

W. Orell Apartments

Planning Commission

March 17th, 2022

21-DDP-0083

Owner:
CAT, PB LLC

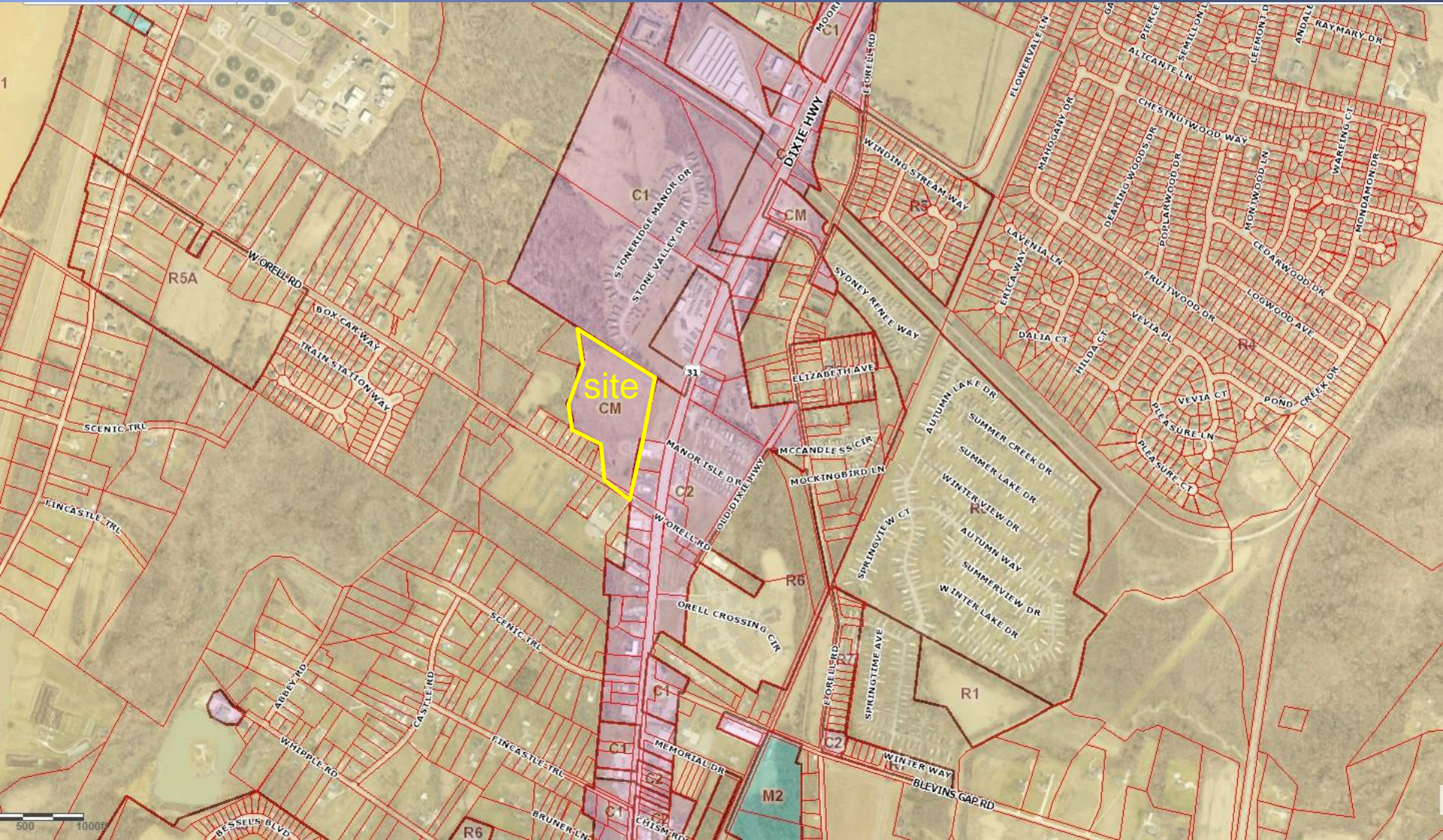
Presented By: Jon Baker,
Prepared By: Derek Triplett, RLA



