

# READY ELECTRIC

**Owner:** RE Holdings LLC  
**Applicant:** RE Holdings LLC  
**Location:** 3300 Gilmore Industrial Blvd.

- **Revised Detailed District Development Plan:**
  - **21-DDP-0018**

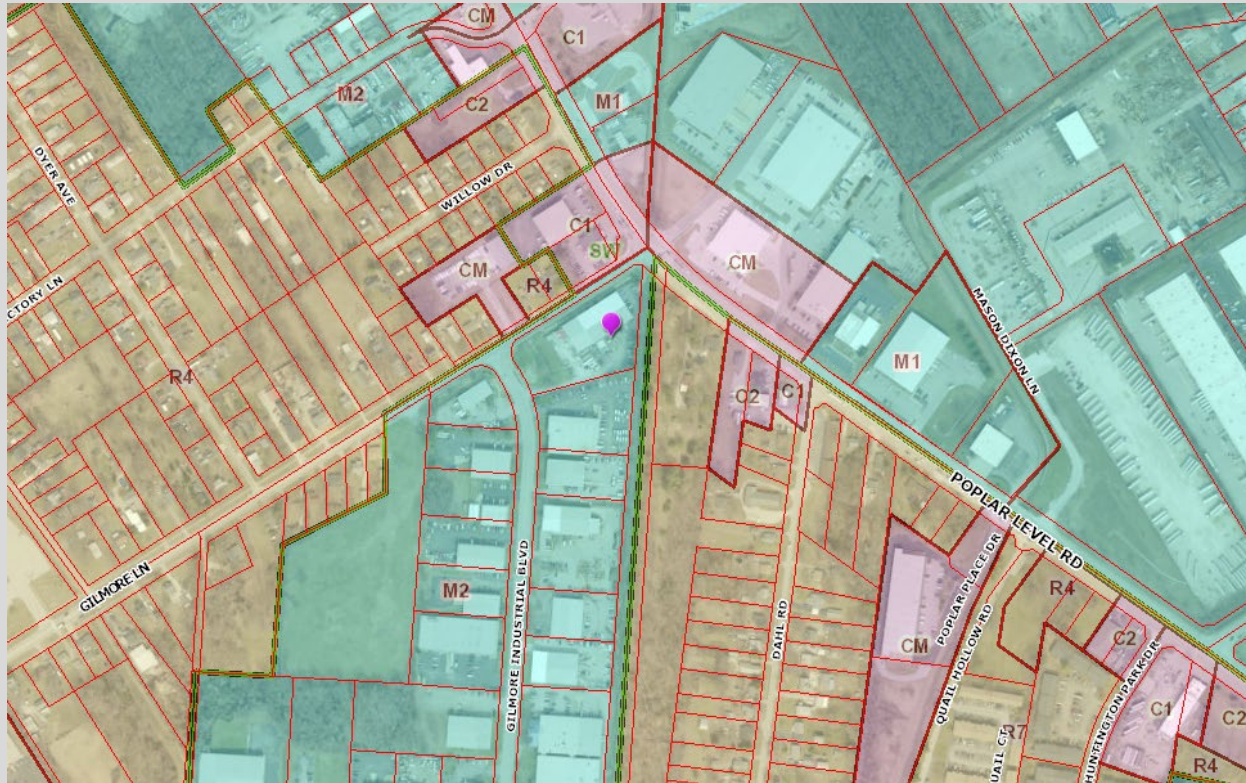
**Development Review Committee**  
**May 19<sup>th</sup> 2021**



# EXISTING SITE AERIAL



# SITE INFORMATION



- M-2, Suburban Workplace Form District Site
- Rezoned under Docket #9-116-86
- Expansion to existing Ready Electric building

