

**22-DDP-0078**

**Thieneman E Orell**

**11905 Dixie Hwy**



**Planning Commission**

**Jay Lockett, AICP, Planner II**

**December 15, 2022**

# Requests

- **Revised Detailed District Development plan with Revisions to Binding Elements**

# Project Summary

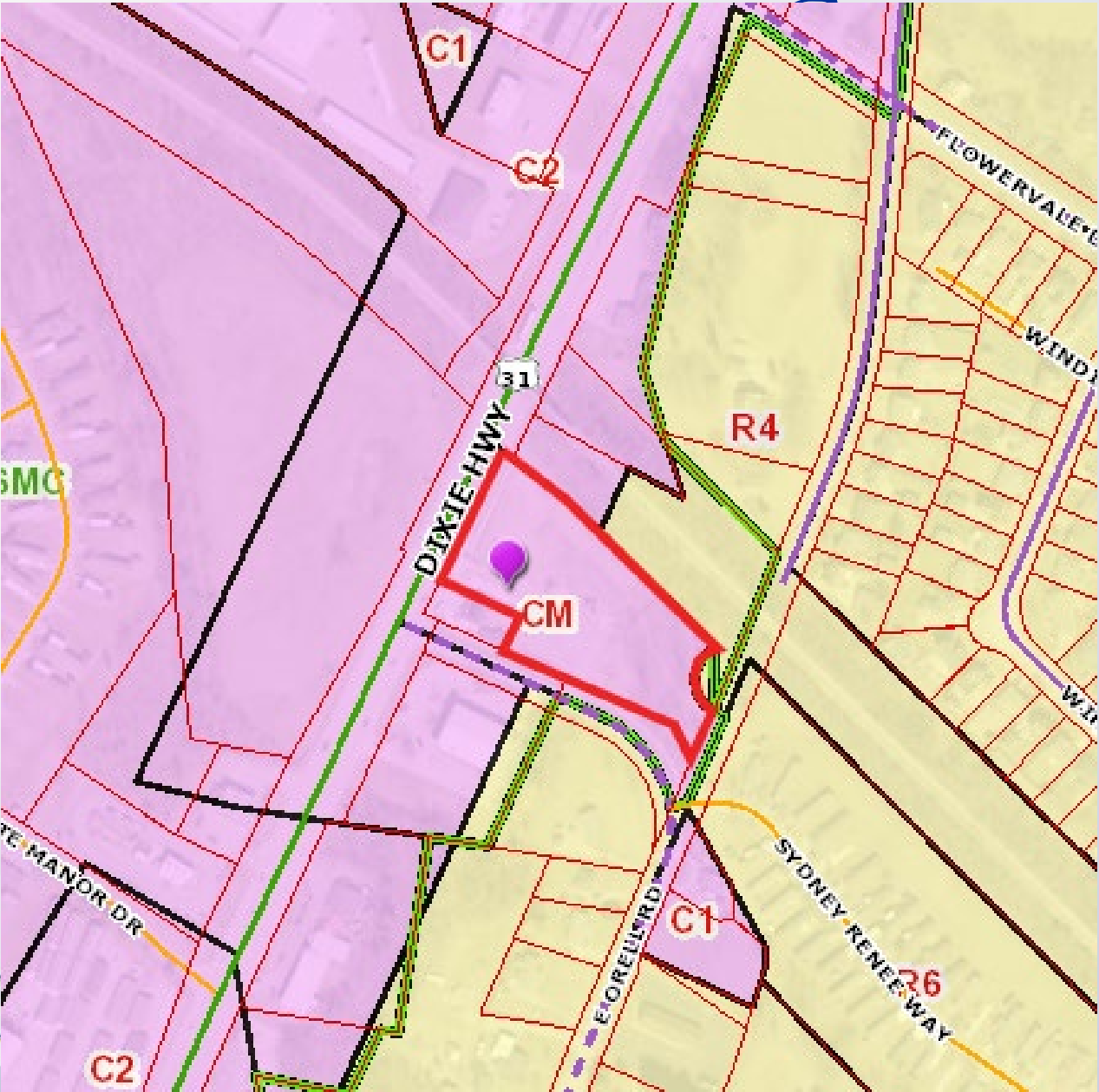
- The applicant is proposing to add a trailer sales and storage business to a site that is currently under development for mini-storage in the Valley Station area of southwestern Louisville Metro.
- The site was rezoned to CM with an approved development plan and binding elements under docket 17ZONE1022.
- The subject site is approximately 2.19 acres in the Suburban Marketplace Corridor form district at the intersection of E Orell Ave and Dixie Hwy.