LAND DESIGN & DEVELOPMENT INC

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

ZONING



DIXIE HWY STREET VIEW

12207 US-31W

Exit Street View

SITE

ACCESS ESMT

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DIXIE HWY STREET VIEW

12301 US-60

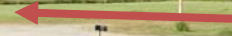
Exit Street View



SITE



ACCESS ESMT



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Report a problem

W ORELL STREET VIEW



6606 W Orell Rd

Exit Street View

SITE

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W ORELL STREET VIEW



6601 W Orell Rd



Exit Street View

SITE



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PREVIOUS ZONE CHANGE/ GENERAL DEVELOPMENT PLAN CASE# 17-ZONE-1019

NOTICE
PERMIT SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE ZONING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

APPROVED FOR DEVELOPMENT BY METRO PUBLIC WORKS
DATE: 01/21/19
BY: [Signature]

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:

01/21/19
METRO PUBLIC WORKS

R-4 / V
ATTENTION: OWNER
200 S. OREGON ST.
LOUISVILLE, KY 40202
TEL: 502-486-4100

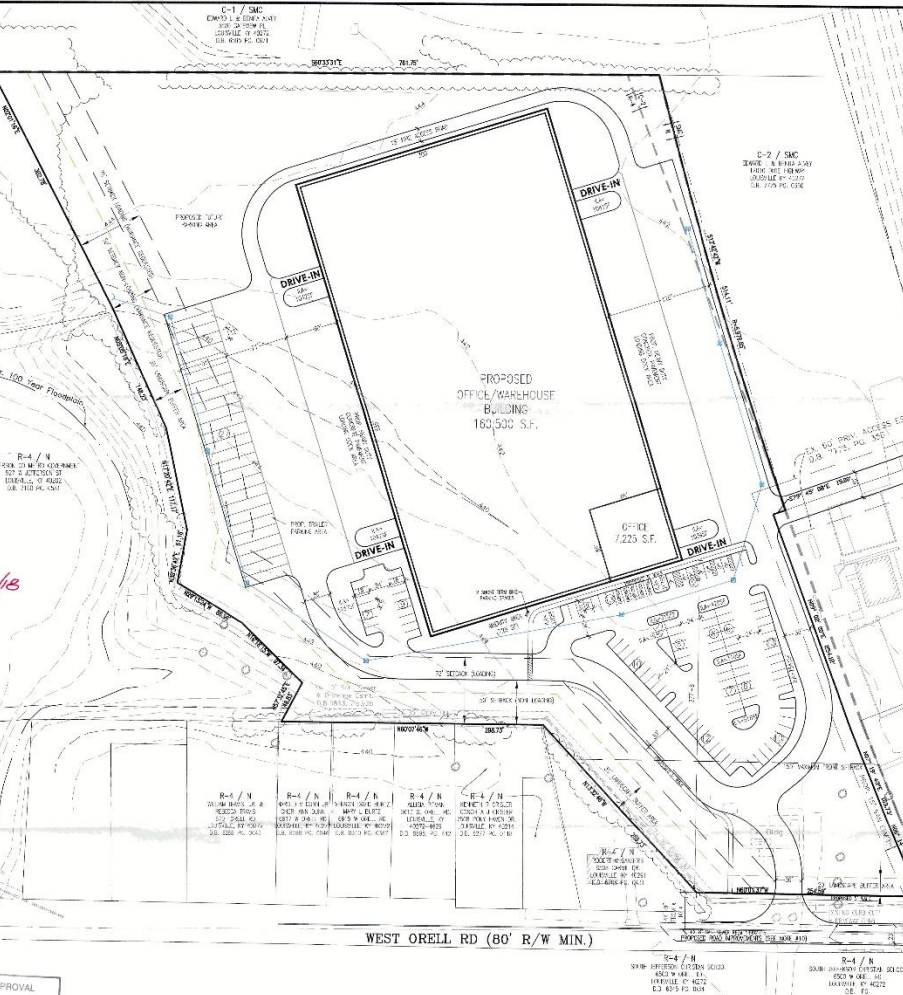
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VARIANCE REQUESTS

- A VARIANCE IS REQUESTED FROM LDC SECTION 5.3.1, TABLE 5.3.1 (ENVIRONMENTAL STANDARDS) FROM RESIDENTIAL ZONING TO EXCEED THE MAXIMUM FRONT SETBACK OF 100'.
- A VARIANCE IS REQUESTED FROM LDC SECTION 5.3.1, TABLE 5.3.1 TO EXCEED THE MINIMUM SETBACK TO RESIDENTIAL STREET ALONG THE PROPERTY LINE SHARED WITH ADJACENT PROPERTY.

