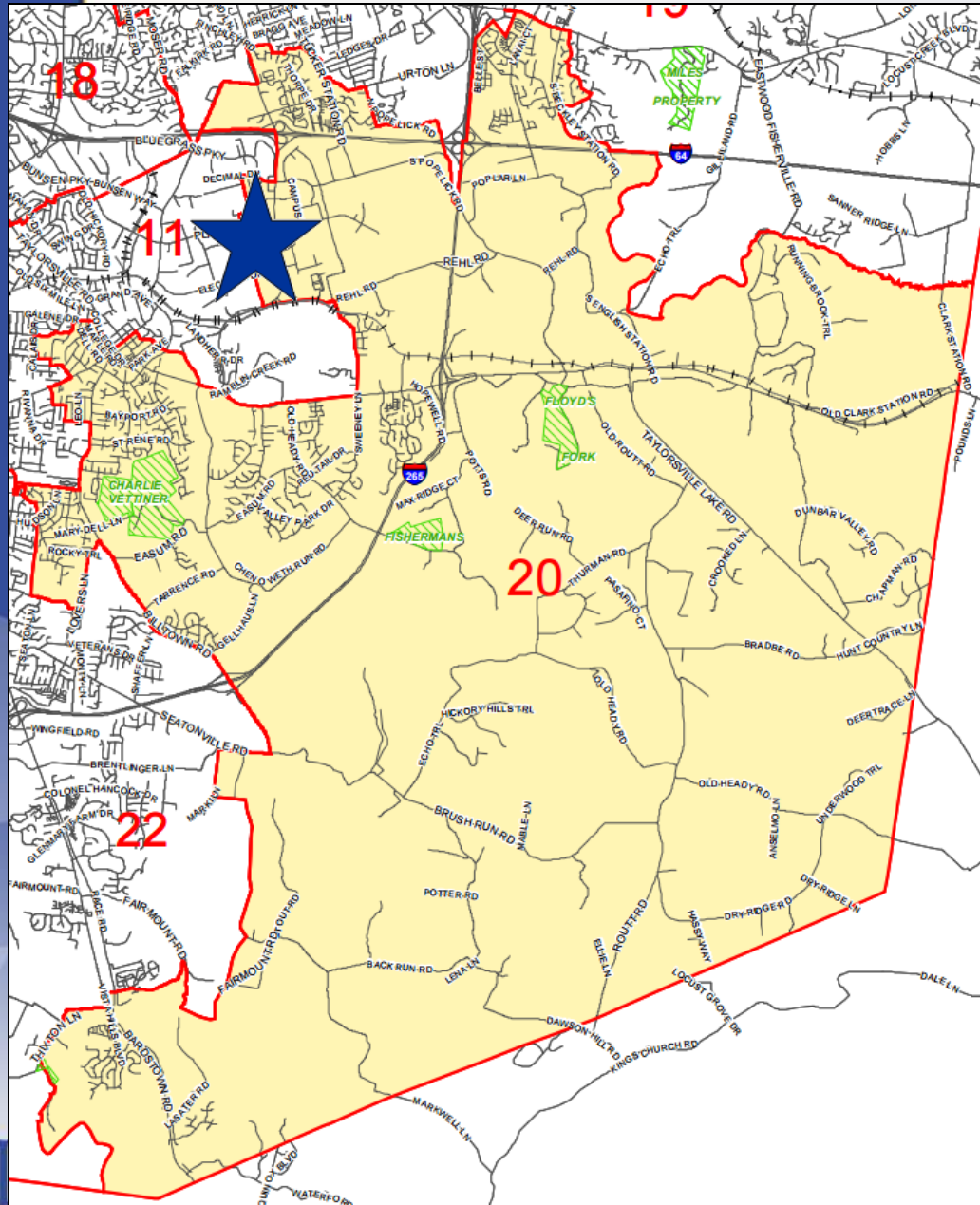


16ZONE1010

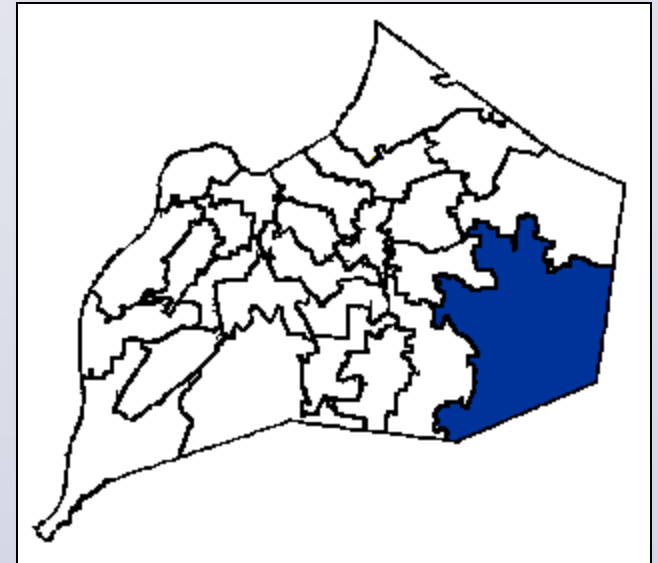
Air Hydro Power



Planning/Zoning, Land Design & Development
June 14, 2016



2550 Blankenbaker Parkway District 20 - Stuart Benson



Request(s)

- Change in Zoning from R-4 to PEC
- Waiver from 5.5.4.B.1 to reduce the required LBA from 50' to 15' and eliminate the 6' berm along the south property line.
- Revised District Development plan (both Louisville Metro and City of Jeffersontown)

Case Summary / Background

- 107,750 SF office and warehouse
- Vacant property
- Located to the west of the existing Air Hydro Power site (recent approval of 15ZONE1034)
- Mixed industrial, office and residential area
- The majority of area along Blankenbaker Parkway is PEC
- To the north and south, mix of both single and multi-family residential

