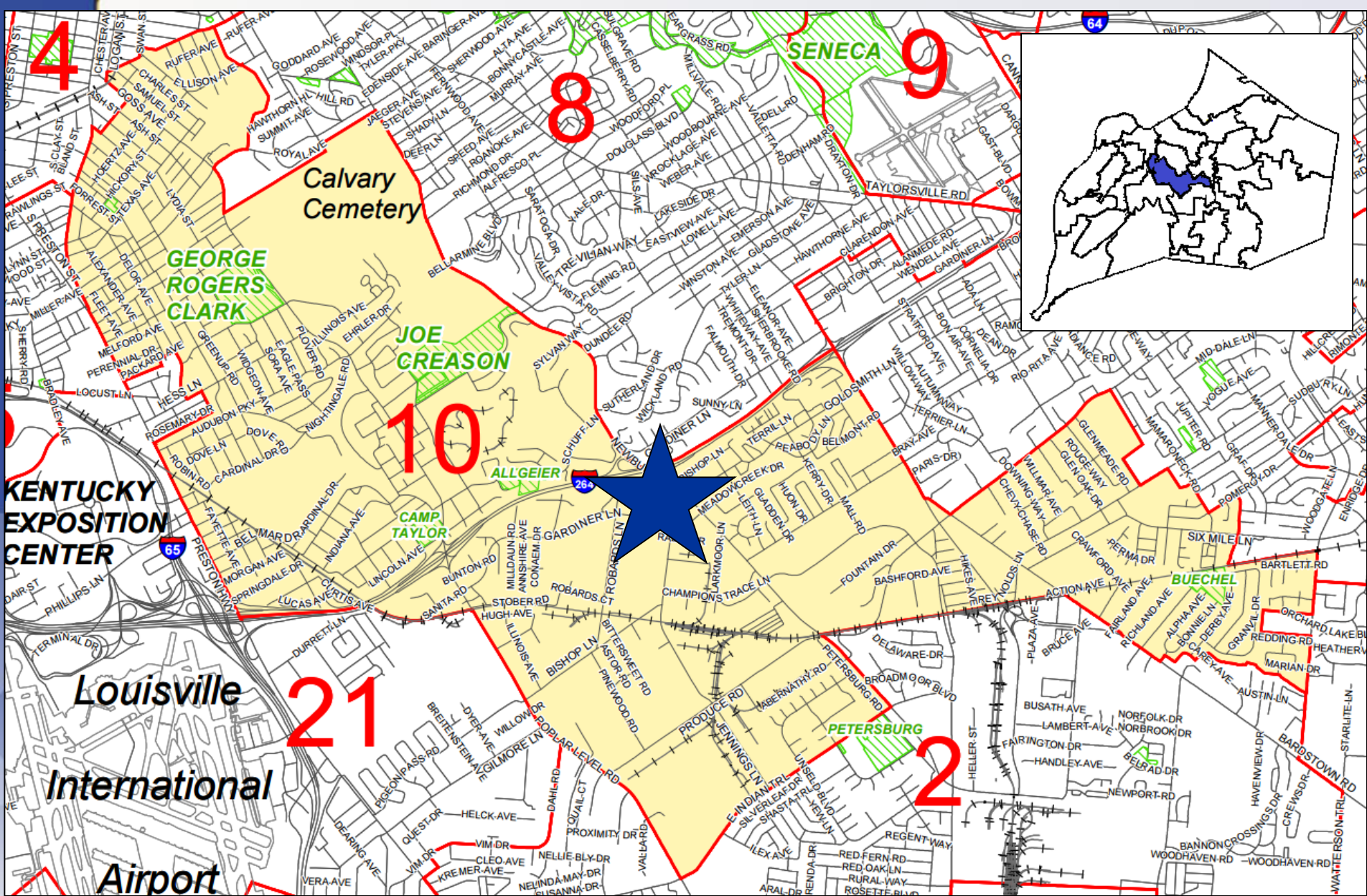