WAIVER REQUEST

- A VARIANCE IS REQUESTED FROM SECTION 17-10.1b IN THE LOUISVILLE METRO PLAN OF 2005 TO ALLOW THE BUILDING FACADE FACIAL FINISHES TO BE FINISHED WITH A FACIAL FINISHES DESIGN STANDARDS.

PROJECT DATA

TOTAL SITE AREA	= 12.9+ ACRES (557,924 S.F.)
ZONING	= R-4
PROPOSED ZONING	= C-2
PROPOSED USE	= WAREHOUSE
TOTAL BLDG. AREA	= 160,500 S.F.
PROPOSED BUILDING HEIGHT	= 15' (MAXIMUM)
PARKING REQUIRED	= 71 SPACES
WAREHOUSE (100 EMPLOYEES)	= 67 SPACES
OFFICE (100 EMPLOYEES)	= 4 SPACES
TOTAL PARKING REQUIRED	= 71 SPACES
BIKE PARKING REQUIRED	= 7 ADA SPACES & 5 CARPOOL SPACES INCLUDED
TOTAL VEHICULAR USE AREA	= 110,336 S.F.
TOTAL LOADING/UNLOADING AREA	= 5,243 S.F.

LOCATION MAP

NOT TO SCALE

RECEIVED
JAN 09 2019
DESIGN SERVICES

GENERAL NOTES

- Parking areas shall be paved with asphalt or concrete.
- Site shall be so designed in the right-of-way as to not obstruct the view of any driver.
- Construction shall be completed within the time specified in the permit.
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MSD NOTES

- Sanitary sewer service will be provided by contractor and subject to applicable fees.
- No portion of the site within the 100-year flood plain per FEMA Map No. 21118C0276B dated December 1, 2005.
- Drainage pattern shall be approved by the City of Louisville.
- Site shall be subject to MSD Standard Erosion Controls.
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EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment control (EPPS) plan shall be implemented prior to any earth-disturbing activity on the construction site.
- Any modification to the approved EPPS plan shall be reviewed and approved by MSD prior to implementation.
- Construction shall be completed within the time specified in the permit.
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TREE CANCY CALCULATIONS

TOTAL TREE AREA	= 181,924 S.F.
TOTAL TREE CANCY AREA REQUIRED	= 181,924 S.F.
EXISTING TREE CANCY TO BE PRESERVED	= 181,924 S.F.
PROPOSED TREE CANCY TO BE PRESERVED	= 181,924 S.F.
TOTAL TREE CANCY TO BE PRESERVED	= 181,924 S.F.

SITE ADDRESS:
6605 WEST ORELL ROAD
LOUISVILLE, KY 40222
TAX BLOCK 1052, LOT 822
D.R. 10673, PG. 707
COUNCIL DISTRICT - 14
FIRE PROTECTION DISTRICT - 11P

CASE# 17ZON-1019
WM#11637

NO.	DATE	BY	REVISIONS
1			
2			

NO.	DATE	BY	REVISIONS
1			
2			

NO.	DATE	BY	REVISIONS
1			
2			

NO.	DATE	BY	REVISIONS
1			
2			

LD&D
LAND DEVELOPMENT & DESIGN
1000 S. OREGON ST., SUITE 200
LOUISVILLE, KY 40202
TEL: 502-486-4100
WWW.LDAND.COM

ORELL WAREHOUSE
OWNER/DEVELOPER
CAT PTP, LLC
1000 S. OREGON ST., SUITE 200
LOUISVILLE, KY 40202
TEL: 502-486-4100
WWW.CATPTP.COM