# VIEW FROM GILMORE LANE



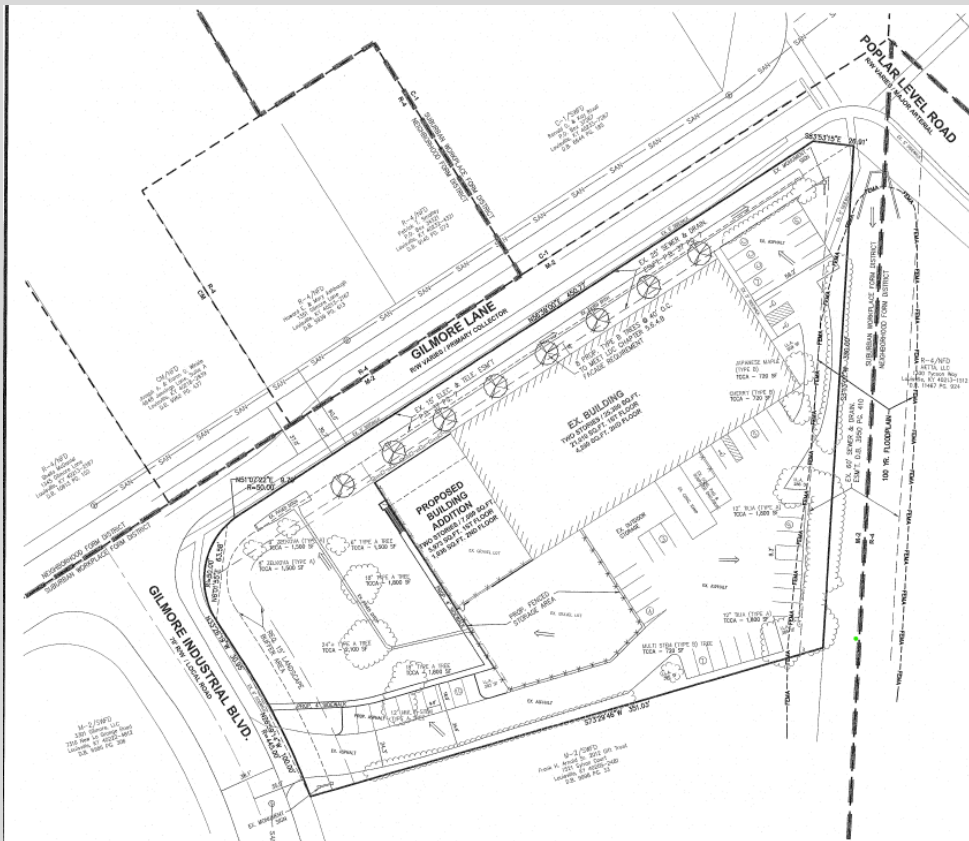
# VIEW OF FROM GILMORE LANE & GILMORE INDUSTRIAL BLVD



# EXISTING DRIVE FROM GILMORE INDUSTRIAL



# FULL DEVELOPMENT PLAN



- ### GENERAL NOTES
1. THERE SHALL BE NO PROPOSED INCREASE IN DRAINAGE RUN-OFF TO THE SOUTH-OF-WAY.
  2. THERE SHALL BE NO CONSTRUCTION EROSION IN THE RIGHT-OF-WAY.
  3. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN EROSION CONTROL PLAN.
  4. CONSTRUCTION PLANS, EROSION CONTROL PLAN AND EROSION CONTROL MEASURES SHALL BE REQUIRED BY CITY FOR ALL WORK DONE WITHIN DRAINAGE RUN-OFF.
  5. CONSTRUCTION SHALL BE DONE WITHIN THE RIGHT-OF-WAY AS REQUIRED BY METRO PUBLIC WORKS DEPARTMENT.
  6. NO WORK SHALL BE DONE WITHIN THE RIGHT-OF-WAY WITHOUT METRO PUBLIC WORKS DEPARTMENT APPROVAL.
  7. NO WORK SHALL BE DONE WITHIN THE RIGHT-OF-WAY WITHOUT METRO PUBLIC WORKS DEPARTMENT APPROVAL.
  8. NO WORK SHALL BE DONE WITHIN THE RIGHT-OF-WAY WITHOUT METRO PUBLIC WORKS DEPARTMENT APPROVAL.
  9. COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE, SLOPE) SHALL BE PLACED IN A COMMON TRENCH (SEE EROSION CONTROL PLAN) BY APPROVED CONTRACTOR.
  10. METRO PUBLIC WORKS DEPARTMENT SHALL BE IN PLACE DURING CONSTRUCTION AND CONSTRUCTION SHALL BE IN PLACE DURING CONSTRUCTION AND CONSTRUCTION SHALL BE IN PLACE DURING CONSTRUCTION AND CONSTRUCTION SHALL BE IN PLACE DURING CONSTRUCTION.
  11. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM METRO GIS DATA.
  12. ALL SETBACKS SHALL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
  13. ALL UTILITIES AND SERVICE LINES SHALL BE LOCATED FOR SHOWN TO REQUIREMENTS.
  14. DRAINAGE DESIGN SHALL COMPLY WITH CHAPTER 8.4 AND 8.5 OF THE L.D.C.
  15. SITE LIGHTING SHALL NOT BE DONE IN THE EYES OF DRIVERS. IF IT DOES, IT SHALL BE SCREENED, SHIELDED OR TURNED OFF.

