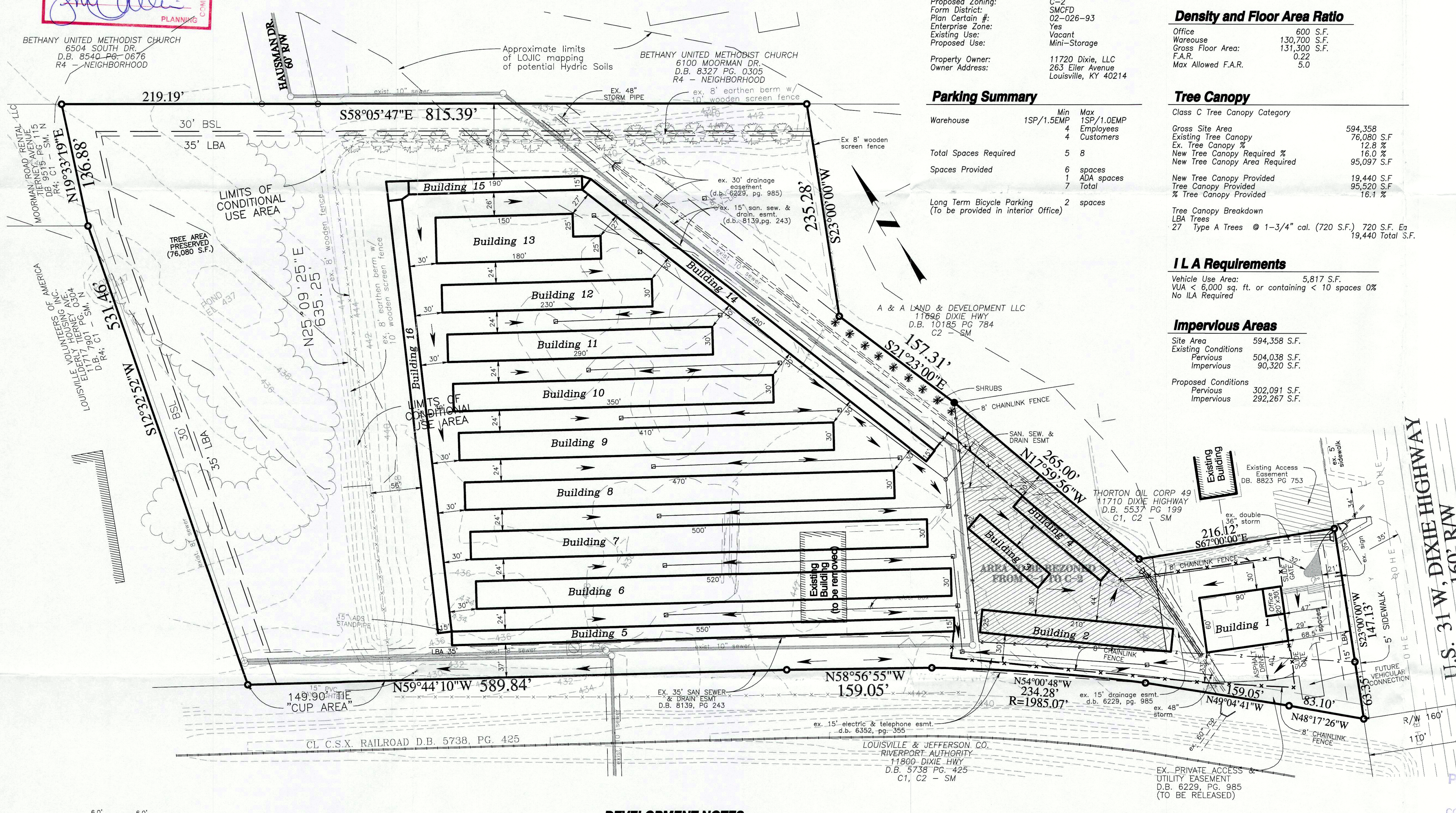
LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 15ZONE1001
APPROVAL DATE May 21, 2015
EXPIRATION DATE May
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION



Site Development Data

Location:	11720 Dixie Highway
Inst. No.	9283 x 729
Tax Block, Lot, Sublot:	1052 – 762, 763
Gross Area:	594,358 S.F. 13.64 Acres
Area to be rezoned:	35,083 S.F. 0.81 Acres
Existing Zoning:	C-1 & C2
Proposed Zoning:	C-2
Form District:	SMCFD
Plan Certain #:	02-026-93
Enterprise Zone:	Yes
Existing Use:	Vacant
Proposed Use:	Mini-Storage
Property Owner:	11720 Dixie, LLC
Owner Address:	263 Eiler Avenue, Louisville, KY 40214

Parking Summary

	Min	Max
Warehouse	1SP/1.5EMP	1SP/1.0EMP
	4	Employees
	4	Customers
Total Spaces Required	5	8
Spaces Provided	6	spaces
	1	ADA spaces
	7	Total
Long Term Bicycle Parking (To be provided in interior Office)	2	spaces