OS 01171
SHEET 1 OF 1

LEGEND

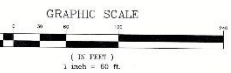
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED EMBANKMENT WALL



TYPICAL PARKING SPACE LAYOUT
NO SCALE

MSD STANDARD EROSION CONTROLS

▲	STONE BAG CHECK DAM IN CONCRETE FLAPERS
▲	MINI-DIVERSION INLET PROTECTION
▲	SILT FENCE



AERIAL



INC.	DATE	DESCRIPTION	BY
1	10-2-21	PER AGENCY COMMENTS	JP
2	11/10/21	PER AGENCY COMMENTS	JP
3	2/7/22	PER AGENCY COMMENTS	JP

PROJECT DATA	PROJECT NO. 01171-000	CALC. BY: JHORN	SCALE: 1/8" = 1'-0"
DRAWN BY: JHORN	CHECKED BY: JHORN	DATE PLOTTED: 2/2/22	
ENGINEER'S SEAL		SURVEYOR'S SEAL	

<p>LD&D LAND DESIGN & DEVELOPMENT, INC. 2608 ALVA CIRCLE LOUISVILLE, KY 40222 TEL: 502-261-8000 FAX: 502-261-8004</p>			
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REVISED DETAILED DISTRICT DEVELOPMENT PLAN 6605 W ORELL ROAD CLAYTON HOMES CLAYTON, KY 2608 ALVA CIRCLE LOUISVILLE, KY 40222	
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JOB NO. 01171	SHEET 1	OF 1
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AERIAL



REVISIONS	
NO.	DESCRIPTION
1	1P-2-21
2	REC HADLEY COMMENTS
3	REC HADLEY COMMENTS

DATE	BY
1P-2-21	
2/7/22	

PROJECT DATA	
FILE NAME: 01171-00P	SCALE: AS SHOWN
CITY: MARYLETT	COORDINATED BY: []
DATE: 01/17/22	DATE: 01/17/22

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 2608 ALIA CIRCLE
 LOUISVILLE, KY 40222
 TEL: 502-261-1111 FAX: 502-261-1112
 WWW.LDANDD.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
6605 W ORELL ROAD
 ORELL, KY 40222
 CAYLOR PDI LLC
 2608 ALIA CIRCLE
 LOUISVILLE, KY 40222

