

**16DEVPLAN1179**

**2810 South English Station Rd.**



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

**Ross Allen, Planner I  
December 5, 2016**

# Request(s)

- **Variance** from the Land Development Code, Section 5.3.1.C.5 to allow the building to exceed the maximum front setback by approximately 87 feet.

Location	Requirement	Request	Variance
South English Station Road	80 ft.	167 ft.	87 ft.

# Request(s)

- **Sidewalk Waiver**: from LDC section 5.8.1.B to not provide a sidewalk along the 351 foot frontage of South English Station Road and a 116 foot section leading to the non-residential building from the public right of way.

# Case Summary / Background

- Proposing to construct a 16,384 sf. building on a five acre lot adjacent to the western side of South English Station Road on a lot zoned M-2 in a Neighborhood Form District within the **Floyds Fork Overlay District**.
- Proposed building would be used as an Electric Contractor/Landscape Contractor Offices.
- Site is currently a vacant parcel defined as farmland.

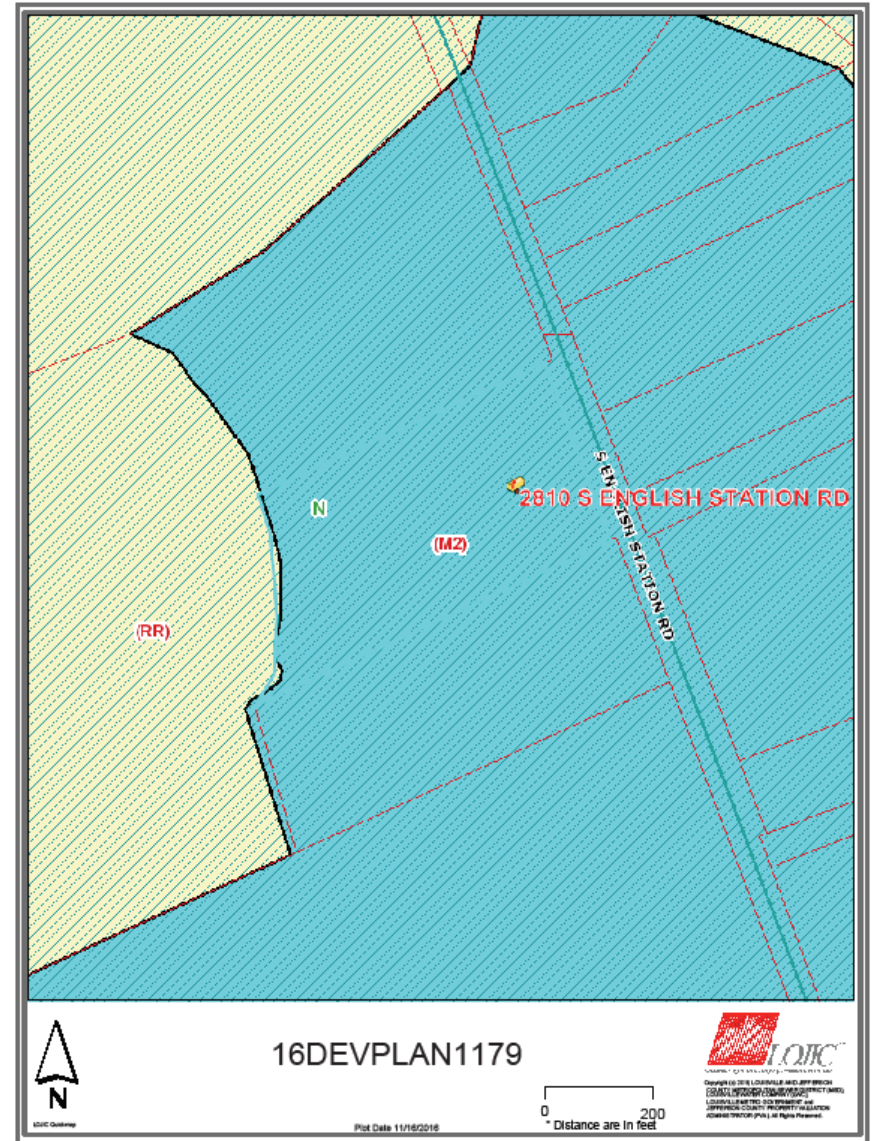
# Zoning/Form Districts

## Subject Property:

- Existing: M-2/  
Neighborhood
- Proposed: M-2/  
Neighborhood

## Adjacent Properties:

- North: M-2/Neighborhood
- South: M-2/ Neighborhood
- East: M-2/ Neighborhood
- West: RR/ Neighborhood