# Site Aerial

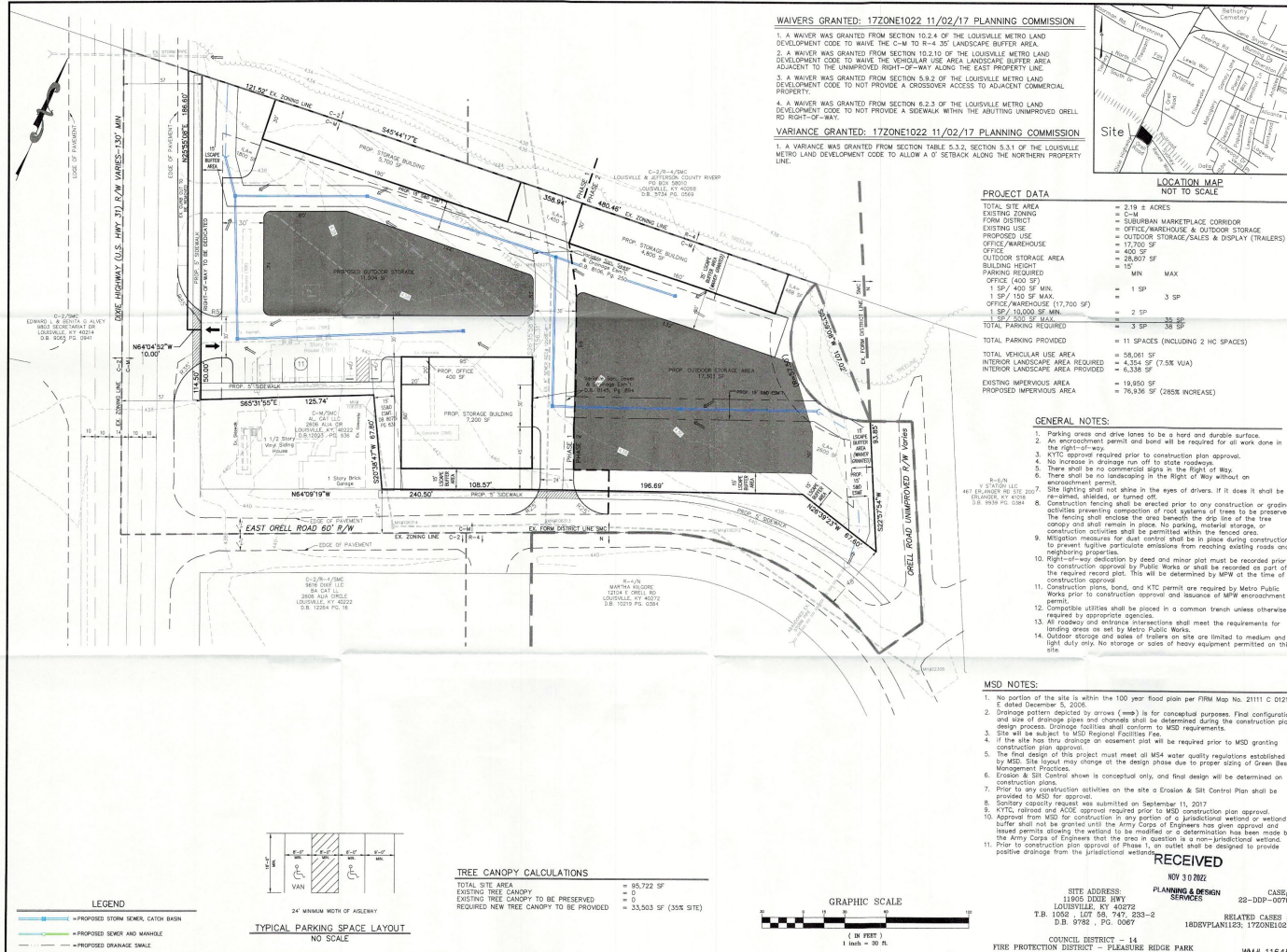




# Site Zoning



# Proposed Plan



**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11-13-17	REV. AGENCY COMMENTS	EP	EP
2	11-13-17	REV. AGENCY COMMENTS	EP	EP
3	11-13-17	REV. AGENCY COMMENTS	EP	EP
4	11-13-17	REV. AGENCY COMMENTS	EP	EP

**PROJECT DATA**

DATE: 11/02/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 COUNTY: KY  
