



Category 2B Plan Application

Louisville Metro Planning & Design Services

Case No.: 17DEVPLAN1225 Intake Staff: NH

Date: 12/5/17 Fee: 180

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

RECEIVED

DEC 05 2017

PLANNING & DESIGN SERVICES

Project Information:

Project Description (e.g., retail center and office development, etc.): Concrete pad and steel structure to support industrial equipment

Project Name: L1 Deodorizer platform

Primary Project Address: 1625 Wathen Ln, Louisville KY 40208

Additional Address(es): 2520 7th Street Rd, Louisville KY 40208 (Plant Office)

Primary Parcel ID: 100501800000

Additional Parcel ID(s): _____

of Residential Units: 0 Commercial Square Footage: 0

Proposed Use: Industrial Existing Use: None

Existing Zoning District: EZ1 Existing Form District: Traditional Workplace

Deed Book(s) / Page Numbers²: _____

The subject property contains 6.85 acres. Number of Adjoining Property Owners: 2

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____ Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

17 DEVPLAN 1.225

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Darin Dillow

Name: Stephen Cole

Company: AAK

Company: United Group Services

Address: 2520 7th Street Rd

Address: 2520 7th Street Rd

City: Louisville State: KY Zip: 40208

City: Louisville State: KY Zip: 40208

Primary Phone: 502-645-7084

Primary Phone: 502-741-1304

Alternate Phone: 502-636-3712 EXt 112

Alternate Phone: _____

Email: Darin.dillow@aak.com

Email: scole@united-gs.com

Owner Signature (required): 

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____


RECEIVED
DEC 05 2017
PLANNING &
DESIGN SERVICES

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Darin Dillow, in my capacity as Plant Operations Manager, hereby *representative/authorized agent/other*

certify that AAK USA inc. is (are) the owner(s) of the property which *name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 12/4/17

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

17 DEVPLAN 1225

Please submit the completed application along with the following items:

Project application and description

- Land Development Report ¹
- Detailed letter of explanation for the proposed development

Site plan (please refer to the site plan requirements below)

- Six copies of the site plan, 24" x 36" or other appropriate size to legibly convey the site plan requirements. All plans should be folded no larger than 9" x 9" with the bottom right corner as the front.
- One set of renderings of the building(s) proposed for the site. The rendering must contain views of **ALL** sides of the building(s).

Fee (Cash, charge or check made payable to Planning & Design Services)

- Application fee: \$180.00



Resources:

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

Site Plan Requirements:

(Plans must be drawn to engineer's scale)

Description

- Owner's name and address
- Developer's name and address
- Engineer's name and address
- Site Address
- Tax block and lot number
- Zoning of property
- Zoning of adjacent properties
- Existing Use
- Proposed Use
- Plan date
- Revision date

Site Information & Labels

- Street names
- Property lines with dimensions (new lots shall show bearings)
- Location, ownership, deed book & page of all adjacent property owners
- Form District boundaries and transition zones shown if required by regulations

Project Plan

- Right of way / sidewalks (with widths shown)
- Existing and/or proposed structures shown and identified
- Gross building footprint area
- Gross floor area of buildings
- Net and gross acreage of site
- Height of structures
- Off-street loading areas if applicable
- Accessory structures shown with required screening if applicable
- ILA/VUA calculations (may be shown on tree canopy plan) if applicable
- Landscape buffer areas in accordance with Chapter 10 of the LDC
- Parking calculations (minimums and maximums)
- Required building setbacks with dimensions

Map Elements

- North Arrow
- Vicinity Map
- Legend
- Plan Scale

17 DEVPLAN 1225



Land Development Report

December 5, 2017 1:16 PM

[About LDC](#)

Location

Parcel ID: 100501800000
Parcel LRSN: 8103803
Address: NONE

Zoning

Zoning: EZ1
Form District: TRADITIONAL WORKPLACE
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0056E
Protected Waterways
Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO
Slopes & Soils
Potential Steep Slope: NO
Unstable Soil: NO
Geology
Karst Terrain: NO

RECEIVED

DEC 05 2017

PLANNING &
DESIGN SERVICES

Sewer & Drainage

MSD Property Service Connection: NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO015 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: SHIVELY
Council District: 3
Fire Protection District: SHIVELY
Urban Service District: NO

17 DEVPLAN 1.225

Stephen Cole
on the behalf of:

AAK USA inc.
2520 7th Street Rd
Louisville, KY 40208

November 29, 2017

Louisville Metro Planning and Design Services
444 South 5th St
Suite 300
Louisville, KY 40202

To Whom it may Concern:

AAK USA inc. is proposing to construct a new semi-continuous vacuum deodorizer unit on their property at 1625 Wathen Lane, Louisville, KY 40208. The project will consist of a new concrete pad and a steel structure to hold and support several large pieces of industrial equipment. The concrete pad will measure approximately 4150 feet square and will occupy a previously unused asphalt lot in near the center of the property. The structure will be 98 feet tall consisting of nine floors of varying dimensions. The structure will be skinned in single layer corrugated steel paneling to protect the equipment from wind shear. The area will have a continuous occupancy of one operator and a maximum occupancy rating of five persons. There will be no lavatory facility or connections of any kind to MSD sewers from the structure.

Please see attached design plans for the concrete and steel as well as a site plan showing the location of the new structure and the relation to other structures on site. Please call or email with any questions or request for additional information.

Respectfully,



Stephen Cole
Process Engineer
United Group Services
502-741-1304
scole@united-gs.com

RECEIVED
DEC 05 2017
PLANNING &
DESIGN SERVICES