# Aerial Photo/Land Use

## Subject Property:

- Existing: Farmland
- Proposed: Office/Warehouse

## Adjacent Properties:

- North: Farmland
- South: Industrial
- East: Industrial
- West: Farmland



# Site Photos-Subject Property



The eastern property line, looking at the area where the sidewalk waiver is requested north along South English Station Rd.



# Site Photos-Subject Property





# Surrounding Site



Looking at an adjacent site (south) Blue Heaven Technologies  
an air filter supplier.

# Surrounding Site



Looking at an adjacent site (north) a residential home.



# Applicant's Site Plan

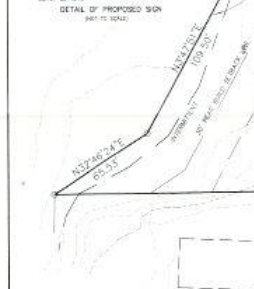
## SITE DISTURBANCE CALCULATIONS

TOTAL AREA OF SITE DISTURBANCE ..... 2.48 ACRES  
 DISTINGUISHING SURFACE ..... 0.90 AC FT  
 PROPOSED IMPERVIOUS SURFACE ..... 55,341 SQ. FT.  
 NET INCREASE IN IMPERVIOUS SURFACE ..... 55,341 SQ. FT.

- ### LEGEND
- BOUNDARY LINE (SUBJECT TRACT)
  - BOUNDARY LINE (ADJACENT)
  - JOINED DISTRICT BOUNDARY LINE
  - CONTROL MANAGEMENT (MUT)
  - ASILE
  - EXISTING SPOT ELEVATION
  - BOUNDARY
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING UNDERGROUND ELECTRIC SERVICE
  - EXISTING UTILITY POLE
  - EXISTING LIGHT ON UTILITY POLE
  - EXISTING ARCHER FOR POLE
  - EXISTING FENCE (TYPE NOTED)
  - EXISTING FIRE HYDRANT
  - PROPOSED SURFACE (TYPE NOTED)
  - PROPOSED SURFACE (TYPE NOTED)
  - EXISTING DRIVEWAY (DEPRESSIONS WITH SIGN DESIGNATED AREA)
  - PROPOSED DRIVEWAY

TYPICAL PARKING / HANDICAP PARKING DETAIL  
NOT TO SCALE

**NOTE: CAUTION EXISTING UTILITIES**  
 THE INFORMATION SHOWN ON THIS DRAWING (INCLUDING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES) IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. UTILITIES, TRENCHES AND MANHOLES SHOWN ON THIS PLAN ARE AVAILABLE RECORD INFORMATION FROM THE CITY OF LOUISVILLE. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION FOR WORK ON THIS LOCATION. SEE ALSO SHEETS 100-011-0100-0101.



- ### NOTES
- THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 12-5-0099.
  - THIS SITE IS LOCATED IN THE FLOOD ZONE OVERLAY DISTRICT AND IS SUBJECT TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
  - THIS PROPERTY IS SITUATED IN THE CONTROLLED FLOOD DISTRICT.
  - SEWERAGE SYSTEMS ARE NOT AVAILABLE. SEWERAGE DISPOSAL SYSTEM WILL BE A SEPTIC TANK AND LATERAL TRENCH AS SHOWN HEREON.
  - GARBAGE COLLECTION WILL BE BY CURBSIDE.
  - THE PROPOSED BUILDING WILL HAVE ONLY ONE WORK SPACE.
  - SOME OF THE CONSTRUCTION ACTIVITIES WILL BE PERFORMED WHILE THE BUILDING IS OPEN TO THE PUBLIC.
  - PARKING SPACES ARE 8' X 18'.
  - NO NEW DEVELOPMENT OR REDEVELOPMENT OF THE ADJACENT PROPERTY IS BEING APPLIED FOR AND THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE CITY OF LOUISVILLE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE CITY OF LOUISVILLE.
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  - THIS PROPERTY WAS CREATED BY ANNO SUBDIVISION CASE #1000000000000000 AND IS SHOWN IN DEED BOOK 10692, PAGE 703.
  - ALL WORK UNDER THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOUISVILLE'S TRANSPORTATION PLANNING AND DESIGN STANDARDS MANUAL (REVISED 2008) TO THE CONSTRUCTION PLAN APPROVAL.
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  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WATER QUALITY REGULATIONS, INCLUDING BUT NOT LIMITED TO, THE CITY OF LOUISVILLE'S TRANSPORTATION PLANNING AND DESIGN STANDARDS MANUAL (REVISED 2008) TO THE CONSTRUCTION PLAN APPROVAL.
  - A COMMON DRIVEWAY WILL BE USED FOR UNDERGROUND UTILITIES.
  - THE BARRIERS MUST BE INSTALLED ON THIS PROPERTY AS SHOWN BY WORKS TOLERANCE, PER CITY OF LOUISVILLE, KY 2016.