- ### MSD NOTES
1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA AND JEFFERSON COUNTY METRO PUBLIC WORKS DEPARTMENT DESIGN MANUAL AND CONSTRUCTION SPECIFICATIONS.
  2. DRAINAGE FACILITIES (EXCEPT BY APPROVAL OF THE CITY ENGINEER) SHALL BE DESIGNED TO MEET THE DESIGN CRITERIA OF THE METRO PUBLIC WORKS DEPARTMENT DESIGN MANUAL AND CONSTRUCTION SPECIFICATIONS.
  3. AN APPROVED EROSION PREVENTION AND CONTROL PLAN SHALL BE SUBMITTED WITH THE CONSTRUCTION PERMIT AND SHALL BE IN PLACE DURING CONSTRUCTION AND CONSTRUCTION SHALL BE IN PLACE DURING CONSTRUCTION.
  4. UTILITY LINES, IF APPLICABLE, SHALL BE LOCATED FIRST AND SHALL BE IN PLACE DURING CONSTRUCTION AND CONSTRUCTION SHALL BE IN PLACE DURING CONSTRUCTION.
  5. ALL UTILITIES AND SERVICE LINES SHALL BE LOCATED FOR SHOWN TO REQUIREMENTS.
  6. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM EROSION, FLOOD, TRUCKS AND CATCH BASINS. STOCKPILES SHALL BE COVERED WITH A GEOTEXTILE MAT AND PROTECTED FROM WIND AND WEATHER.
  7. WHERE CONSTRUCTION OF LAND DEVELOPMENT ACTIVITY WILL BE TEMPORARILY CLASSIFIED AS A CONSTRUCTION ACTIVITY, THE AREA OF DISTURBANCE SHALL BE PROTECTED FROM WIND AND WEATHER BY A TEMPORARY EROSION CONTROL MEASURE.
  8. PROPOSED FACILITY SHALL BE DESIGNED TO MEET THE DESIGN CRITERIA OF THE METRO PUBLIC WORKS DEPARTMENT DESIGN MANUAL AND CONSTRUCTION SPECIFICATIONS.
  9. THIS PROJECT IS SUBJECT TO METRO WATER QUALITY REGULATIONS. THE INDIVIDUALS, AREAS OF DISTURBANCE SHALL BE DESIGNED TO BE PROTECTED FROM WIND AND WEATHER BY A TEMPORARY EROSION CONTROL MEASURE.
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### TREE CANOPY CALCULATIONS

BASE CANOPY CATEGORY CLASS C

TOTAL SITE AREA	10,000 SQ FT
EX. TREE CANOPY AREA	1,000 SQ FT (10%)
PROPOSED TREE CANOPY AREA	1,000 SQ FT (10%)
TOTAL TREE CANOPY AREA	2,000 SQ FT (20%)

ADDITIONAL TREE CANOPY REQUIRED: 8,000 SQ FT (80%)

TOTAL TREE CANOPY TO BE PROVIDED: 10,000 SQ FT (100%)



