

18CUP1009

Valiant Christian Academy

Activity Center

5627 New Cut Road



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Jon E. Crumbie, Planning & Design Coordinator

August 20, 2018

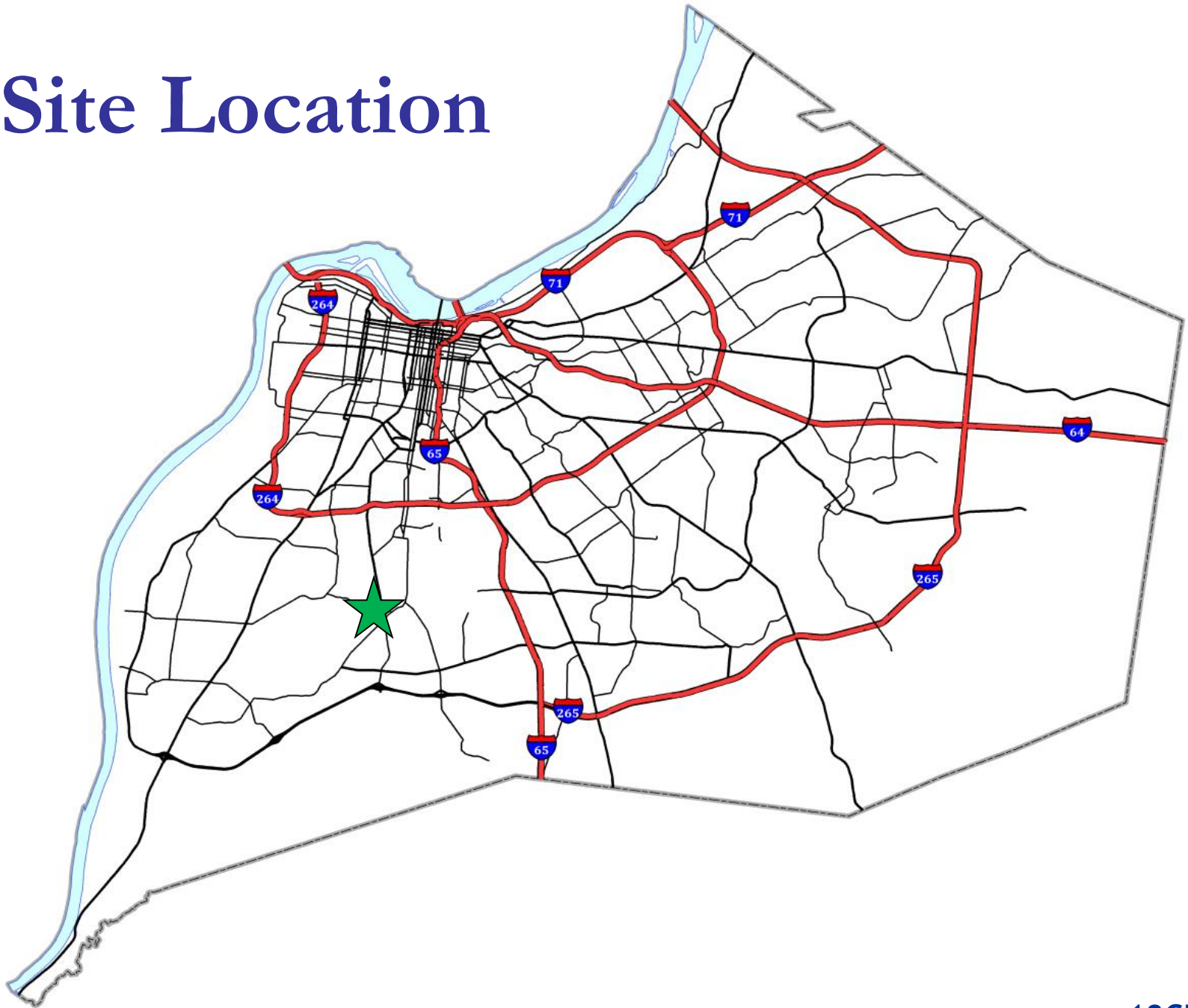
Request(s)

- Conditional Use Permit to allow a private institution in an R-4 zoning district.
- Variance to allow the proposed structure to exceed the maximum front yard setback

Case Summary/Background

- The applicant proposes to build a 12,150 square foot activity center along with site improvements.