## KARST FEATURES

**SERVICE #1**  
 DEPRESSION DIAMETER - 3' 0"  
 DEPTH OF DEPRESSION - 6" FT  
 NO TYPICAL POLES  
 THE ANNOUARY HAZARD ASSESSMENT WAS PERFORMED BY MARSH TULLOCH, PC ON 10/26/2016, 2016.

**YEA LBA**  
 AREA OF ANNOUARY HAZARD AREA (HAZ) ..... 36,000 SQ. FT.  
 IS IT NOW REQUIRED FOR LA ..... 7.000  
 LA REQUIRED ..... 0.05 ± 36,000 SQ. FT. = 2,190 SQ. FT.  
 LA PROVIDED ..... 2,190 SQ. FT.

**TREE CANOPY CALCULATION**  
 TREE CANOPY CLASSIFICATION ..... C  
 COEXISTING TREE CANOPY PERCENTAGE ..... 2.0%  
 NEW TREE CANOPY COVERAGE AREA ..... 208  
 TOTAL TREE CANOPY COVERAGE AREA REQUIRED ..... 1988

**PROPERTY PERMITTEE (BA)**  
 PROPERTY CLASS ..... U  
 EXISTING TREE CANOPY PERCENTAGE ..... 0%  
 NEW TREE CANOPY COVERAGE AREA ..... 208  
 TOTAL TREE CANOPY COVERAGE AREA REQUIRED ..... 208

## PARKING CALCULATIONS

FOR PROPOSED BUILDING: 1. LANDSCAPE CONTRACTOR OFFICE  
 BASED ON MAXIMUM OF 30 EMPLOYEES PER DAY  
 MINIMUM SPACES: 1 SPACE PER 1.5 EMPLOYEES BASED ON EMPLOYMENT CODE  
 20 EMPLOYEES / 1.5 = 24 SPACES  
 MAXIMUM SPACES: 1 SPACE FOR EACH EMPLOYEE BASED ON EMPLOYMENT CODE  
 30 EMPLOYEES / 1.0 = 30 SPACES  
 SPACES PROVIDED: 28 SPACES (INCLUDING 2 HANDICAP)

**BLDG SETBACK REQUIREMENTS FOR M-2, NEIGHBORHOOD**  
 FRONT: 10' (MIN.) / 8' (MAX)  
 SIDE / REAR: 5' (ADJACENT NEIGHBORHOOD)

**STREET CLOSURE**  
 2800 SOUTH ENGLISH STATION ROAD  
 LOUISVILLE, KY 40299  
 DEED BOOK 10300, PAGE 706  
 2004-1004-0000  
 FORM DIST. - NEIGHBORHOOD

## EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE USER SHALL OBTAIN EROSION PREVENTION AND SEDIMENT CONTROL PLAN FROM THE CITY OF LOUISVILLE PRIOR TO ANY LAND DISTURBANCE WORK ON THIS SITE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE CITY OF LOUISVILLE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE CITY OF LOUISVILLE.

SEVERE CONSTRUCTION AND SITE PREPACTIVITY SHALL BE TEMPORARILY CLOSED ON ANY PORTION OF THE SITE. TEMPORARILY CLOSED PORTIONS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 30 DAYS OF THE ACTIVITY BEING COMPLETED.