JOB NO. 01171	SHEET 1 OF 1
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ENGINEER'S SEAL SURVEYOR'S SEAL

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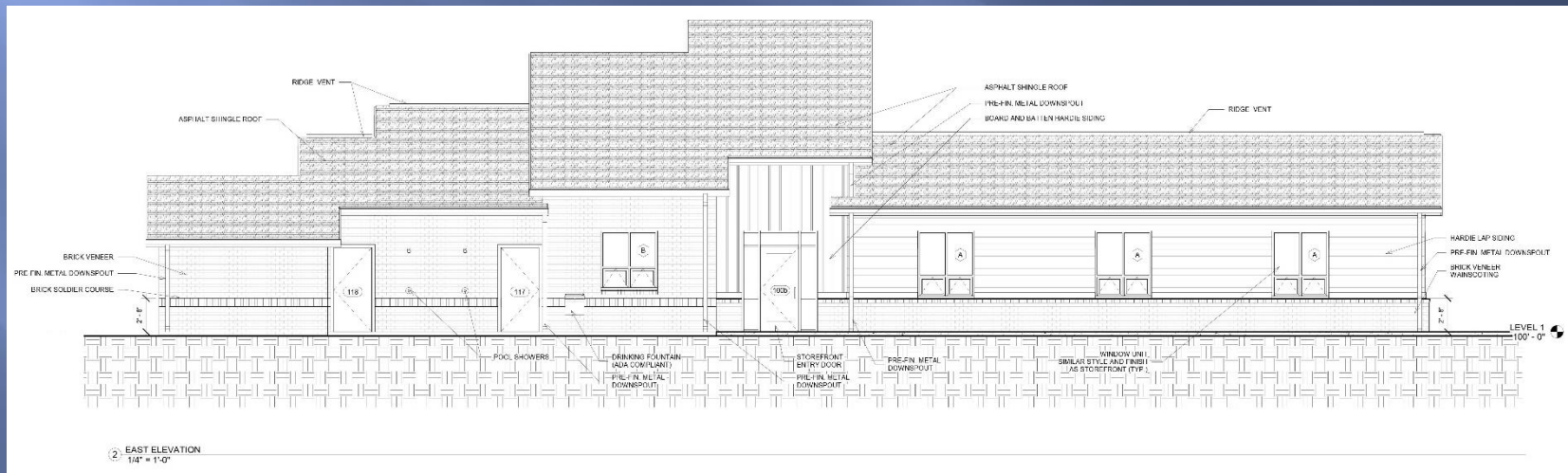
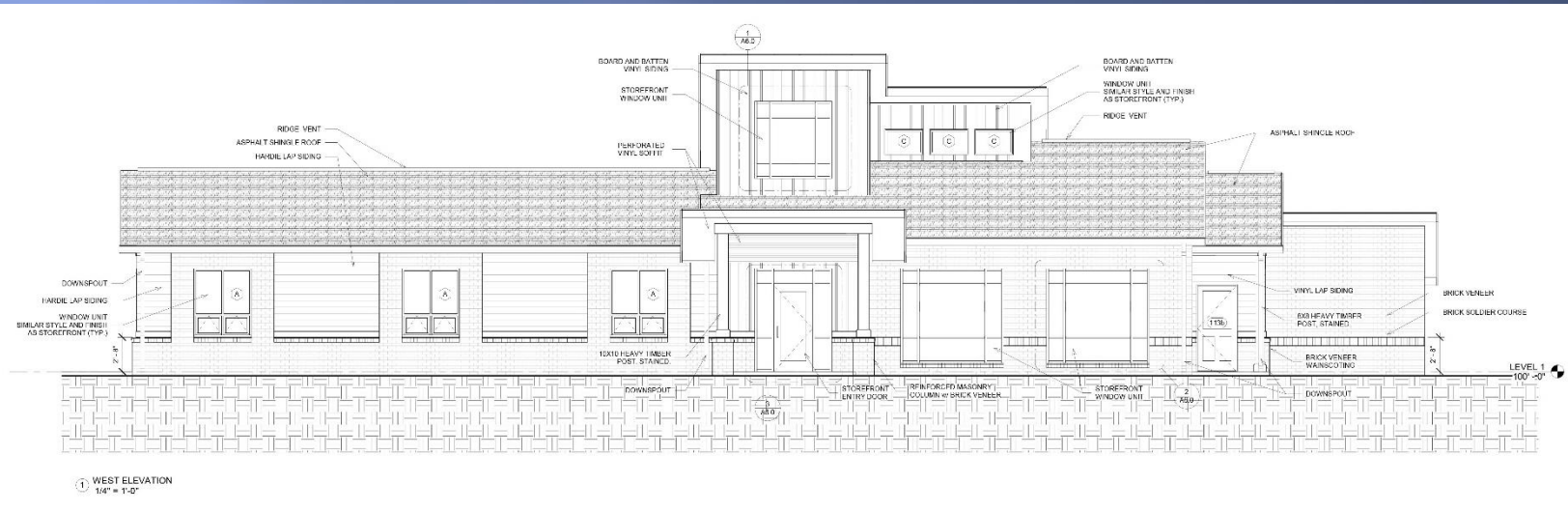
BUILDING ELEVATIONS