Site Location



Zoning/Form Districts

Subject:

- Existing: R-4/N
- Proposed: R-4/N

Surrounding:

- North: R-4/N
- South: R-4/N
- East: C-2/N
- West: R-4/N



Aerial Photo/Land Use

Subject:

- Existing: Church
- Proposed: Church

Surrounding:

- North: Office/Residential
- South: Residential
- East: Office/Residential
- West: Church



Entrance



CUP Area looking East



CUP Area looking East



Side Property Line Looking East



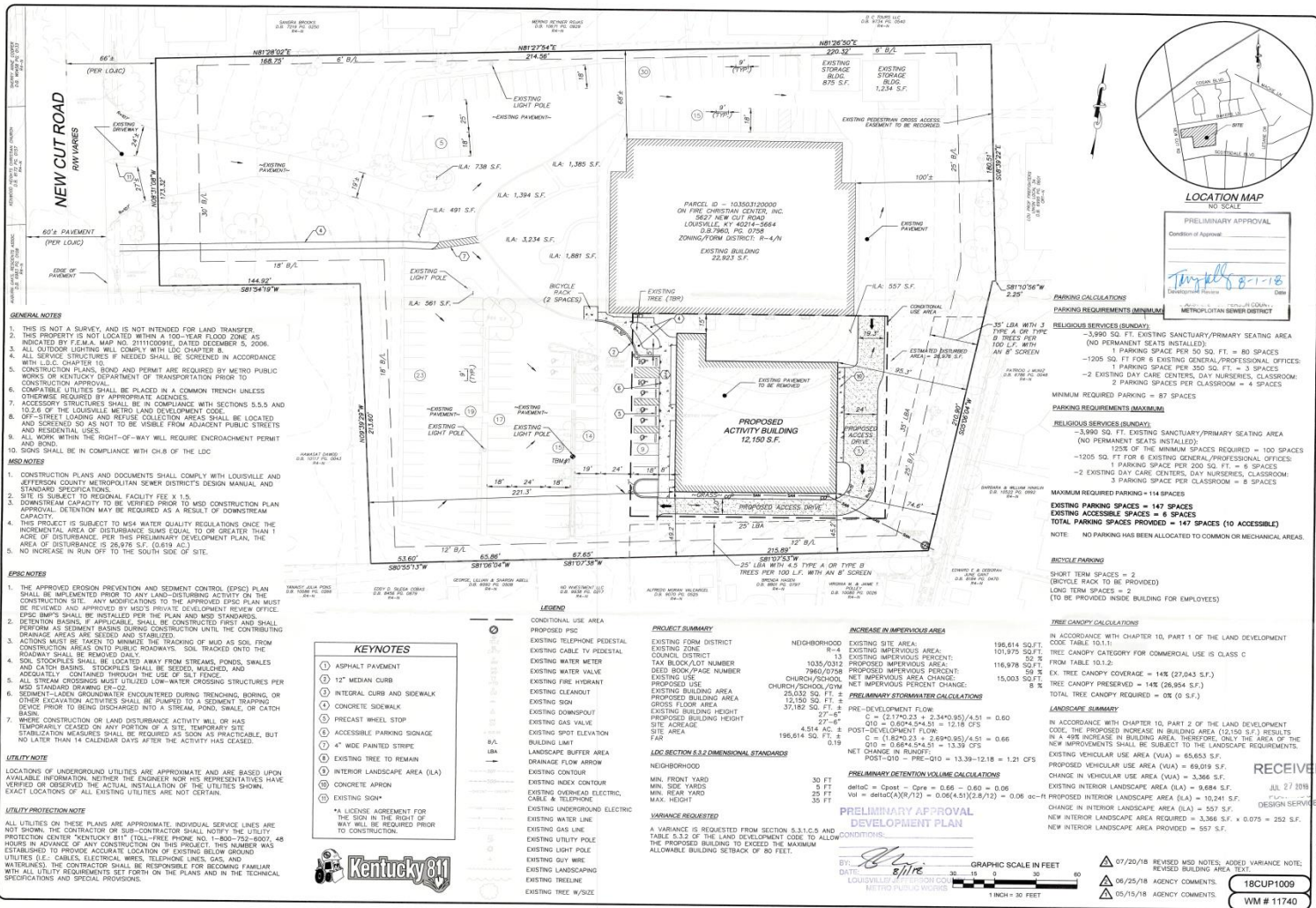
Rear Property Line Looking North



Activity Center Area



Site Plan



- GENERAL NOTES**
- THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.
 - THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS INDICATED BY F.E.M.A. MAP NO. 21110C009E, DATED DECEMBER 5, 2006.
 - ALL OUTDOOR LIGHTING WILL COMPLY WITH USC CHAPTER 15.
 - ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH L.I.C. CHAPTER 15.
 - CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OF KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION APPROVAL.
 - COMPOSITE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.3.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
 - OFF-STREET LOADING AND UNLOADING COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
 - WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE ENCROACHMENT PERMIT AND BOND.
 - BOUND SHALL BE IN COMPLIANCE WITH CH.B OF LOC.
- MSD NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATION.
 - SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5.
 - DOWNSIDE CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN.
 - CONSTRUCTION DETENTION MAY BE REQUIRED AS A RESULT OF DOWNSIDE CAPACITY.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE IMMEDIATE AREA OF DISTURBANCE IS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 28,292 S.F. (0.649 AC).
 - NO INCREASE IN RUN OFF TO THE SOUTH SIDE OF SITE.
- EPSC NOTES**
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY ADDITIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS BARS SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
 - PERFORM AS SEDIMENT BASINS, BARRIERS, CONSTRUCTION UNITS, THE CONTRIBUTING DRAINAGE AREAS ARE IDENTIFIED AND STABILIZED.
 - ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AS SOIL FROM CONSTRUCTION AREAS INTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
 - SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREETS, FIELDS, STRIPES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND PROTECTED AGAINST EROSION USING THE USE OF SILT FENCE.
 - ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARDS.
 - 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, SWALE, OR CATCH BASIN.
 - 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 PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- UTILITY NOTE**
- LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE INFORMATION. THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR EXISTING THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF ALL EXISTING UTILITIES ARE NOT CERTAIN.
- UTILITY PROTECTION NOTE**
- ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-8007, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER HAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, TELEPHONE LINES, GAS AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

KEYNOTES

- ASPHALT PAVEMENT
- 12" MEDIAN CURB
- INTEGRAL CURB AND SIDEWALK
- CONCRETE SIDEWALK
- PRECAST WHEEL STOP
- ACCESSIBLE PARKING SHOULDER
- 4" WIDE PAINTED STRIPE
- EXISTING TREE TO REMAIN
- INTERIOR LANDSCAPE AREA (L.A.)
- CONCRETE APRON
- EXISTING SIGN

*A LICENSE AGREEMENT FOR THE SIGN IN THE RIGHT OF WAY WILL BE REQUIRED PRIOR TO CONSTRUCTION.

LEGEND

CONDITIONAL USE AREA
PROPOSED PISC
EXISTING TELEPHONE PEDESTAL
EXISTING CABLE TV PEDESTAL
EXISTING WATER METER
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING CLEANOUT
EXISTING SOON
EXISTING DOWNSPOUT
EXISTING GAS VALVE
EXISTING SPOT ELEVATION
BUILDING LIMIT
LANDSCAPE BUFFER AREA
DRAINAGE FLOW ARROW
EXISTING CONTOUR
EXISTING INDEX CONTOUR
EXISTING OVERHEAD ELECTRIC, CABLE & TELEPHONE
EXISTING UNDERGROUND ELECTRIC
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING UTILITY POLE
EXISTING LIGHT POLE
EXISTING GUY WIRE
EXISTING LANDSCAPING
EXISTING TREELINE
EXISTING TREE W/SIZE

PROJECT SUMMARY

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONE	R-4
COUNTY DISTRICT	13
TAX BLOCK/PAGE NUMBER	1035/032
SEED BOOK/PAGE NUMBER	7960/078
USE	CHURCH/SCHOOL
PROPOSED USE	CHURCH/SCHOOL
PROPOSED BUILDING AREA	25,032 SQ. FT.
PROPOSED FLOOR AREA	12,100 SQ. FT.
EXISTING BUILDING HEIGHT	37,182 SQ. FT.
PROPOSED BUILDING HEIGHT	27'-6"
SITE AREA	4.51 AC.
POST-DEVELOPMENT FLOW	196,014 SQ. FT.
FAR	0.19