**UNDEVELOPED LAND**  
 577.79'

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**UNDEVELOPED LAND**  
 577.79'



**SOUTH ENGLISH STATION ROAD R/W VARIES**  
 DEED BOOK 10692, PAGE 703

**OWNER AND DEVELOPER:**  
 ELECTRIC BLADES, LLC  
 P.O. BOX 98459  
 LOUISVILLE, KY 40299  
 DEED BOOK 10692, PAGE 703  
 0248-0248-0000 (PARENT)  
 ZONE M-2 - NEIGHBORHOOD  
 FORM DIST. - NEIGHBORHOOD

**ENGINEER:**  
 ADVANCED ENGINEERING AND SURVEYING, LLC  
 319 TUCKER STATION ROAD  
 LOUISVILLE, KY 40243  
 (502) 244-3875  
 aes@aeengineer.net

**RECEIVED**  
 OCT 24 2016  
 PLANNING & DESIGN SERVICES

**ORIGINAL DATE:**  
 8-30-2016  
**LATEST REVISION DATE:**  
 10-21-2016  
**PRICED DATE:**  
 10-21-2016  
**PROJECT NO.:**



**Advanced**  
 Civil Engineering  
 Land Surveying  
 319 TUCKER STATION ROAD  
 LOUISVILLE, KENTUCKY 40243  
 (502) 244-3876

**ELECTRIC BLADES, LLC**  
 2810 SOUTH ENGLISH STATION ROAD  
 LOUISVILLE, KY 40299

**ELECTRIC / LANDSCAPE CONTRACTOR BUILDING**

**CATEGORY 2B DEVELOPMENT PLAN**  
**CONCEPT DRAINAGE AND EPSC PLAN**  
**ELECTRIC BLADES, LLC**  
 2810 SOUTH ENGLISH STATION ROAD  
 LOUISVILLE, KY 40299

**OWNER AND DEVELOPER:**  
 ELECTRIC BLADES, LLC  
 P.O. BOX 98459  
 LOUISVILLE, KY 40299  
 DEED BOOK 10692, PAGE 703  
 0248-0248-0000 (PARENT)  
 ZONE M-2 - NEIGHBORHOOD  
 FORM DIST. - NEIGHBORHOOD

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 ADVANCED ENGINEERING AND SURVEYING, LLC  
 319 TUCKER STATION ROAD  
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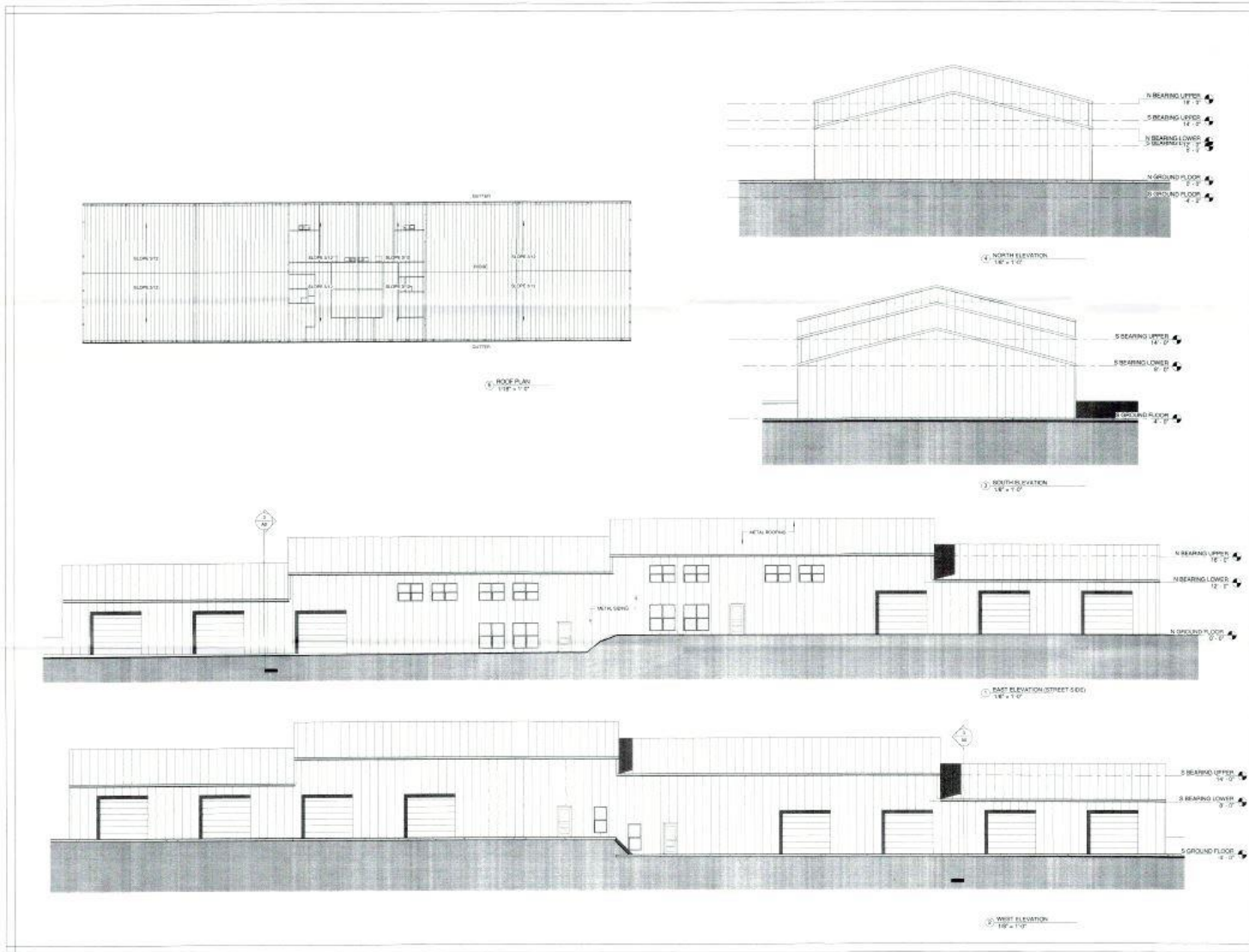
**RECEIVED**  
 OCT 24 2016  
 PLANNING & DESIGN SERVICES

