

# 19DEVPLAN1009

## Old Dominion Trucking



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

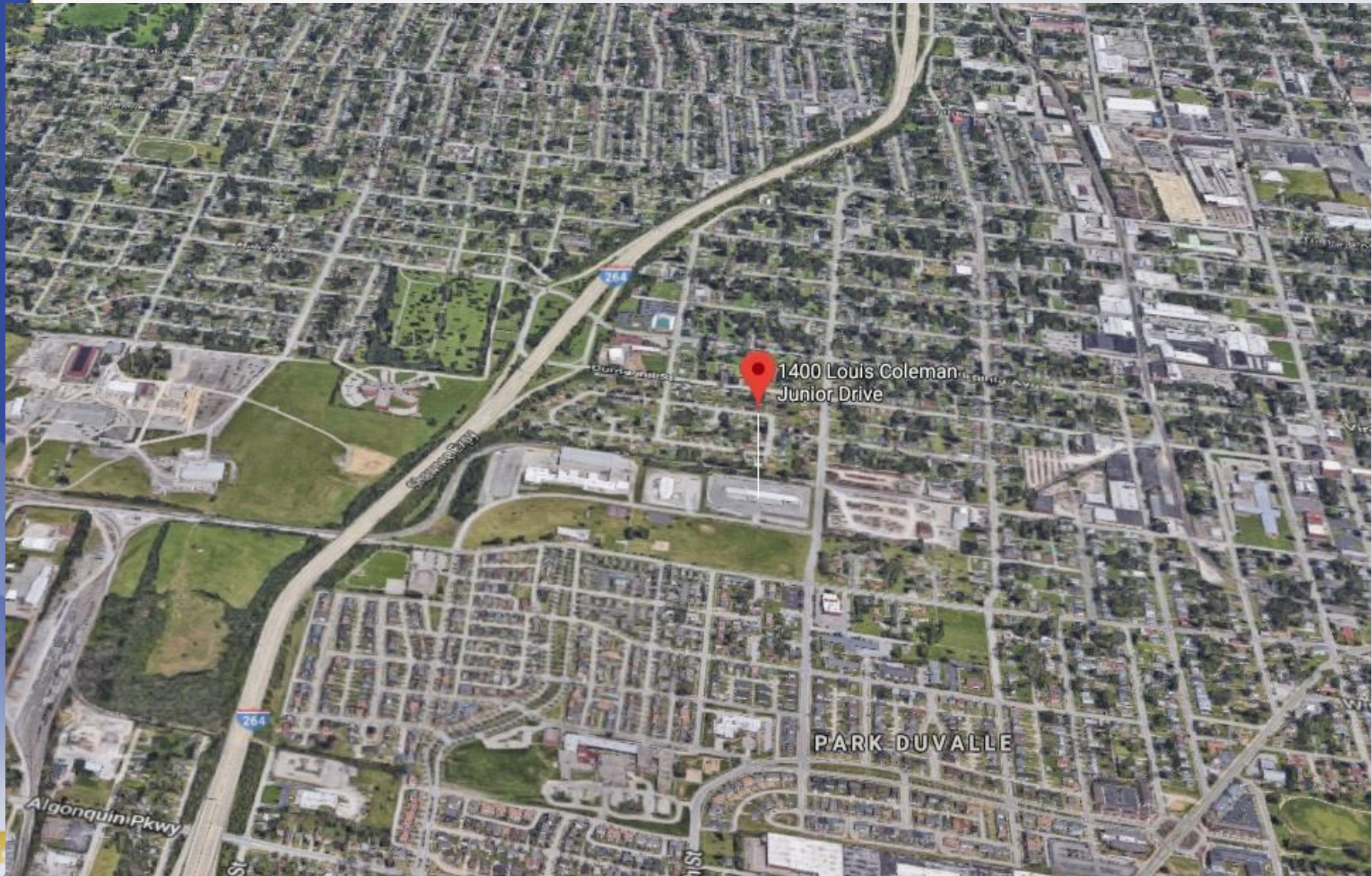
Jay Lockett, AICP, Planner I

May 6, 2019

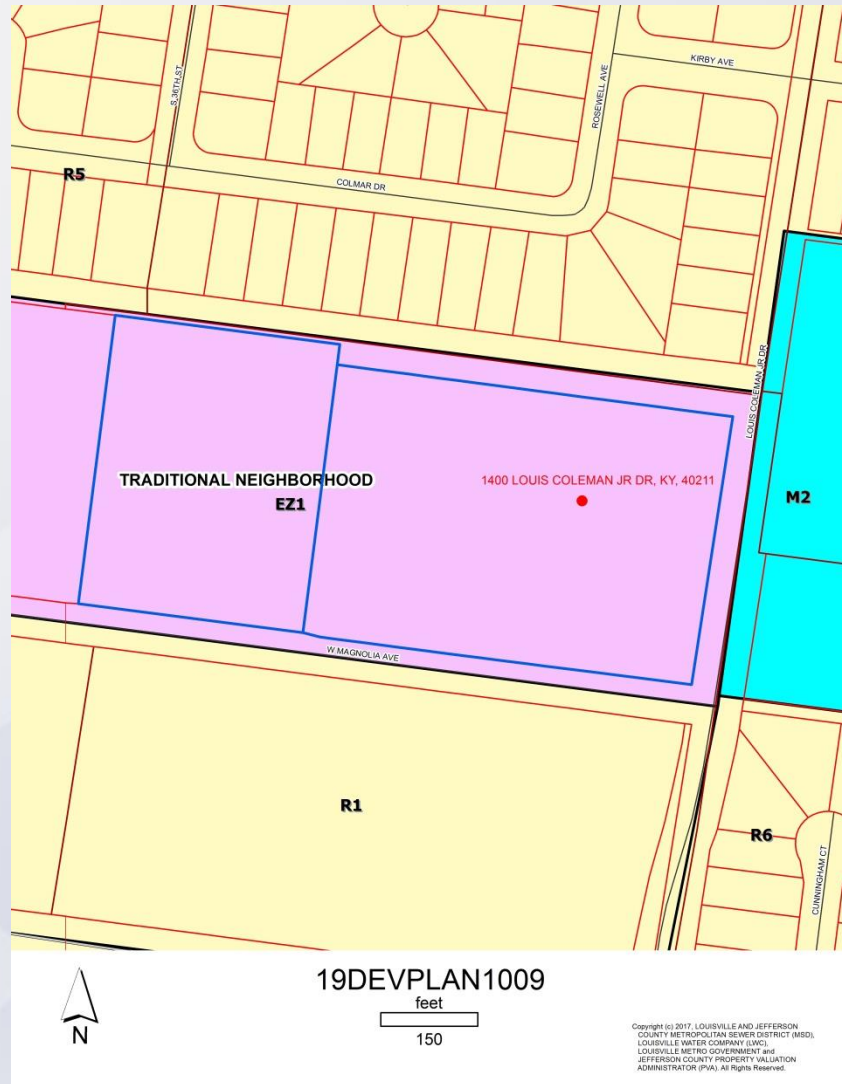
# Requests

- **Variance** of Land Development Code section 5.5.1.A.1.2 to allow a structure to exceed the maximum 5 foot setback by up to 215 feet as shown on the development plan.
- **Waivers**
  1. Waiver of Land Development Code section 5.5.1.A.3.a to permit the proposed parking lot to be located closer to the right-of-way than the primary structure.
  2. Waiver of Land Development Code section 5.5.1.A.4.b to allow loading docks to be located on the façade facing West Magnolia Ave.
  3. Waiver of Land Development Code section 5.5.1.A.3.d to not provide a vehicular connection to the adjacent property to the west.
  4. Waiver of Land Development Code section 5.9.2.A.3.d to not provide a pedestrian connection to the Louis Coleman Jr Dr right-of-way.
- **Category 3 Development Plan**