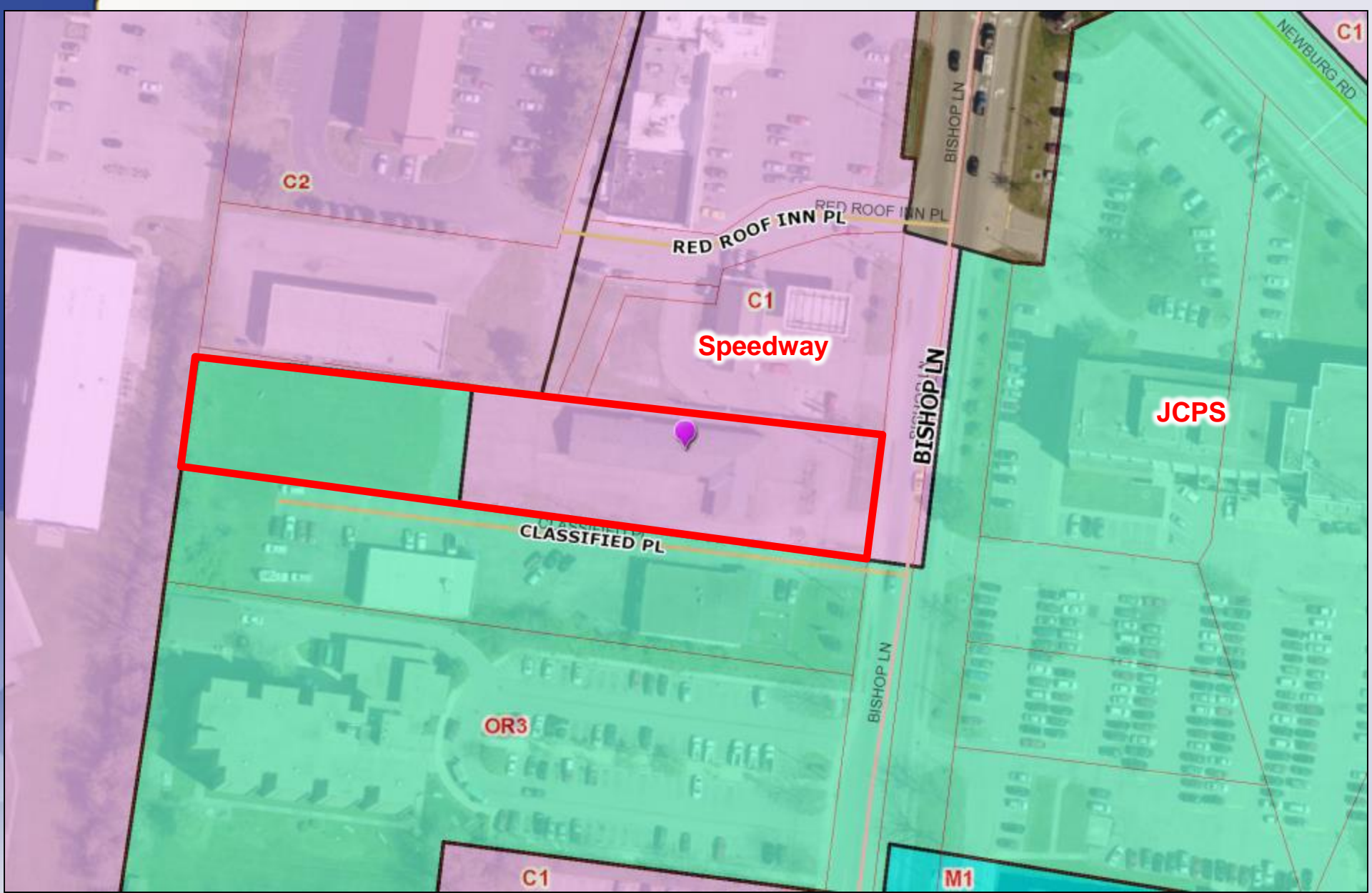