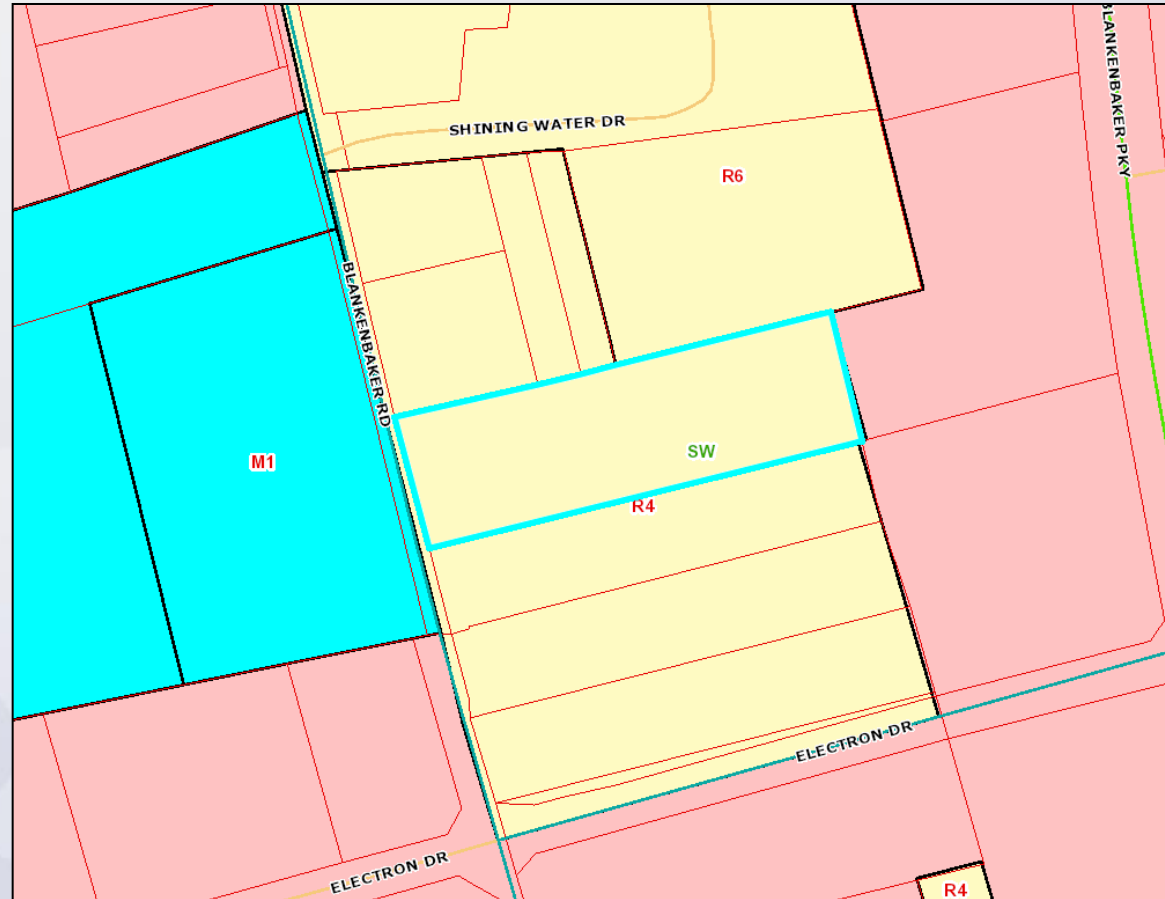
Zoning/Form Districts

Subject Property:

- Existing: R-4/SW
- Proposed: PEC/SW

Adjacent Properties:

- North: R-4, R-6/SW