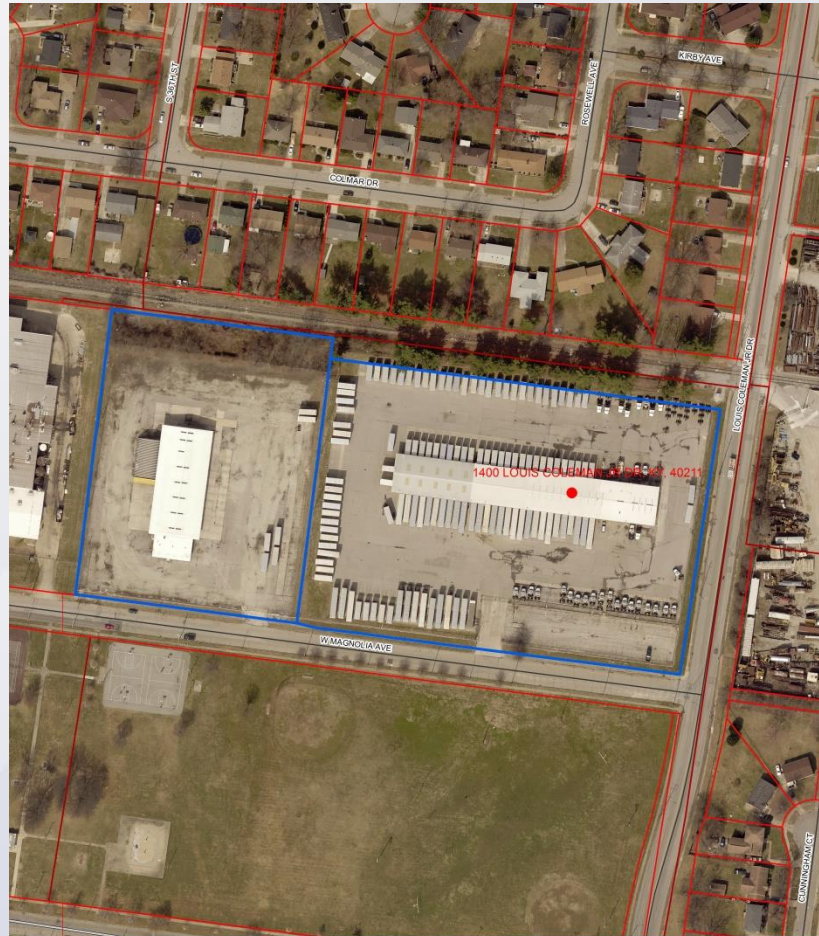
# Site Context



# Zoning / Form District

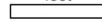


# Aerial Photo



19DEVPLAN1009

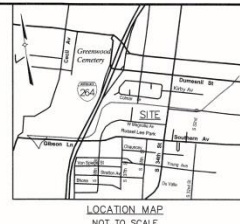
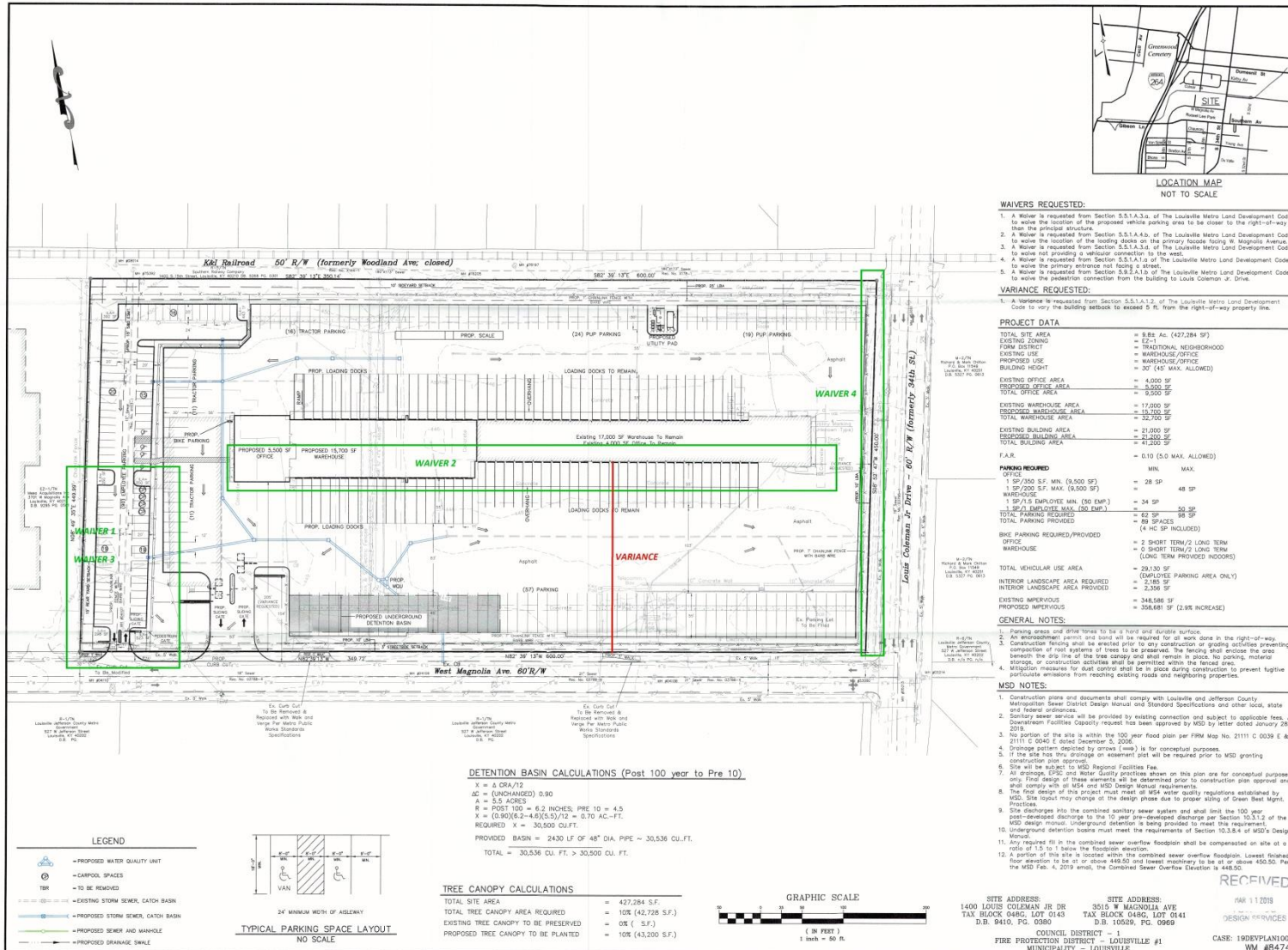
feet



150

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# Proposed Site Plan



**WAIVERS REQUESTED:**

1. A Waiver is requested from Section 5.5.1.A.3.a. of the Louisville Metro Land Development Code to allow the location of the proposed vehicle parking area to be closer to the right-of-way than the principal structure.
2. A Waiver is requested from Section 5.5.1.A.4.b. of the Louisville Metro Land Development Code to allow the location of the loading docks on the primary facade facing W. Magnolia Avenue.
3. A Waiver is requested from Section 5.5.1.A.3.d. of the Louisville Metro Land Development Code to allow not providing a vehicle connection to the west.
4. A Waiver is requested from Section 5.5.1.A.1.g of the Louisville Metro Land Development Code to allow the primary entrance not facing a street.
5. A Waiver is requested from Section 5.5.2.A.1.b of the Louisville Metro Land Development Code to allow the pedestrian connection from the building to Louis Coleman Jr. Drive.