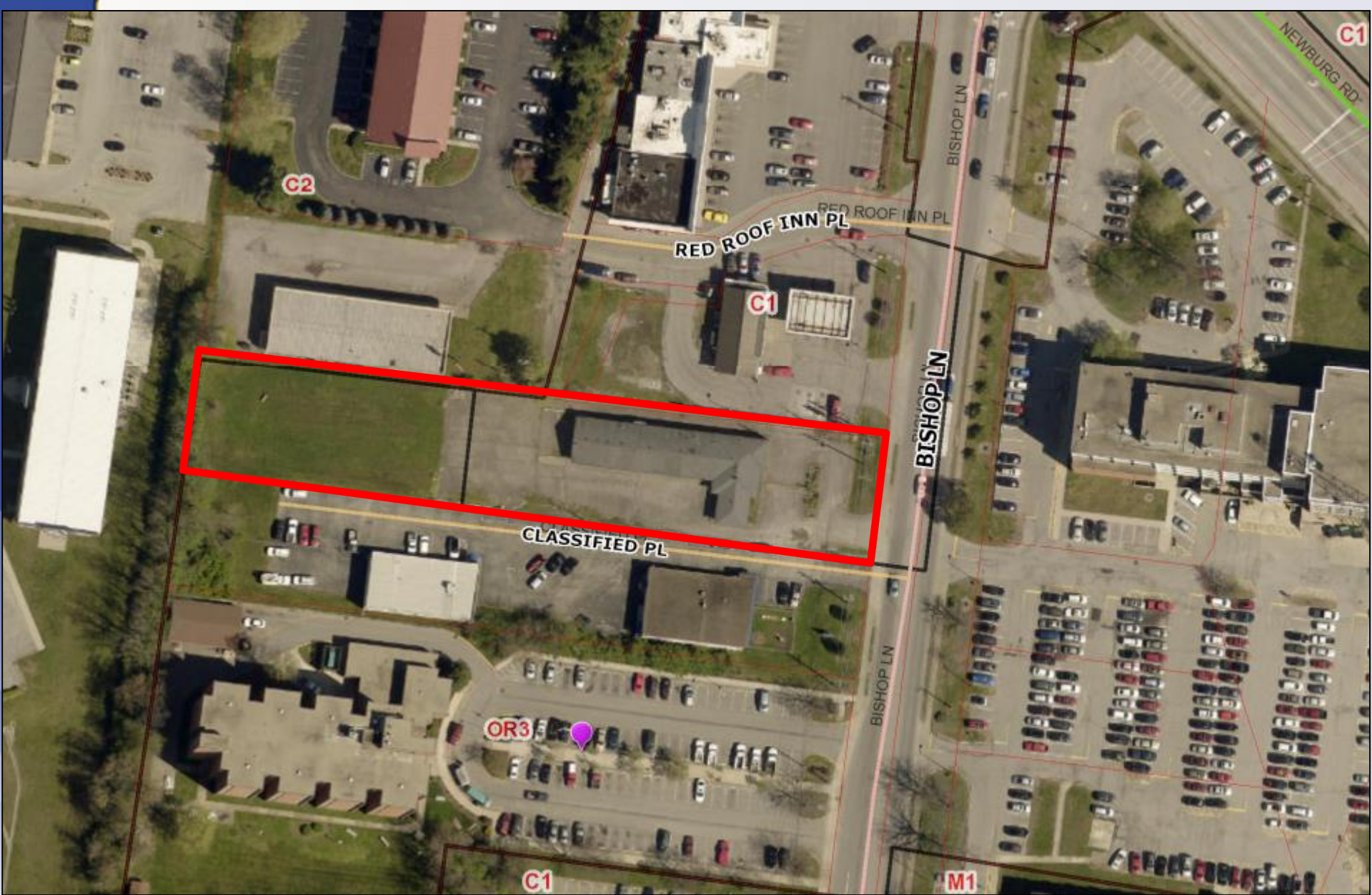
18ZONE1034 BISHOP BUSINESS CENTER



Planning & Zoning Committee
June 4, 2019







Request(s)