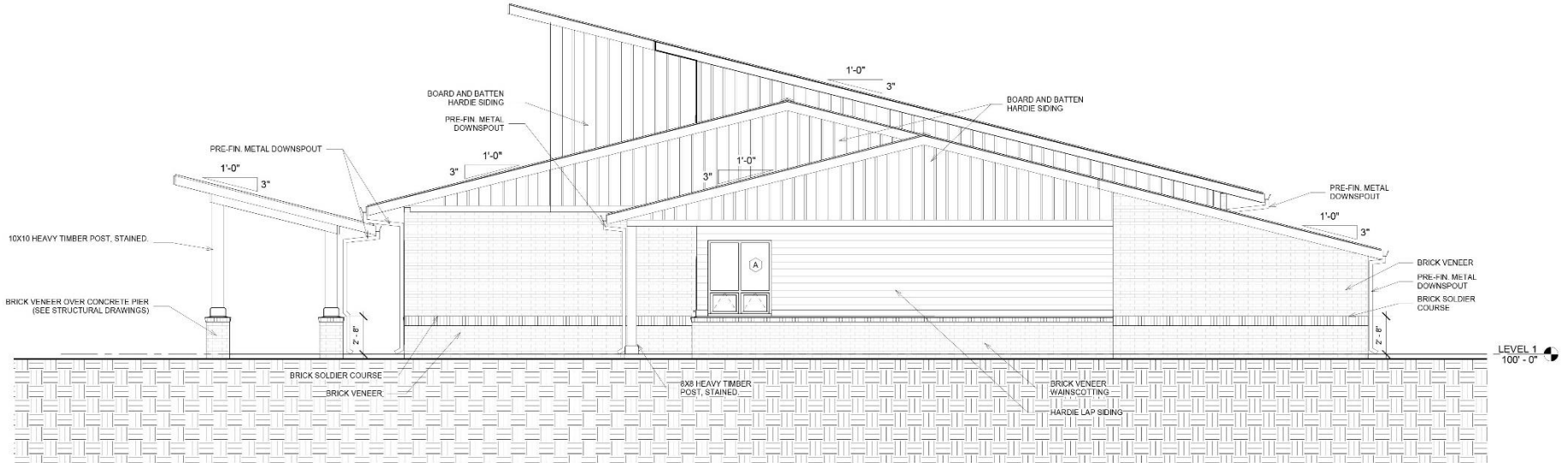
BUILDING ELEVATIONS- CLUBHOUSE



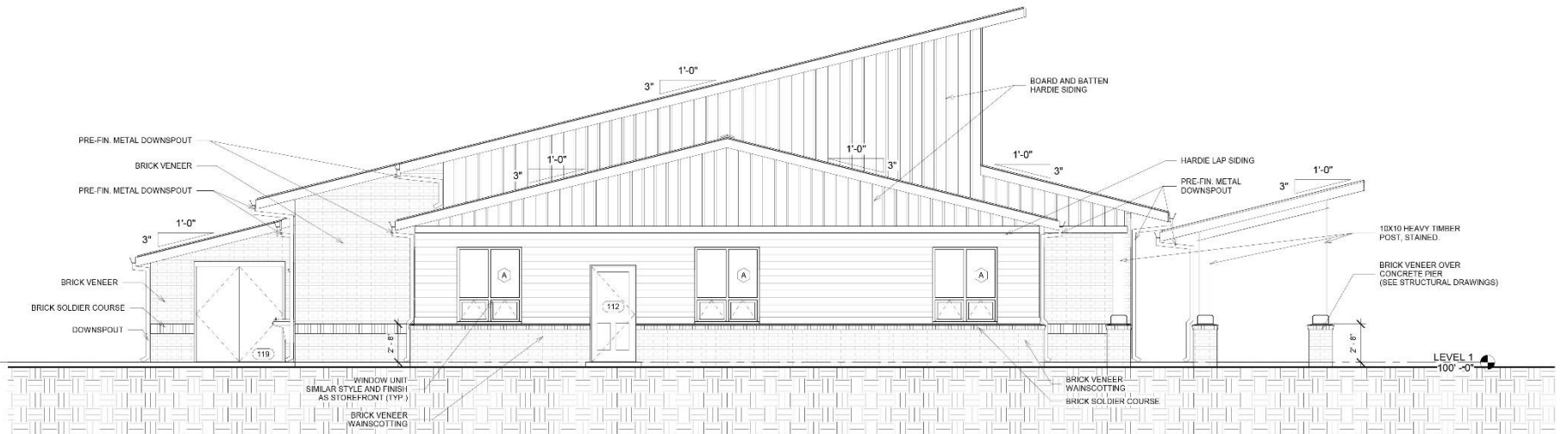
BUILDING ELEVATIONS- CLUBHOUSE



BUILDING ELEVATIONS- CLUBHOUSE

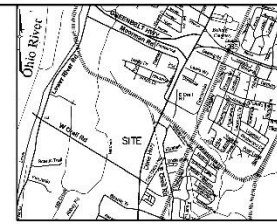


1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

RENDERED PLAN



PROJECT DATA

TOTAL SITE AREA	= 13.14 AC (569,224 SF)
EXISTING ZONING	= C-M
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
NO. OF UNITS	= 240 UNITS (10 BUILDINGS)
BUILDING HEIGHT	= 3' (60' MAX. ALLOWED)
BUILDING FOOTPRINT	= 14,825 SF
BUILDING AREA	= 446,250 SF
F.A.R.	= 3.75 (NO MAX.)
DENSITY	= 18.3 UG/AC (NO MAX. DENSITY)
PARKING REQUIRED	MIN. MAX.
1 SP/UNIT MIN.	= 240 SP 460 SP
7.5 SP/UNIT MAX.	= 438 SPACES
TOTAL PARKING PROVIDED	(22 HG SP INCLUDED)
TO ADJ. VEHICULAR USE AREA	= 160,168 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 12,013 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 14,553 SF (9%)
OPEN SPACE REQUIRED	= 36,922 SF
RECREATIONAL OPEN SPACE REQUIRED	= 28,461 SF (50% OF REQUIRED)
OPEN SPACE PROVIDED	= 122,382 SF
EXISTING IMPERVIOUS	= 12,291 SF
PROPOSED IMPERVIOUS	= 336,741 SF (2.613% INCREASE)

GENERAL NOTES:

- Paving areas are concrete to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities presenting a hazard to the public. Fencing shall be maintained until the project is completed. Fencing shall enclose the area beneath the drip line of the trees canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Concrete utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging curbing, sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown herein were derived from LoJo data. Boundary information was taken from survey.