Dimensional Standards

Building Setbacks	Min	Perimeter Buffering
Front:	25'	5' LBA when parking adjacent to ROW
Side:	none	50' LBA when adjacent to Residential
Street Side:	none	
Rear:	15'	
Max. Height of Building:		

Density and Floor Area Ratio

Office	600 S.F.
Wareouse	130,700 S.F.
Gross Floor Area:	131,300 S.F.
F.A.R.	0.22
Max Allowed F.A.R.	5.0

Tree Canopy

Class C Tree Canopy Category

Gross Site Area	594,358
Existing Tree Canopy	76,080 S.F
Ex. Tree Canopy %	12.8 %
New Tree Canopy Required %	16.0 %
New Tree Canopy Area Required	95,097 S.F
New Tree Canopy Provided	19,440 S.F
Tree Canopy Provided	95,520 S.F
% Tree Canopy Provided	16.1 %

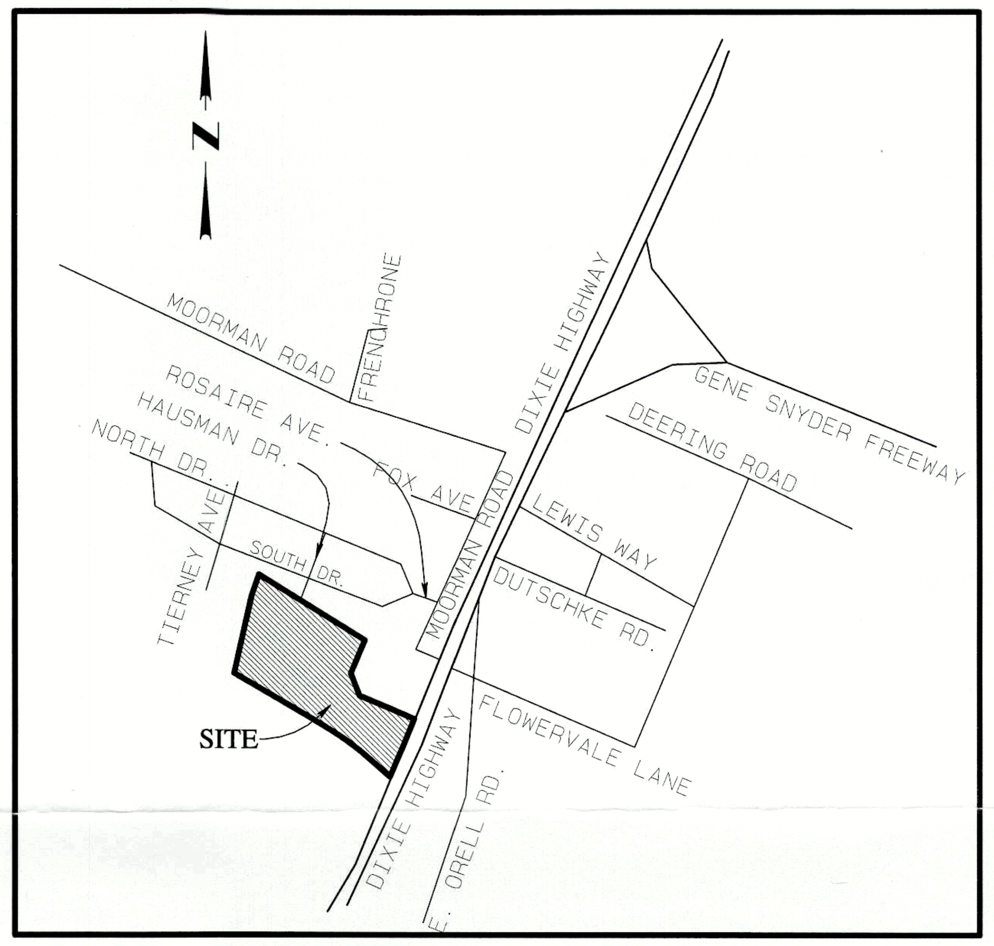
Tree Canopy Breakdown
LBA Trees
27 Type A Trees @ 1-3/4" cal. (720 S.F.) 720 S.F. Ea
19,440 Total S.F.

I L A Requirements

Vehicle Use Area: 5,817 S.F.
VUA < 6,000 sq. ft. or containing < 10 spaces 0%
No ILA Required

Impervious Areas

Site Area	594,358 S.F.
Existing Conditions	
Pervious	504,038 S.F.
Impervious	90,320 S.F.
Proposed Conditions	
Pervious	302,091 S.F.
Impervious	292,267 S.F.



VICINITY MAP

Building Summary

Building	Footprint Area	
1	600	S.F. (Office)
	4,800	S.F. (Warehouse)
2	5,250	S.F.
3	2,000	S.F.
4	1,875	S.F.
5	8,250	S.F.
6	15,600	S.F.
7	15,000	S.F.
8	14,100	S.F.
9	12,300	S.F.
10	10,500	S.F.
11	8,700	S.F.
12	6,900	S.F.
13	8,250	S.F.
14	7,200	S.F.
15	2,850	S.F.
16	7,125	S.F.
TOTALS	131,300	S.F.