 SHEET: 1 OF 1

**ENGINEER'S SEAL**  
 SUPERVISOR'S SEAL

**RECEIVED**  
 NOV 30 2017  
 PLANNING & DESIGN SERVICES  
 18005 DIXIE HWY  
 LOUISVILLE, KY 40272  
 T.B. 1002 / L.O. 58 / 747.273-2  
 D.B. 9782 / PG. 0067

**RELATED CASES**  
 18005PLAN1123, 17ZONE1022

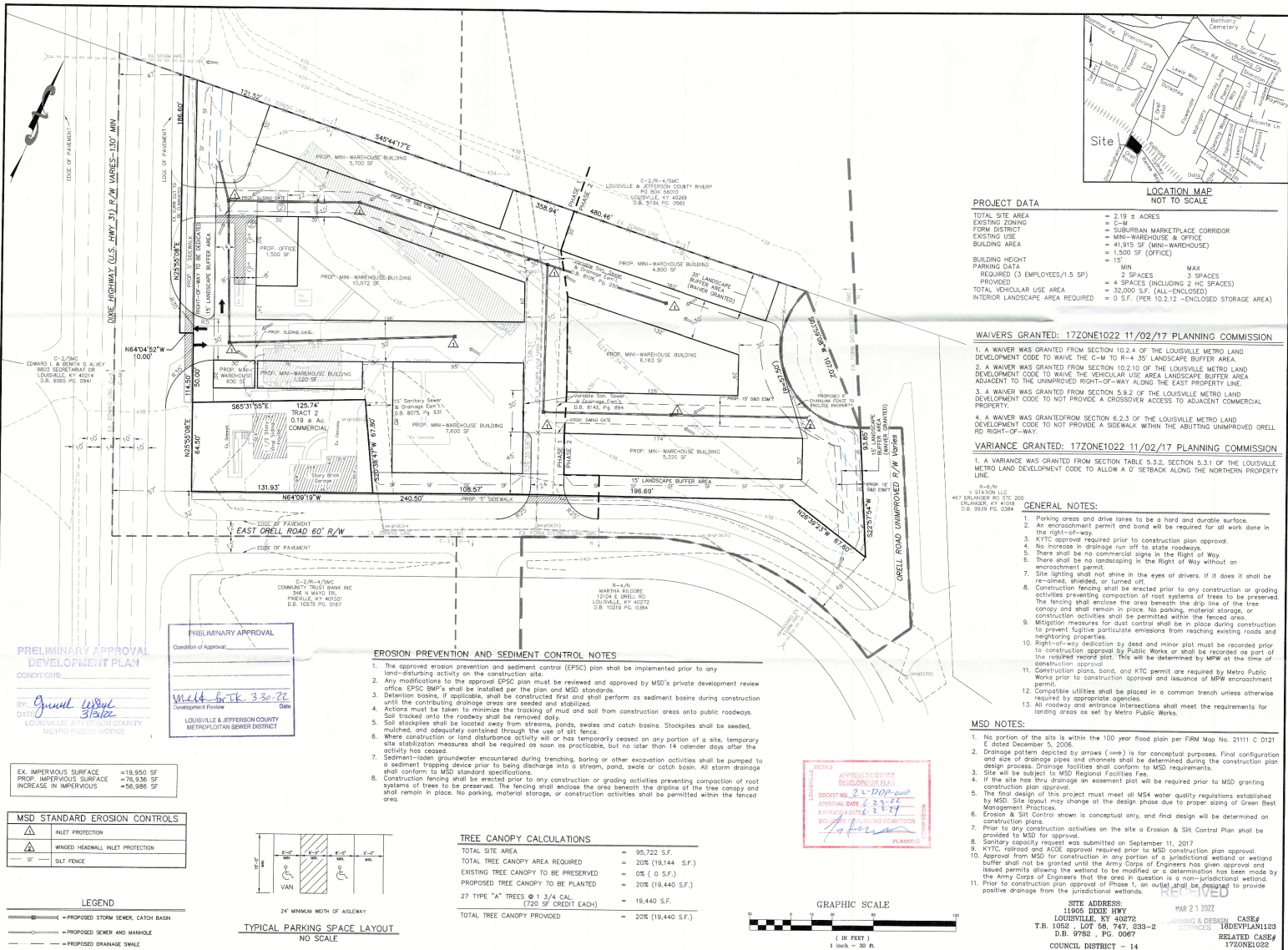
**FIRE PROTECTION DISTRICT - PLASMINE RIDGE PARK**  
 WM# 11645