- South: R-4/SW
- East: PEC/SW
- West: M-1/SW



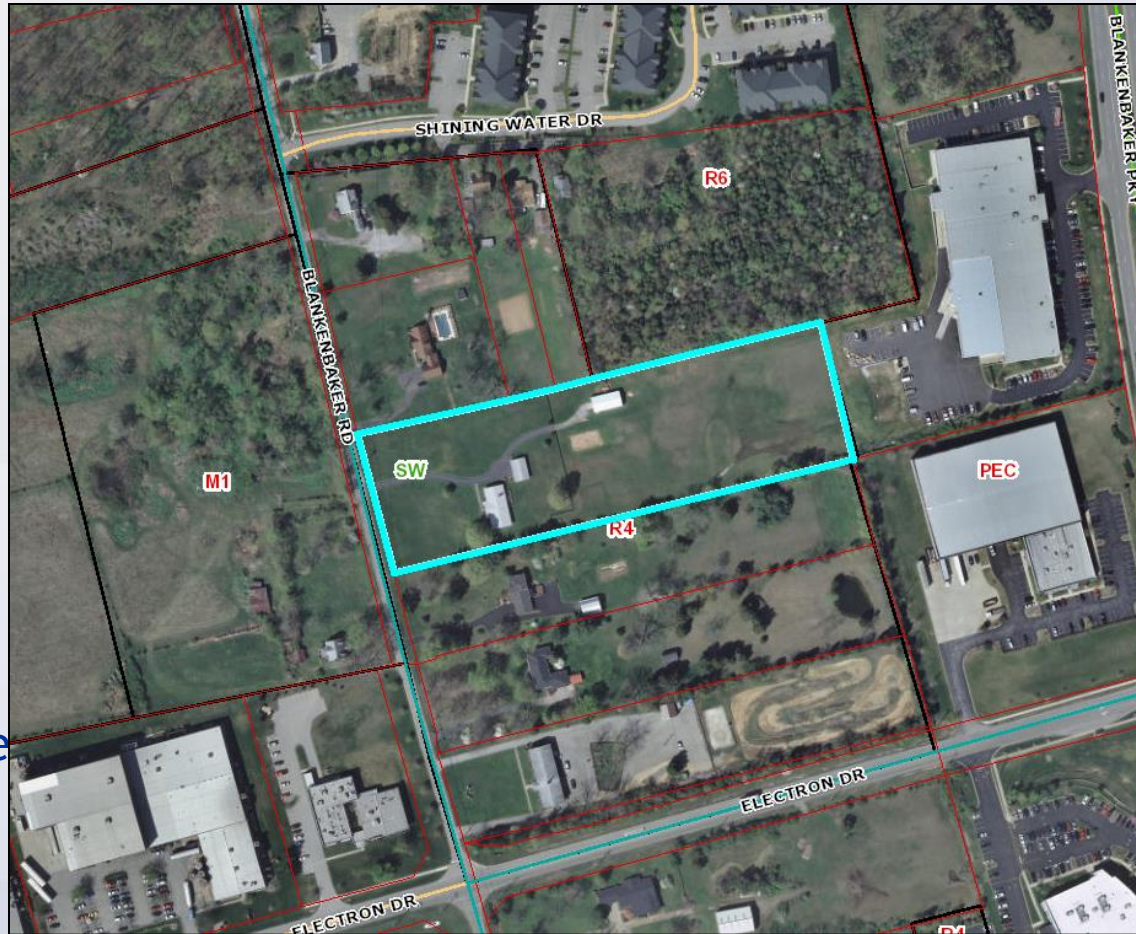
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential
- Proposed: Office/ Warehouse