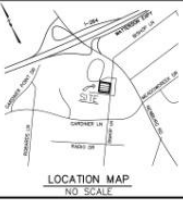
- Change in zoning from C-1 and OR-3 to C-2 on 1 acre
- Waivers:
 1. Waiver from Chapter 10.2.4 to not provide the buffer, plantings and screening along the south property line
 2. Waiver from Chapter 10.2.10 to reduce the 10' VUA LBA to 4.5'.
- District Development Plan with Binding Elements and removal of existing binding elements

Case Summary

- 6,556 square foot building expansion
- Access is existing
- 28 parking spaces
- 7 loading docks
- 9-82-86: Change in zoning from R-9 to C-1 approved in 1986

Site Photos-Subject Property





TREE CANOPY CALCULATIONS (TCCA)
 CLASS: C
 EXISTING TREE CANOPY: 3.38 COVERAGE
 SITE AREA: 1.01 AC (43,994 S.F.)
 EXISTING TREES PRESERVED: 1,319 SF (3%)
 REQUIRED NEW TREE CANOPY: 7,040 SF (16%)
 REQUIRED TOTAL TREE CANOPY: 8,359 SF (19%)

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSIDERED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0005E AND 21111C0005E.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 DETENTION BASIN, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.
 ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
 SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, Ditches, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF Silt FENCE.
 ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
 WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
 SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, CANAL OR CATCH BASIN.

WAIVERS REQUESTED

- 1) TO REDUCE A PORTION OF THE REQUIRED 10' VIA LBA FROM SECTION 10.2.10 FROM 10' TO 4.5'.
- 2) TO OMIT THE REQUIREMENT FROM TABLE 10.2.2 FOR AN LBA, FENCE & PLANT MATERIAL.

REQUIRED SPACES

- RETAIL (3,116 S.F.)
- MIN. (1 SPACE/250 S.F.)
- MAX (1 SPACE/150 S.F.)
- CONTRACTOR'S SHOP (20 EMPLOYEES)
- MIN. (1 SPACE/1.5 EMPLOYEE)
- MAX (1 SPACE/1 EMPLOYEE)
- WITH LOW IMPACT REDUCTION
- RETAIL (3,116 S.F.)
- MIN. (1 SPACE/250 S.F.)
- CONTRACTOR'S SHOP (20 EMPLOYEES)
- MIN. (1 SPACE/1.5 EMPLOYEES)
- TOTAL REQUIRED PARKING PROVIDED
- STANDARD HANDCAP
- 26 SPACES
- 2 SPACES
- TOTAL
- 28 SPACES

PARKING SUMMARY

- 12 SPACES
- 21 SPACES
- 13 SPACES
- 20 SPACES
- 11 SPACES
- 12 SPACES
- 23 SPACES
- 26 SPACES
- 2 SPACES
- 28 SPACES

PROJECT SUMMARY

EXISTING ZONE
 EXISTING FORM DISTRICT
 PROPOSED ZONE
 EXISTING USE
 PROPOSED USE
 EXISTING BUILDING S.F.
 PROPOSED BUILDING S.F.
 TOTAL BUILDING S.F.
 MAXIMUM BUILDING HEIGHT
 SITE ACREAGE
 VIA
 LA REQUIRED (7.5%)
 LA PROVIDED

C1 & OR3
 SW
 C2
 WACANT/RETAIL
 RETAIL & CONTRACTOR'S SHOPS
 4,852 S.F.
 6,556 S.F.
 11,408 S.F.
 20'
 1.01 ACRES
 19,820 S.F.
 1,472 S.F.
 1,745 S.F.