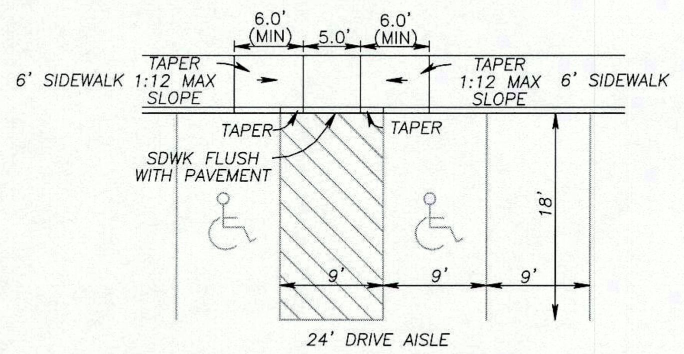
Variance Requested

A VARIANCE IS REQUESTED FROM CHAPTER 5.1.8.B MAXIMUM BUILDING SETBACK REQUIREMENT, TO ALLOW LESS THAN 60% OF THE LOT FRONTAGE TO BE OCCUPIED BY BUILDING AND TO ALLOW FURTHER DEVELOPMENT, NOT SUBJECT TO A MAXIMUM SETBACK.

PRELIMINARY APPROVAL
Condition of Approval:
Development Review 4/1/15 Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 4-1-15
LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS

RECEIVED
MAR 30 2015
PLANNING & DESIGN SERVICES



TYPICAL PARKING LAYOUT

LEGEND

Property Line	Chain Link Fence
Existing Fence	Tree Canopy Protection Fence (TCPA)
Existing Sewerline	Ditch Line
Proposed Sewerline	Flow Arrow
Existing Manhole	Existing Storm Line
Proposed Manhole	Proposed Storm Line

DEVELOPMENT NOTES

1. EXISTING SITE AND BOUNDARY INFORMATION SHOWN HEREIN, TAKEN FROM RECORD DRAWING INFORMATION AND LOJIC MAPPING.
2. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
3. SANITARY SEWER FLOW FROM THIS PROJECT WILL BE TREATED AT THE DEREK GUTHRIE WATER QUALITY TREATMENT CENTER.
4. ELECTRIC SERVICE TO BE PROVIDED BY LOUISVILLE GAS AND ELECTRIC CO.
5. WATER SERVICE TO BE PROVIDED BY LOUISVILLE WATER CO.
6. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED FOR WORK IN THE RIGHT-OF-WAY PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
7. SUBJECT PROPERTY IS IN PLEASURE RIDGE PARK FIRE DISTRICT. FIRE DISTRICT APPROVAL REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPRROVAL.
8. NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM PANEL 21111C0121E, DECEMBER 5, 2006
9. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTILBE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
10. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
11. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
12. PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX INCH SANITARY SEWER.
13. OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX INCH SANITARY SEWER.
14. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
15. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS GENERATOR PADS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
16 ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
17. ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
18. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
19. SITE SUBJECT TO MSD'S REGIONAL FACILITY FEE. NOTE: VERIFICATION OF THE CAPACITY OF THE DRAINAGE OUTLET SYSTEM WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
20. LOT CONSOLIDATION AND CROSSOVER AGREEMENT TO BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVALS.

PROJECT REFERENCES

Formerly Known As:	Derby City Fun Park
Planning & Zoning Related Cases:	
CUP	B-20-07
Landscape:	L-9876
MSD WM #:	9290

THE DEVELOPMENT PLAN PREPARED AS DIXIE MINI-WAREHOUSE IS FOR THE PURPOSE OF OBTAINING A NEW CONDITIONAL USE PERMIT, TO RE-ZONE A PORTION OF PROPERTY FROM C-1 TO C-2 AND DEVELOPMENT PLAN APPROVAL.

PLANNING & DESIGN CASE #:
REZONING WITH CUP 15ZONE1001

GRAPHIC SCALE 1"=60'
0 60 120 180

REVISION	DATE
1	
2	
3	
4	
5	

ALEX ROSENBERG P.E.
Civil Engineering & Land Development Services
2518 Hermitage Way
Louisville, Kentucky 40242
(502) 817-4444 Cell
(502) 254-2245 Off.

ACCOUNT: 2014-457
DATE: 3-9-2015
DESIGNED BY: AMR
DRAWN BY: AMR
CHECKED BY: AMR
APPROVED BY: AMR

11720 DIXIE, LLC
263 Eiler Avenue
Louisville, KY 40214

DIXIE MINI-WAREHOUSE
11712 & 11720 Dixie Highway
Louisville, Kentucky 40258

CONDITIONAL USE PERMIT REZONE PLAN DEVELOPMENT PLAN

DRAWING 1
SHEET 1 OF 1

\\ALEI-PC1\AL Engineering Inc\ALEI Projects\2014-457 Dixie Storage\457 Master DDP CUP.pro 3/27/2015 4:01:30PM AMR

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