- West Orell road shall be improved along the property frontage to provide 12' from centerline pavement widening and a 6'-8" shoulder.

MSD NOTES:

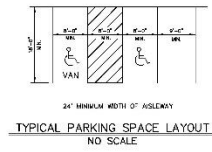
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of this site is within the 100-year flood plain per FIRM Map No. 21111 C 0121 dated February 26, 2021.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has any drainage an easement plot will be required prior to MSD granting construction plan approval.
- Site will be subject to MSD Regional Facilities Fee.
- All drainage, EPCO and Water 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 MSJ Design Manual requirements.
- The final design of this project must meet all MSJ water quality regulations established by MSD. Site layout may change as the design phase due to proper siting of Green Best Management Practices.

REVISIONS	
NO.	DESCRIPTION
1	REV. AGENCY COMMENTS
2	REV. AGENCY COMMENTS
3	REV. AGENCY COMMENTS

PROJECT DATA
 DATE: 07/27/2022
 DRAWN BY: J. W. ORELL
 CHECKED BY: J. W. ORELL
 PROJECT NO.: 21111 C 0121

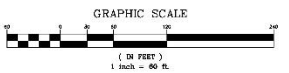
L&D
LAND DESIGN & DEVELOPMENT, INC.
 2605 ALMA CIRCLE
 LOUISVILLE, KY 40222
 TEL: 502.261.1111
 FAX: 502.261.1112
 WWW.LANDDESIGNINC.COM

SENSED 3/14/2023 DISTRICT DEVELOPMENT PLAN
6605 W ORELL ROAD
PHASE 1B
CANTON, KY 40205
 2605 ALMA CIRCLE
 LOUISVILLE, KY 40222
 SHEET **1** OF **1**



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 569,224 SF.
EXISTING TREE CANOPY	= 7% (2,671 SF.)
IDEAL TREE CANOPY AREA REQUIRED	= 35% (199,228 SF.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (199,228 SF.)



C:\projects\6605 W ORELL ROAD PHASE 1B\DWG\6605 W ORELL ROAD PHASE 1B - 07/27/2022.dwg (7/27/2022 11:21:07 AM) PLOT: 6605 W ORELL ROAD PHASE 1B - 07/27/2022.dwg (7/27/2022 11:21:07 AM)