

19VARIANCE1020

Anchorage Landmark II



Louisville Metro Board of Zoning Adjustment

Public Hearing

Jay Lockett, Planner I

April 29, 2019

Requests

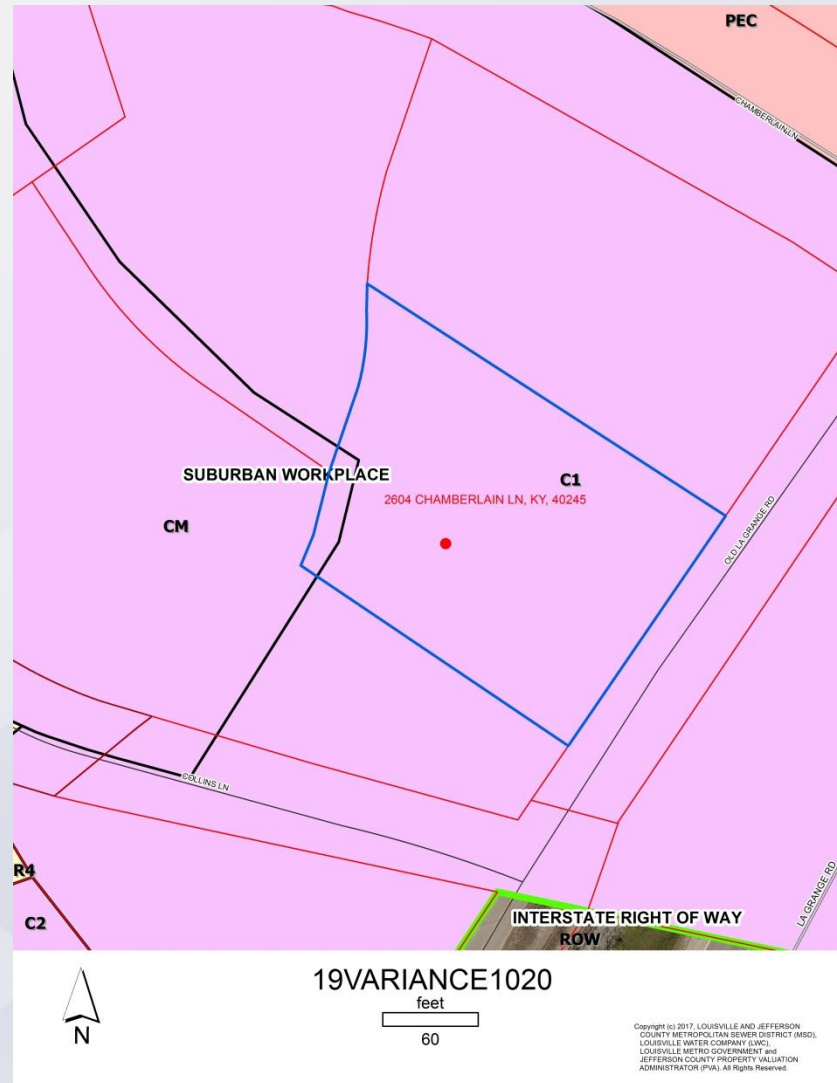
- **Variations**

1. **Variance** of Land Development Code section 5.3.4.D.3.a to allow a proposed commercial building to encroach up to 5 feet into the required 25 foot street side setback along Old La Grange Rd as shown on the development plan.
2. **Variance** of Land Development Code section 5.3.4.D.3.a to allow a proposed commercial building to encroach up to 18.6 feet into the required 25 foot street side setback along the private access easement as shown on the development plan.

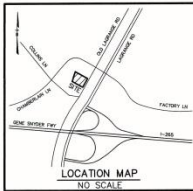
Site Context



Zoning / Form District



Proposed Site Plan



EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-RESTORATIVE 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 MSO 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 ROADSWAYS. 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 SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

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 PRACTICAL, 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.