LOCATION MAP  
NOT TO SCALE

### DATA

GROSS SITE AREA	2.41 ACRES
EXISTING ZONING	CM-1 (P) 99(1)
EXISTING ZONING DISTRICT	M-2
EXISTING USE	OFFICE/WAREHOUSE
EXISTING BUILDING AREA	25,000 SQ FT
PROPOSED BUILDING ADDITION	2 STORIES, MAX. HT. 30'
TOTAL BUILDING AREA	25,000 SQ FT (INC. 20%)
PROPOSED PARKING	0.31
PARKING CALCULATIONS	MINIMUM PARKING REQUIRED: 16 SPACES
	MAXIMUM PARKING ALLOWED: 45 SPACES
	PROPOSED PARKING: 51 SPACES
	MIN. 3 ACCESSIBLE SPACES
	MIN. 3 COMPACT (5' X 8')

### LANDSCAPE REQUIREMENTS

VEGETATION AREA	10,000 SQ FT
PROPOSED LANDSCAPE AREA	1,000 SQ FT
TOTAL LANDSCAPE AREA	11,000 SQ FT

### IMPERVIOUS AREA (SITE)

TOTAL AREA	2.41 ACRES
AREA OF IMPERVIOUS SURFACE	1.00 ACRES
PROPOSED IMPERVIOUS SURFACE	1.00 ACRES
IMPERVIOUS SURFACE	1.00 ACRES

### REVISIONS

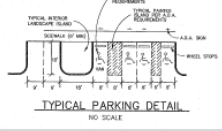
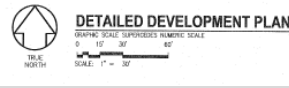
NO.	DATE	DESCRIPTION
1	01/15/2021	ISSUED FOR PERMIT
2	01/15/2021	ISSUED FOR PERMIT

**BTM Engineering, Inc.**  
 1000 W. 10th Street, Suite 100  
 Oklahoma City, Oklahoma 73106  
 Phone: (405) 241-1111  
 Fax: (405) 241-1112  
 www.btmeng.com

**FOR REVIEW ONLY**

**DETAILED DISTRICT DEVELOPMENT PLAN**  
 3300 GILMORE INDUSTRIAL BLVD.  
 LOUISVILLE, KY 40213-2113

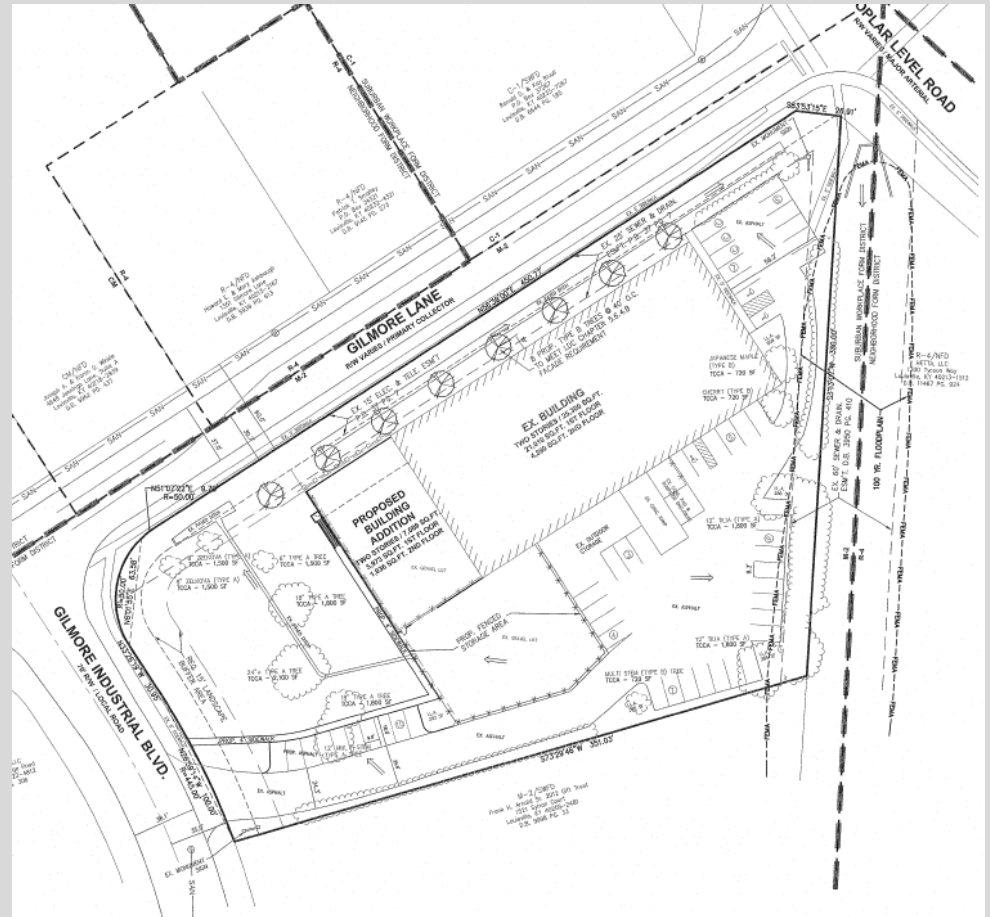
DATE: FEBRUARY 22, 2021  
 SCALE: 1" = 30'