**VARIANCE REQUESTED:**

1. A Variance is requested from Section 5.5.1.A.1.2 of the Louisville Metro Land Development Code to vary the building setback to exceed 5 ft. from the right-of-way property line.

**PROJECT DATA**

TOTAL SITE AREA	= 8.84 AC. (437,284 SF)
EXISTING ZONING	= E2 - TRADITIONAL NEIGHBORHOOD
FORM DISTRICT	= WAREHOUSE/OFFICE
EXISTING USE	= WAREHOUSE/OFFICE
PROPOSED USE	= 30' (45' MAX. ALLOWED)
BUILDING HEIGHT	= 4-000 SF
EXISTING OFFICE AREA	= 4-000 SF
PROPOSED OFFICE AREA	= 15-700 SF
TOTAL OFFICE AREA	= 5-500 SF
EXISTING WAREHOUSE AREA	= 17-000 SF
PROPOSED WAREHOUSE AREA	= 15-700 SF
TOTAL WAREHOUSE AREA	= 32-700 SF
EXISTING BUILDING AREA	= 21-000 SF
PROPOSED BUILDING AREA	= 21-400 SF
TOTAL BUILDING AREA	= 42-400 SF
F.A.R.	= 0.10 (5.0 MAX. ALLOWED)

**PARKING REQUIRED**

MIN.	MAX.
1 SP/200 SF, MIN. (9,500 SF)	= 28 SP
1 SP/200 SF, MAX. (9,500 SF)	= 48 SP
WAREHOUSE	= 34 SP
1 SP/1'S EMPLOYEE MIN. (50 EMP.)	= 50 SP
1 SP/1'S EMPLOYEE MAX. (50 EMP.)	= 50 SP
TOTAL PARKING REQUIRED	= 62 SP
TOTAL PARKING PROVIDED	= 89 SPACES
(4 INC. SP. INCLUDED)	

**BIKE PARKING REQUIRED/PROVIDED**

OFFICE	= 2 SHORT TERM / 2 LONG TERM
WAREHOUSE	= 0 SHORT TERM / 2 LONG TERM
(LONG TERM PROVIDED INDOORS)	

**TOTAL VEHICULAR USE AREA**

INTERIOR LANDSCAPE AREA REQUIRED	= 29,130 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 2,306 SF

**EXISTING IMPERVIOUS**

PROPOSED IMPERVIOUS	= 346,066 SF
	= 358,681 SF (2.9% INCREASE)

**GENERAL NOTES:**

1. Fencing areas and drive lanes to be a hard and durable surface.
2. An environmental permit and bond will be required for all work done in the right-of-way. Construction fencing shall be erected prior to any construction or grading activities preventing any root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. For parking, material storage, or construction activities shall be permitted within the fenced area. Particulate emissions from reaching existing roads and neighboring properties.

**MSD NOTES:**

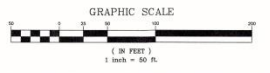
1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal regulations.
2. Sanitary sewer service will be provided by existing construction and subject to applicable fees. A Sanitary Sewer Capacity request has been approved by MSD by letter dated January 28, 2019.
3. No portion of the site is within the 100 year flood plain per FEMA No. 21111 C-0039 & 21111 C-0040 dated December 5, 2006.
4. Grandscape permits (posted by owner / owner) is for conceptual purposes.
5. If the site has thru drainage an assessment plan will be required prior to MSD granting construction plan approval.
6. Site will be subject to MSD Regional Facilities Fee.
7. All geotech, EPCO and other quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MSD and MSD Design Manual requirements.
8. All construction activities shall be permitted within the fenced area. Particulate emissions from reaching existing roads and neighboring properties.
9. MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. practices.
10. Site discharges into the combined sanitary sewer system and shall limit the 100 year crest-developed discharge to the 10-year pre-developed discharge per Section 10.3.1.2 of the MSD design manual. Underground detention is being provided to meet this requirement.
11. Underground detention basins must meet the requirements of Section 10.3.4.4 of MSD's Design Manual.
12. Any required fit in the combined sewer overflow footings shall be compensated on site at a ratio of 1.5 to 1 below the floodplain elevation.
13. A portion of the site is located within the combined sewer overflow footprints. Lowest finished floor elevation is 48.47 or above 48.50. Lowest finished floor elevation is 48.47 or above 48.50. Per the MSD Feb. 4, 2019 email, the Combined Sewer Overflow Elevation is 48.50.