Adjacent Properties:

- North: Single Family Residential
- South: Single Family Residential
- East: Office/ Warehouse
- West: Single Family Residential



Site Photos-Subject Property



WAIVER REQUESTED:

1. A Waiver is requested from Sections 10.2.4 & 5.5.4.B.1 of the Louisville Metro Land Development Code to waive the 50' Landscape Buffer Area to a 15' Landscape Buffer Area and to waive the 6' ft berm on the south property line between the PCC and R-4 properties.

GENERAL NOTES:

- 1. Parking areas shall show lines to be a hard and durable surface.
2. There shall be no obstruction signs in the right of way.
3. There shall be no landscaping in the Right of Way without an encroachment permit.
4. Site lighting shall not allow in the eyes of drivers. If it does it shall be re-directed, shielded, or turned off.
5. Construction fencing shall be erected prior to any construction or grading activities preventing excavation and road closures or access to the premises. The fencing shall enclose the area beneath the grade of the topography and shall remain in place. No parking, moderate storage, or construction activities shall be permitted within the fenced area.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Transportation Planning.
8. No HAZMAT features were found during a site visit by Kevin Young, REA on 2/29/16.

MSD NOTES:

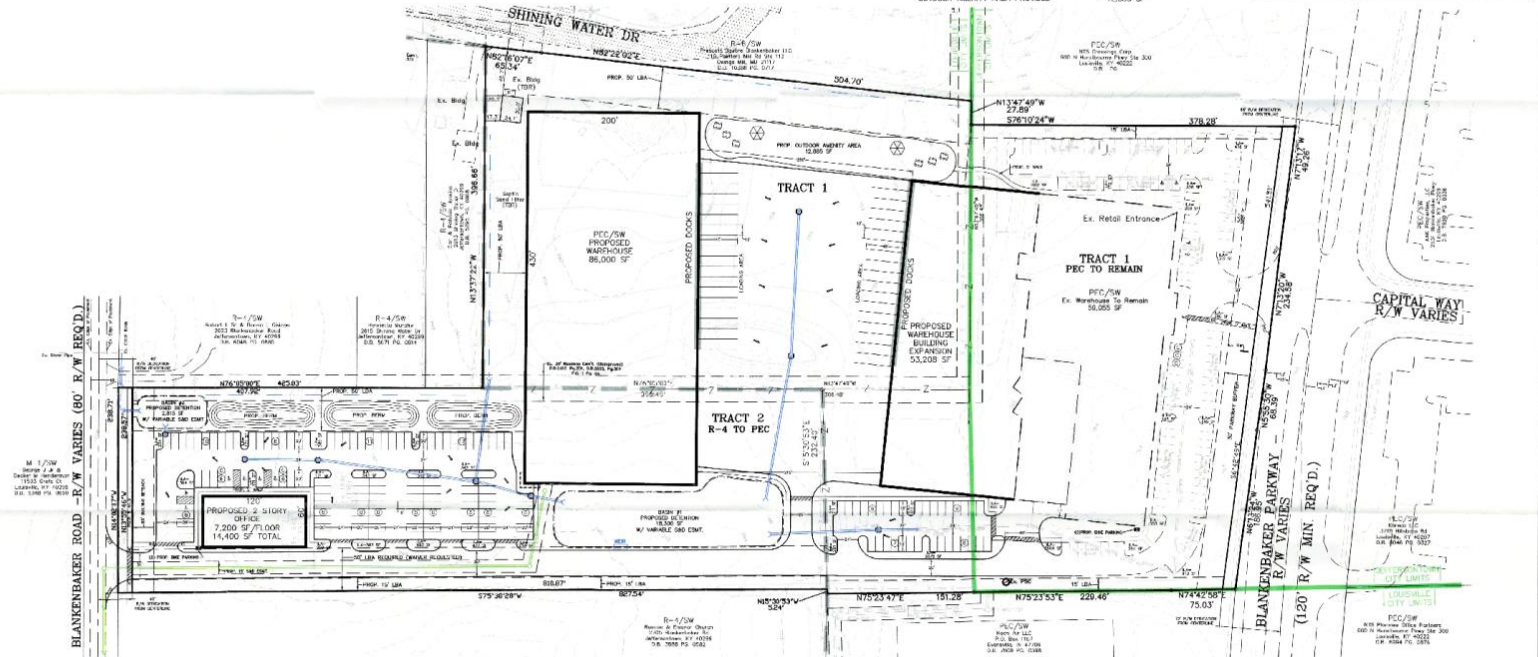
- 1. Sanitary sewer service for the 56,765 SF building expansion will be provided by connection. The sanitary sewer service for the two proposed warehouse buildings will be provided by Lateral Extension & installed to applicable flow.