INCREASE IN IMPERVIOUS AREA

EXISTING SITE AREA:	196,614 SQ.FT.
EXISTING IMPERVIOUS AREA:	10,175 SQ.FT.
EXISTING IMPERVIOUS PERCENT:	5.2 %
PROPOSED IMPERVIOUS PERCENT:	116,978 SQ.FT.
NET IMPERVIOUS AREA CHANGE:	106,803 SQ.FT.
NET IMPERVIOUS PERCENT CHANGE:	5.4 %

PRELIMINARY DRAINAGE CALCULATIONS

PRE-DEVELOPMENT FLOW	C = (2.17)(23 + 2,340.95)/4.51 = 6.0
D10 = (0.004)(4.51) = 12.18 CFS	
POST-DEVELOPMENT FLOW	C = (1.49)(23 + 2,694.95)/4.51 = 6.66
D10 = (0.004)(4.51) = 13.39 CFS	
NET CHANGE IN RUNOFF:	FOOT-100 = PRE-100 = 13.39 - 12.18 = 1.21 CFS

PRELIMINARY DETENTION VOLUME CALCULATIONS

MIN. FRONT YARD	30 FT
MIN. SIDE YARDS	25 FT
MIN. REAR YARD	25 FT
MAX. HEIGHT	25 FT

VARIANCE REQUESTED

A VARIANCE IS REQUESTED FROM SECTION 5.3.1.6.5 AND TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED BUILDING TO EXCEED THE MAXIMUM ALLOWABLE BUILDING SETBACK OF 80 FEET.

PRELIMINARY APPROVAL

DEVELOPMENT PLAN

BY: [Signature]
LOUISVILLE METRO PUBLIC WORKS

GRAPHIC SCALE IN FEET

1 INCH = 30 FEET

LOCATION MAP
NO SCALE

PRELIMINARY APPROVAL

Condition of Approval:

[Signature]

DATE: 08-11-18

PRISM ENGINEERING & DESIGN GROUP, LLC
2309 WATKINSON TRAIL, SUITE 200
LOUISVILLE, KY 40220
PHONE: (502) 491-8299
FAX: (502) 491-8888
WWW.PRISMEENGINEERING.COM

CONDITIONAL USE PERMIT

SITE DEVELOPMENT PLAN

8627 NEW CUT ROAD
LOUISVILLE, KENTUCKY 40214

ON-FIRE CHRISTIAN CENTER

LOUISVILLE, KENTUCKY 40214

PROJECT NO.: 27009E01

DATE: 08/27/2018

DESIGNED BY: [Signature]

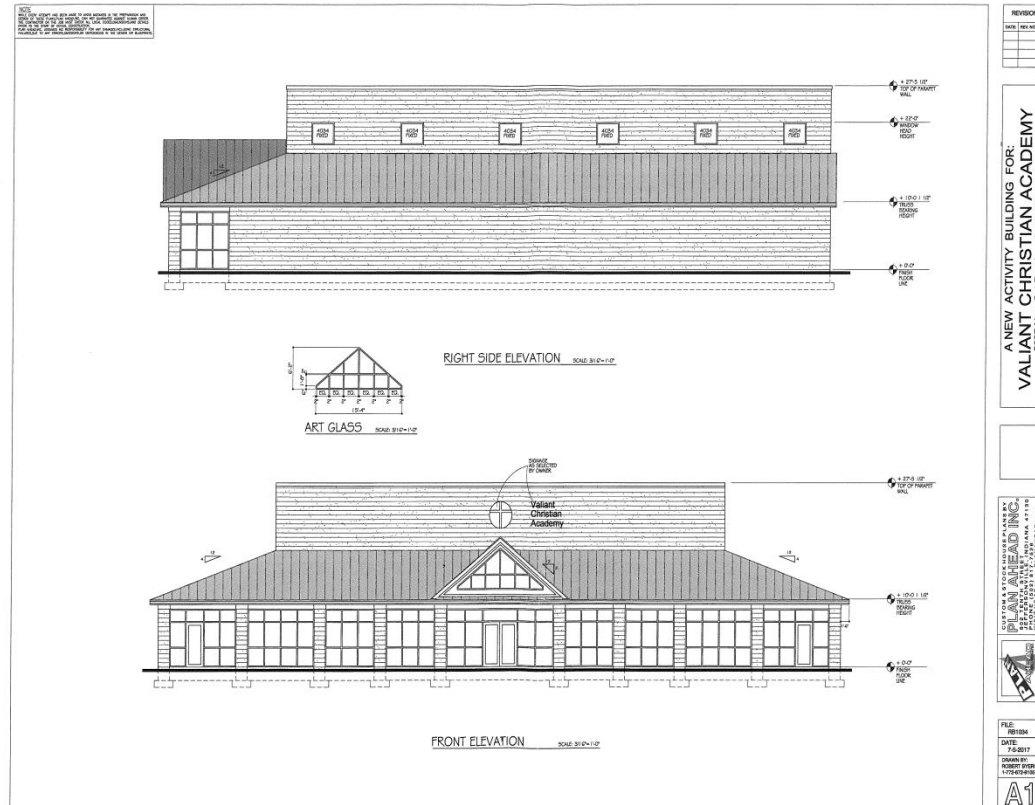
CHECKED BY: [Signature]