**DETECTION BASIN CALCULATIONS (Post 100 year to Pre 10)**

X = 4. CRA/12  
 ΔC = (UNCHANGED) 0.90  
 A = 3.5 ACRES  
 R = POST 100 = 6.2 INCHES, PRE 10 = 4.5  
 N = (0.80)(6.2 - 4.5)(3.5)/12 = 0.70 AC.-FT.  
 REQUIRED X = 30,500 CU.FT.  
 PROVIDED BASIN = 2430 LF OF 48" DIA. PIPE ~ 30,536 CU.FT.  
 TOTAL = 30,536 CU. FT. > 30,500 CU. FT.

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 427,284 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 10% (42,728 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ( 0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 10% (43,200 S.F.)



**SITE ADDRESS:** 1400 LOUISE COLEMAN JR DR, TAX BLOCK 0480, LOT 0410, D.B. 10529, PG. 0969

**SITE ADDRESS:** 3515 W MAGNOLIA AVE, TAX BLOCK 0480, LOT 0141, D.B. 10529, PG. 0969

**COUNCIL DISTRICT - 1**  
**FIRE PROTECTION DISTRICT - LOUISVILLE #1**  
**MUNICIPALITY - LOUISVILLE**

**RECEIVED**  
 DESIGN SERVICES  
 CASE: 19DEVPLAN1009  
 WM #8474

**REVISIONS**

NO.	DATE	DESCRIPTION
1	2/17/19	REVISED PER AGENCY COMMENTS
2	2/27/19	REVISED PER AGENCY COMMENTS

**WAIVERS REQUESTED:**

**VARIANCE REQUESTED:**

**PROJECT DATA:**

**PARKING REQUIRED:**

**BIKE PARKING REQUIRED/PROVIDED:**

**TOTAL VEHICULAR USE AREA:**

**EXISTING IMPERVIOUS:**

**PROJECT DATA:**

**PARKING REQUIRED:**

**BIKE PARKING REQUIRED/PROVIDED:**

**TOTAL VEHICULAR USE AREA:**

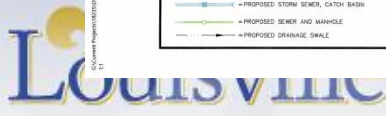
**EXISTING IMPERVIOUS:**

**GENERAL NOTES:**

**MSD NOTES:**

**OLD DOMINION FREIGHT LINE INC.**  
 500 OLD DOMINION WAY  
 THOMASVILLE, NC 27286

**RECEIVED**  
 DESIGN SERVICES  
 CASE: 19DEVPLAN1009  
 WM #8474



# Subject Site from Louis Coleman Jr Dr



# Subject Site from W Magnolia Ave





# Subject Site - Building to be Demolished



# Subject Site – Area of Proposed Parking Lot



# Adjacent Site – Russell Lee Park



# Staff Analysis and Conclusions

- The requests are adequately justified and meet the standards of review.

# Required Actions

- **APPROVE** or **DENY** the **Variance**
- **APPROVE** or **DENY** the **Waivers**
- **APPROVE** or **DENY** the **Category 3 Development Plan**