2. No portion of the site is within the 100 year flood plain per FRM Map No. 21111 (2004 E 4000 December 31, 2006).
3. Denote pattern depicted by symbol (dash) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Linerage quantities shall conform to MSU requirements.
4. The site has two drainage enclosures (also) will be required prior to MSU granting construction plan approval.
5. On-site detention will be provided. Pre-engineered peak flows will be limited to pre-developed peak flows for 2,10,25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
6. The final design of this project must meet all MSU water quality requirements established by MSU. Site layout may change as the design evolves due to stream aging of Great River Management Practices.
7. Erosion & Sediment Control shall be conceptual only, and final design will be required on construction plans. Plans for construction activities on the site a Erosion & Sediment Plan shall be provided to MSU for approval.
8. MSU construction bond will be required prior to construction plan approval.
9. Runoff from the proposed warehouses to be directed to on-site detention basins.
10. No increase in velocity of the point of discharge of the property line.

PROJECT DATA:

Table with 2 columns: Description and Value. Includes TOTAL SITE AREA, PROPOSED R/W, NET SITE AREA, TRACT 1 AREA, TRACT 2 AREA, FORM ZONING, PROPOSED ZONING, EXISTING/PROPOSED USE, EXISTING RETAIL AREA, EXISTING WAREHOUSE AREA, EXISTING OFFICE AREA, PROPOSED WAREHOUSE AREA, TOTAL BUILDING AREA, F.A.R., BUILDING HEIGHT, PARKING REQUIRED, EXISTING RETAIL, OFFICE, WAREHOUSE, TOTAL PARKING PROVIDED, and EXISTING LANDSCAPE AREA.