RELATED CASES: 14859, 14857  
 9-116-96, 10-94-94, 13-161-94

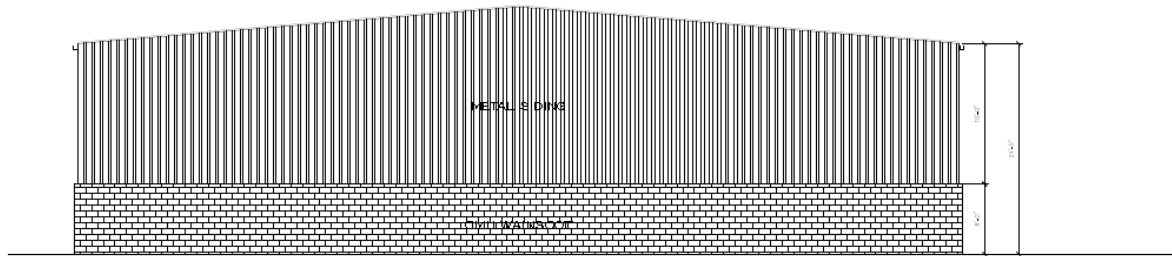
# DEVELOPMENT PLAN SPECIFICS

- 7,009 SF addition
- 10 additional parking spaces
- Pedestrian connection provided to Gilmore Industrial
- Tree plantings along building frontage
- Fully LDC compliant



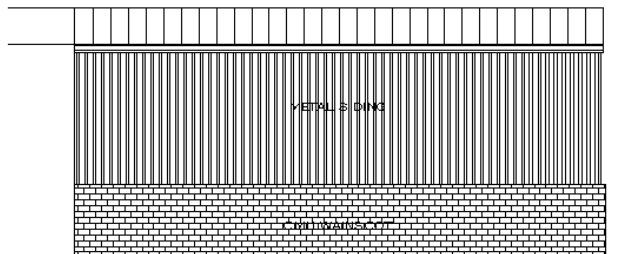


# BUILDING ELEVATION



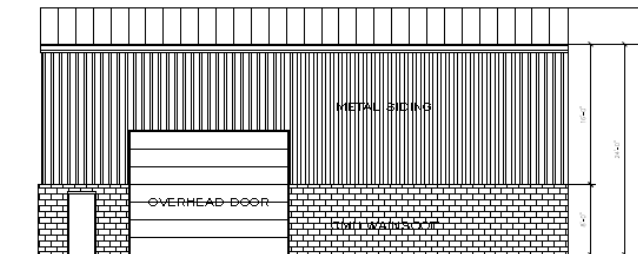
03 | END ELEVATION

A41 | SCALE 3/16" = 1'-0"



01 | REAR ELEVATION

A41 | SCALE 3/16" = 1'-0"



02 | FRONT ELEVATION

A41 | SCALE 3/16" = 1'-0"

# REQUESTS

- Revised Detailed District Development Plan
  - Land Development Code compliant building addition

## QUESTIONS?