**ORELL STORAGE**  
 OWNER/DEVELOPER  
 11905 DIXIE LLC  
 PO BOX 101045  
 LOUISVILLE, KY 40289

**11095**  
**SHEET 1 OF 1**



# 2022 Approved Plans



### PROJECT DATA

TOTAL SITE AREA	= 2.19 ± ACRES
EXISTING ZONING	= C-2
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= MINI-WAREHOUSE & OFFICE
BUILDING AREA	= 41,915 SF (MINI-WAREHOUSE)
	= 1,500 SF (OFFICE)
BUILDING HEIGHT	= 12' ±
PARKING DATA	MIN. MAX.
REQUIRED (3 EMPLOYEES/1.5 SP)	3 SPACES
PROVIDED	= 4 SPACES (INCLUDING 2 HC SPACES)
TOTAL VEHICULAR USE AREA	= 32,000 S.F. (ALL-ENCLOSED)
INTERIOR LANDSCAPE AREA REQUIRED	0.5 F. (PER 10.2.12 - ENCLOSED STORAGE AREA)

### WAIVERS GRANTED: 17ZON1022 11/02/17 PLANNING COMMISSION

- A WAIVER WAS GRANTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE C-M TO R-4.35 LANDSCAPE BUFFER AREA.
- A WAIVER WAS GRANTED FROM SECTION 10.2.10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE VEHICULAR USE AREA LANDSCAPE BUFFER AREA ADJACENT TO THE UNIMPROVED RIGHT-OF-WAY ALONG THE EAST PROPERTY LINE.
- A WAIVER WAS GRANTED FROM SECTION 5.9.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A CROSSOVER ACCESS TO ADJACENT COMMERCIAL PROPERTY.
- A WAIVER WAS GRANTED FROM SECTION 6.2.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A SIDEWALK WITHIN THE ADJUTING UNIMPROVED ORELL RD RIGHT-OF-WAY.

### VARIANCE GRANTED: 17ZON1022 11/02/17 PLANNING COMMISSION

- A VARIANCE WAS GRANTED FROM SECTION TABLE 5.3.2, SECTION 5.3.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A 0' SETBACK ALONG THE NORTHERN PROPERTY LINE.

### GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- KTC approval required prior to construction plan approval.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area, or to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Right-of-way dedication by deed and minor plat must be recorded prior to construction approval by Public Works. Work shall be recorded as part of the required record plat. This will be determined by MPW at the time of construction approval.
- Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

### MSD NOTES:

- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 021 dated December 5, 2008.
- Drainage pattern depicted by arrows (====) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Site will be subject to MSD Regional Facilities Fee.
- If the site has tree drainage an easement plat will be required prior to MSD grading construction plan approval.
- 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.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Sanitary capacity request was submitted on September 11, 2017.
- KTC approval required prior to MSD construction plan approval.
- Approval from MSD for construction in any portion of a jurisdictional wetland or wetland buffer shall not be granted until the Army Corps of Engineers has given approval and issued permits allowing the wetland to be modified or a determination has been made by the Army Corps of Engineers that the area in question is a non-jurisdictional wetland.
- Prior to construction plan approval of Phase 1, an outlet shall be designed to provide positive drainage from the jurisdictional wetlands.