A PORTION OF THE SITE IS LOCATED IN THE CITY OF JEFFERSON-TOWN AND IS SUBJECT TO THE JULY 2004 LAND DEVELOPMENT CODE.



LEGEND

- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED STORM AND MANHOLE
- PROPOSED DRAINAGE CHANNEL
- PROPOSED SILT FENCE
- PROPOSED STONE PILE MESH PROTECTION
- PROPOSED CARPOOL SPACES
- EXISTING ZONING LINE
- EXISTING CITY LOTS

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any soil-disturbance activity on the construction site. Any modification to the approved plan shall be included on the plan and MSU approved.
Detention basins, if applicable, shall be constructed and shall perform as required basins during construction and shall be constructed to meet all applicable standards and standards.
Adverse shall be taken to prevent the topsoil of mud and soil from construction areas into public easements. Soil located on the roadway shall be replaced as soon as possible.
Soil structures shall be located away from streams, ponds, lakes and catch basins. Structures shall be made, made, and adequately anchored beyond the toe of all walls.
All stream crossings must utilize low-water crossing structures per MSU standard drawing (80-02).
When construction on land disturbance activity will be temporarily ceased on any portion of a site, temporary soil stabilization measures shall be required to be used on previously disturbed areas to prevent soil erosion.
Temporary soil stabilization measures shall include a minimum of 14 linear feet of silt fence for every 1000 sq ft of disturbed area.
Temporary soil stabilization measures shall be installed in a manner to prevent soil erosion from occurring.
Temporary soil stabilization measures shall be installed in a manner to prevent soil erosion from occurring.
All storm drainage shall conform to MSU standard specifications.
Construction fencing shall be erected prior to any construction or grading activities preventing access to the site.
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DETENTION BASIN CALCULATIONS:

X = A CWA/72
AC = 0.75-0.23-0.52
A = 14.4 ACRES
R = 2.8 INCHES
X = 0.52(14.4)(2.8)/12 = 1.75 AC.-FT.
REQUIRED 76,108 = CU.FT.
PROVIDED BASIN #1 = 18,300 SQ.FT.
PROVIDED BASIN #2 = 2,815 SQ.FT.
TOTAL = BASIN #1 18,300 SQ. FT. @ APPROX. 5 FT. DEPTH = 91,500 CU. FT.
= BASIN #2 2,815 SQ. FT. @ APPROX. 2 FT. DEPTH = 5,630 CU. FT.
TOTAL PROVIDED CU. FT. OF DETENTION = 97,130 CU. FT.
= 97,130 CU.FT. > 76,108 CU.FT.

TREE CANOPY CALCULATIONS (CLASS "C" 0-40%):

TOTAL SITE AREA = 615,298 S.F.
EXISTING TREE CANOPY = 131,740 S.F.
TOTAL TREE CANOPY TO BE REQUIRED = 708 (113,000 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED = 20X (123,120 S.F.)

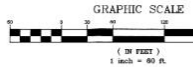


Table with 2 columns: REVISIONS and DESCRIPTION. Includes fields for NO., DATE, and DESCRIPTION.

Table with 2 columns: PROJECT DATA and SURVEYOR'S SEAL. Includes fields for PROJECT NAME, DATE, and SURVEYOR'S SEAL.

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L&D LAND DESIGN & DEVELOPMENT, INC. AIR HYDRO POWER EXPANSION. Includes contact information for Louisville, KY.

RECEIVED AIR HYDRO POWER EXPANSION DESIGN SERVICES. Includes owner information: MOH INVESTMENTS LLC and OWNER: PRESCOTT SQUARE BLANKENBAKER LLC.

15041 SHEET 1 OF 1. Includes project name and sheet information.



16ZONE1010

PC Recommendation

- Public Hearing was held on 5/19/2016
 - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to PEC by a vote of 8-0 (8 members voted)