**ORIGINAL DATE:**  
 8-30-2016  
**LATEST REVISION DATE:**  
 10-21-2016  
**PRICED DATE:**  
 10-21-2016  
**PROJECT NO.:**

SCALE: 1" = 30'  
 SHEET 1 of 1



# Elevation



**ELECTRIC BLADES**

ARCHITECT  
  
 ROMAN ARCHITECTURE  
 1000 S. MAIN ST. SUITE 100  
 LOUISVILLE, KY 40203

CONTRACTOR  
  
 P.L. LYONS  
 ARCHITECTURAL BUILDERS  
 1000 S. MAIN ST. SUITE 100  
 LOUISVILLE, KY 40203

CLIENT  
 ELECTRIC BLADES LLC  
 2800 S. ENGLISH STATION ROAD  
 LOUISVILLE, KY

DATE: 10/27/17

PROJECT NO: 17-001

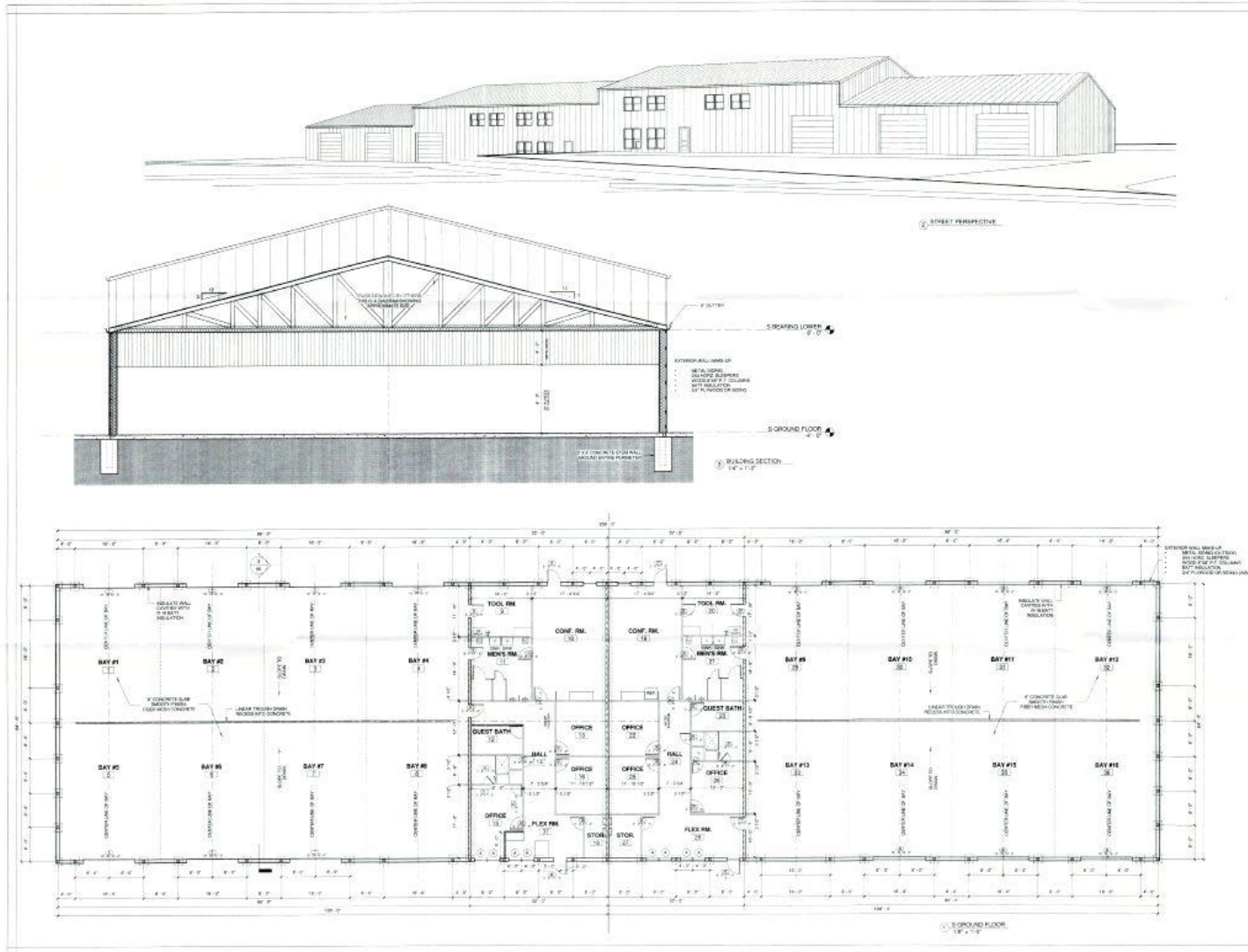
DESCRIPTION: ELEVATIONS

**A1**

16 EXP. 17 18

RECEIVED  
 OCT 27 2017  
 PLANNING DEPARTMENT  
 DESIGN SERVICES

# Floor Plan



**CLIENT**  
ELECTRIC BLADES

**PROJECT**  
2800 S. ENGLISH STATION ROAD  
LOUISVILLE, KY

**ARCHITECT**  
RUMBLE

**CONTRACT NO.**  
2800 S. ENGLISH STATION ROAD  
LOUISVILLE, KY

**DATE**  
1/24/17

**DESIGNER**  
ELECTRIC BLADES

**DATE**  
1/24/17

**CONTRACTOR**  
ELECTRIC BLADES

**DATE**  
1/24/17

**NO. SCALE DRAWING**

**ELECTRIC BLADES LLC**  
2800 S. ENGLISH STATION ROAD  
LOUISVILLE, KY

**RECEIVED**  
1/24/17  
ELECTRIC BLADES LLC  
DESIGN SERVICES

**A0**

# Conclusions

- The variance request appears to be adequately justified and meet the standard of review.
  - Variance from the Land Development Code, Section 5.3.1.C.5 to allow the building setback to exceed the maximum front setback by approximately 87 feet.
- The sidewalk waiver does not appear to be adequately justified or meet the standard of review.
  - LDC Sidewalk waiver from section 5.8.1.B to not provide a sidewalk along the 351 foot frontage of South English Station Road and a 116 foot section leading to the non-residential building from the public right of way.



# Required Actions

- **Variance** from the Land Development Code, Section 5.3.1.C.5 to allow the building setback to exceed the maximum front setback by approximately 87 feet.

Approve/Deny

- **Sidewalk Waiver** from LDC section 5.8.1.B to not provide a sidewalk along the 351 foot frontage of South English Station Road and a 116 foot section leading to the non-residential building from the public right of way. Approve/Deny