APPROVAL AND CERTIFICATION  
 DESIGNER: *[Signature]*  
 CHECKED BY: *[Signature]*  
 DATE: 2-2-22  
 PROJECT NO. 17ZON1022  
 PLANNING

NO.	DATE	DESCRIPTION	BY
1	11-11-22	PER AGENCY COMMENTS	DT
2	11-11-22	PER AGENCY COMMENTS	DT

PROJECT DATA	PROJECT NO.	11095
OWNER/DEVELOPER	OWNER/DEVELOPER	11905 DIXIE LLC
DATE	DATE	3/20/22
CREATED BY	CREATED BY	DT

REVISIONS	NO. <td>DATE <td>DESCRIPTION <td>BY </td></td></td>	DATE <td>DESCRIPTION <td>BY </td></td>	DESCRIPTION <td>BY </td>	BY
1	11-11-22	PER AGENCY COMMENTS	DT	
2	11-11-22	PER AGENCY COMMENTS	DT	

ENGINEER'S SEAL	DATE	3/20/22
PROJECT DATA	PROJECT NO.	11095
OWNER/DEVELOPER	OWNER/DEVELOPER	11905 DIXIE LLC
DATE	DATE	3/20/22
CREATED BY	CREATED BY	DT

**L&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 405 E. MAIN ST. SUITE 200  
 LOUISVILLE, KY 40202  
 TEL: 502.636.1234  
 FAX: 502.636.1235  
 WWW.LANDDESIGNINC.COM

REVISIONS  
 NO. 11095  
 OWNER/DEVELOPER  
 11905 DIXIE LLC  
 PO BOX 99104  
 LOUISVILLE, KY 40209

DATE: 3/20/22  
 SHEET 1 OF 1  
 PROJECT NO. 11095  
 DATE: 3/20/22  
 PROJECT NO. 11095

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DATE: 3/20/22  
 SHEET 1 OF 1  
 PROJECT NO. 11095  
 DATE: 3/20/22  
 PROJECT NO. 11095



# 2017 Approved Plan

**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

**NOTICE**  
 THE DISTRICT DEVELOPMENT PLAN IS THE AUTHORITY FOR THE ISSUANCE OF PERMITS. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE DISTRICT ENGINEER.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS  
 LOUISVILLE/JEFFERSON COUNTY METRO FOUR OFFICES  
 01/10/18

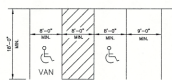
EX. IMPERVIOUS SURFACE = 19,950 SF  
 PROP. IMPERVIOUS SURFACE = 76,936 SF  
 INCREASE IN IMPERVIOUS = 56,986 SF

MSD STANDARD EROSION CONTROLS	
	INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

**LEGEND**

- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED SEWER MAIN AND MANHOLE
- PROPOSED DRAINAGE SWALE

**TYPICAL PARKING SPACE LAYOUT**  
 NO SCALE

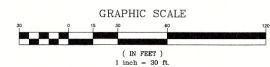


**EROSION PREVENTION AND SEDIMENT CONTROL NOTES**

- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
- Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
- Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fences.
- 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.
- 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. All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip-line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	=	95,722 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (19,144 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (19,144 S.F.)
27 TREE "A" TREES @ 1 3/4" CAL. (720 SF CREDIT EACH)	=	19,440 S.F.
TOTAL TREE CANOPY PROVIDED	=	20% (19,440 S.F.)