BICYCLE PARKING

REQUIRED SPACES
 LONG TERM (2, OR 1 PER 50 EMPLOYEES) 2 SPACES
 SHORT TERM (2, OR 1 PER 25,000 S.F.) 2 SPACES
 PROVIDED SPACES
 *LONG TERM (WITHIN BLDG) 4 SPACES
 *SHORT TERM 2 SPACES
 TOTAL SPACES 4 SPACES



GENERAL NOTES:

1. (---) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
3. ALL LUMINAIRES SHALL BE ARMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
4. ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
5. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
6. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
7. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
8. ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
9. MOSQUITO CONTROL, IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
10. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT LMPW STANDARDS AND SHALL BE INSPECTED PRIOR TO BOND RELEASE.
11. ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
12. SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
13. IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
14. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
15. A TELL-A-INSPECTION, FLUSH AND CLEANING WILL BE REQUIRED PRIOR TO MSD ACCEPTING THROUGH DRAINAGE PIPE EASEMENT MAINTENANCE ON EXISTING PIPE MAY BE REQUIRED TO BRING IT TO MSD SPECIFICATIONS.
16. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
17. A KARST SURVEY WAS CONDUCTED BY MILESTONE DESIGN GROUP, INC ON NOVEMBER 12, 2018.
18. WHEN THE ADJACENT LOT (3900 CLASSIFIED PLACES) IS DEVELOPED OR RE-DEVELOPED, UNIFIED ACCESS SHALL BE REQUIRED. ACCESS SHALL BE RECONSTRUCTED PER METRO PUBLIC WORKS REQUIREMENTS. GENERAL CROSSOVER EASEMENTS SHALL BE RECORDED AT THAT TIME, IF REQUIRED.
19. UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 21,815 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 34,846 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 13,031 S.F.

INCREASED RUNOFF CALCULATIONS

Cure = 0.59
 Cp(vel) = 0.80
 AREA = 1.01 AC.
 (0.80-0.59) * 2.8/12 * 1.01 AC = 0.049 AC-IT

LEGEND

- (---) = EXISTING UTILITY POLE
- (---) = EXISTING CONTOUR
- (---) = EXISTING OVERHEAD ELECTRIC
- (---) = PROPOSED DRAINAGE FLOW
- (---) = PROPOSED CONCRETE
- (---) = EXISTING TREE
- (---) = EXISTING STOP SIGN
- (---) = PARKING COUNT
- (---) = PROPOSED HEADWALL
- (---) = TO BE REMOVED
- (---) = PROPOSED BIKE RACK
- (---) = PROPOSED DUMPSTER WITH SCREENING FENCE



WM #11777

180203rev.dwg



108 Country Lane, Suite 300 Louisville, KY 40223
 502.587.7075
 www.milestonedesigngroup.com

BISHOP BUSINESS CENTER

DATE: 4/13/18
 DRAWN BY: G.G.Z.
 CHECKED BY: D.L.E.
 SCALE: 1"=20' (HORZ)
 SCALE: 1/8"=1' (VERT)

REVISIONS

1	PRE-APP CMNTS 6/12/18
2	CLIENT REV. 6/27/18
3	AGENCY CMNTS 11/12/18
4	AGENCY CMNTS 12/14/18
5	
6	

CASE # 18ZONE1034
 RELATED CASE(S) # 09-082-86
DETAILED DISTRICT DEVELOPMENT PLAN
 (FOR REZONING REQUEST)
 BISHOP BUSINESS CENTER
 4310 BISHOP LANE
 LOUISVILLE, KY 40218
 FOR
 DEVELOPER:
 FIDELITY REALTY GROUP
 3935 CENTRAL AVENUE
 LOUISVILLE, KY 40218
 OWNER:
 BISHOP LEASING CO LLC
 12710 HUNT MANOR CT
 FAIRFAX, VA 22033
 D.B. 6827, PG. 672

DEVELOPMENT PLAN

JOB NUMBER	18020
OF	1

Public Meetings

- Neighborhood Meeting on 5/10/2018
 - Conducted by the applicant (3 people attended).
- LD&T meeting on 2/28/2019
- Planning Commission public hearing on 4/18/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from OR-3 and C-1 to C-2 with a vote of 6-0 (four members were not present).