SCALE: 1" = 30'

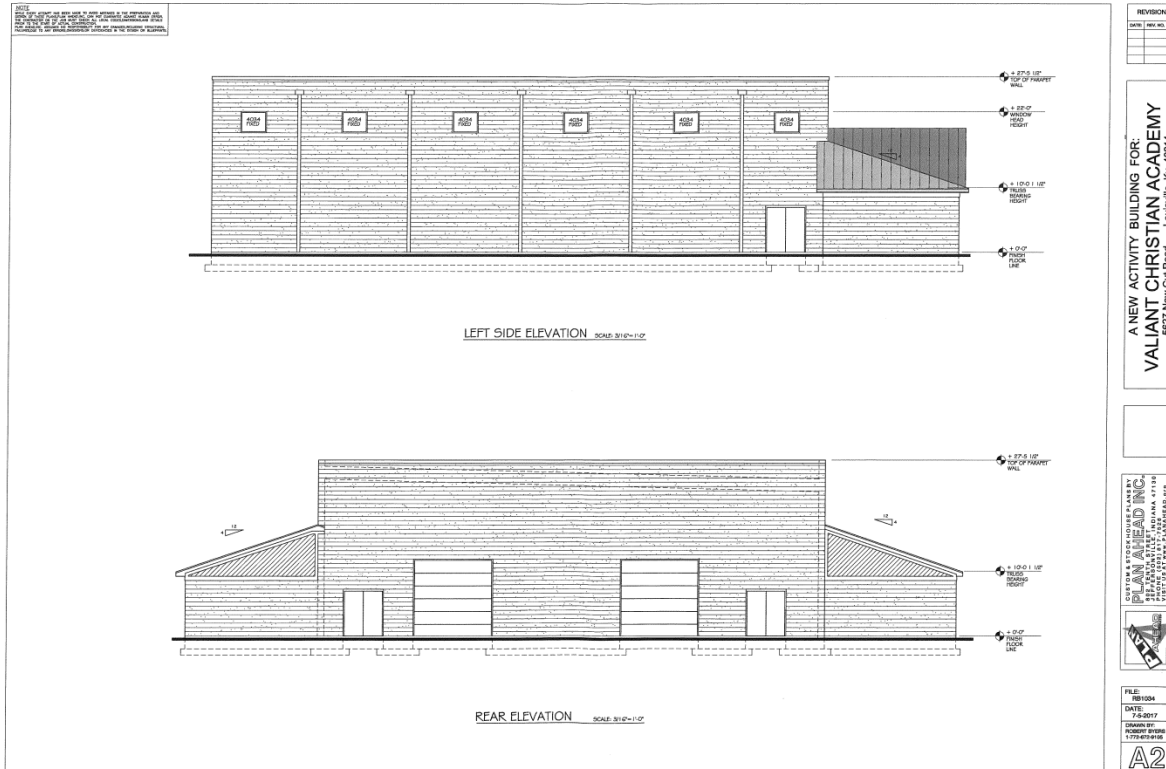
REVISIONS:

- 07/20/18 REVISED MSD NOTES, ADDED VARIANCE NOTE, REVISED BUILDING AREA, ETC.
- 08/25/18 AGENCY COMMENTS, 18CUP1009
- 09/15/18 AGENCY COMMENTS, WM # 11740

Elevation



Elevation



Staff Findings

- There are 5 listed requirements that need to be met. Item A., B. and D. will be met. The applicant will be asking for relief from item C. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit and Variance.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a private institution in an R-4 zoning district.
- Variance to allow the proposed structure to exceed the maximum front yard setback