**PROJECT DATA**

TOTAL SITE AREA	= 2.19 ± ACRES
EXISTING ZONING	= R-4 / C-2
FORM DISTRICT	= NEIGHBORHOOD / SUBURBAN MARKETPLACE CORRIDOR
PROPOSED ZONING	= C-M
PROPOSED FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= HOTEL
PROPOSED USE	= MWE-WAREHOUSE & OFFICE
PROPOSED BUILDING AREA	= 1,500 SF (OFFICE)
BUILDING HEIGHT	= 15'
PARKING DATA	= 3 SPACES
REQUIRED (3 EMPLOYEES/1.5 SF)	= 3 SPACES
PROVIDED	= 4 SPACES (INCLUDING 2 H.E. SPACES)
TOTAL VEHICULAR USE AREA	= 32,000 S.F. (ALL-ENCLOSED)
INTERIOR LANDSCAPE AREA REQUIRED	= 90 S.F. (PER 10.2.12 - ENCLOSED STORAGE AREA)

**WAIVER REQUEST**

- A WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE C-M TO R-4 35' LANDSCAPE BUFFER AREA.
- A WAIVER IS REQUESTED FROM SECTION 10.2.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE VEHICULAR USE AREA LANDSCAPE BUFFER AREA ADJACENT TO THE UNIMPROVED RIGHT-OF-WAY ALONG THE EAST PROPERTY LINE.
- A WAIVER IS REQUESTED FROM SECTION 5.9.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A CROSSWALK ACCESS TO ADJACENT COMMERCIAL PROPERTY.
- A WAIVER IS REQUESTED FROM SECTION 6.2.3.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A SIDEWALK WITHIN THE ADJUTING UNIMPROVED ORELL RD RIGHT-OF-WAY.

**VARIANCE REQUEST**

- A VARIANCE IS REQUESTED FROM SECTION TABLE 5.3.2, SECTION 5.3.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A 6' SETBACK ALONG THE NORTHERN PROPERTY LINE.

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- KYTC approval required prior to construction plan approval.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip-line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Right-of-way dedication by deed and minor plat must be recorded prior to construction approval by Public Works or shall be recorded as part of the required master plat. This will be determined by MPW at the time of construction approval.
- Construction plans, bond, and KYTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

**MSD NOTES:**

- No portion of the site is within the 100 year flood plain per Firm Map No. 21111 C 0021 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Site will be subject to MSD Regional Facilities Fee.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- 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.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Sanitary capacity request was submitted on September 11, 2017.
- KYTC, railroad and ACCE approval required prior to MSD construction plan approval.
- Approval from MSD for construction in any portion of a jurisdictional wetland or wetland buffer shall not be granted until the Army Corps of Engineers has given approval and issued permits allowing the wetland to be modified or a determination has been made by the Army Corps of Engineers that the area in question is a non-jurisdictional wetland.

SITE ADDRESS:  
 11905 DIXIE HWY  
 LOUISVILLE, KY 40272  
 T.B. 1052 - LOT 56 747, 833-2  
 D.B. 9782 - P.C. 0067

COUNCIL DISTRICT - 14 CASE# 17Z0NE1022  
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK WM# 11645

NO.	DATE	DESCRIPTION	BY
1	11-18-17	SUBMIT ASKS FOR REVIEW	DT
2	11-21-17	PHASE I/II	DT
3	4-23-18	PHASE I/II	DT
4	4-23-18	E. ORELL - SIDEWALK	DT

**RECEIVED**  
 JAN 08 2018  
 DESIGN SERVICE

PROJECT DATA
FILE NAME
SCALE
DATE
CHECKED BY
DRAWN BY

**L&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 401 BUCKLE UP BLVD  
 ELLENBURG, KY 40324  
 TEL: 502.338.9999  
 FAX: 502.338.9998  
 WWW.LANDDESIGNINC.COM

**ORELL MINI-WAREHOUSE**  
 OWNER/DEVELOPER  
 11905 DIXIE HWY  
 PO BOX 991064  
 LOUISVILLE, KY 40269

SHEET  
 1  
 OF 1



# Subject Site



Jul 28, 2022 9:47:39 AM



# Subject Site



Aug 30, 2022 10:13:32 AM

# Subject Site



# Staff Findings

- The request is adequately justified and meets the standards of review.



# Required Actions

**RECOMMEND** that the **Louisville Metro Council APPROVE** or **DENY** the **Revised Detailed District Development Plan** with revisions to binding elements.