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
 EXISTING TREE CANOPY: 720 SF (10% COVERAGE)
 SITE AREA: 0.87 AC (38,033 SF)
 EXISTING TREES PRESERVED: 0 SF (0%)
 REQUIRED NEW TREE CANOPY: 7,607 SF (20%)
 REQUIRED TOTAL TREE CANOPY: 7,607 SF (20%)

PROJECT SUMMARY

EXISTING ZONING	CM, C1
FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	RETAIL
SITE ACREAGE	0.87 AC. (38,033 S.F.)
PROPOSED BUILDING S.F.	13,346 S.F.
VIA	28,113 S.F.
I/A REQUIRED (7.5%)	2,858 S.F.
I/A PROVIDED	4,133 S.F.

PARKING SUMMARY

PARKING REQUIRED (RETAIL)	53 SPACES
MIN. (1 SPACE/750 S.F.)	88 SPACES
MAX. (1 SPACE/150 S.F.)	
PARKING PROVIDED (ON-SITE)	49 SPACES
STANDARD SPACES	2 SPACES
HANDICAP SPACES	
PARKING PROVIDED (ADJACENT PARCEL)	17 SPACES
STANDARD SPACES	
TOTAL PROVIDED	66 SPACES

BICYCLE PARKING

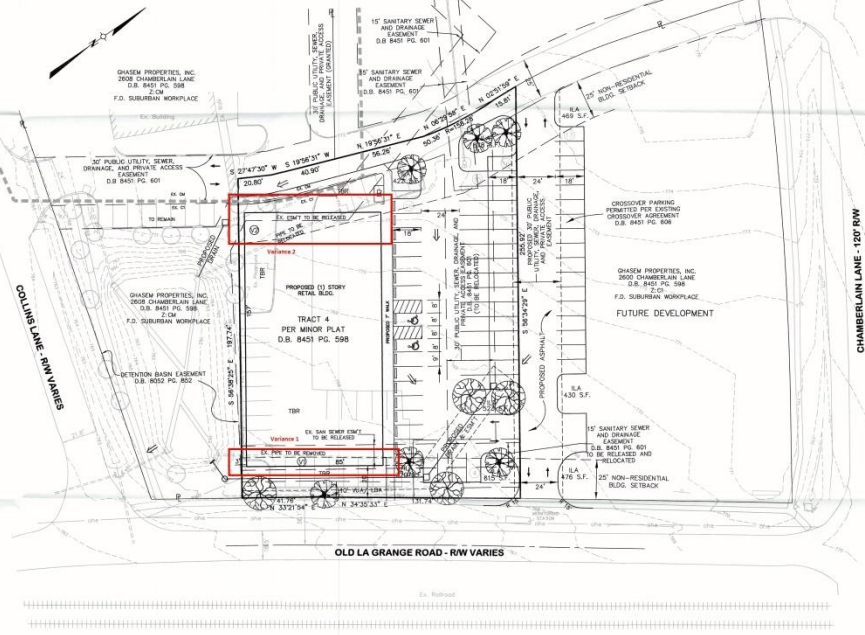
REQUIRED SPACES	
LONG TERM (2 OR 1/50,000 S.F.)	2 SPACES
SHORT TERM (2 OR 1/25,000 S.F.)	2 SPACES
PROVIDED SPACES	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES
TOTAL	4 SPACES

LEGEND

- [Symbol] = EX. UTILITY POLE
- [Symbol] = EX. CONTROLLER
- [Symbol] = EX. FIRE HYDRANT
- [Symbol] = EX. OVERHEAD ELECTRIC
- [Symbol] = EX. SANITARY SEWER
- [Symbol] = EX. SIGN
- [Symbol] = PARKING COUNT
- [Symbol] = ORIENTATION OF STORM WATER FLOW
- [Symbol] = INTERIOR LANDSCAPE AREA
- [Symbol] = EXISTING ZONE
- [Symbol] = PROPOSED BICYCLE PARKING
- [Symbol] = EXISTING CULVERT

GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (E.G. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE INTERFERING WITH PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION. APPROVAL OF ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE MCO.
- MOSSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- STORM WATER DETENTION TO BE ROUTED THROUGH THE EXISTING DETENTION BASIN THAT WAS APPROVED AND CONSTRUCTED FOR THE ENTIRE DEVELOPMENT (WM7780) PDS CASE # 10907.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- EXISTING SIDEWALK AND RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPO STANDARDS AND SHALL BE INSPECTED PRIOR TO FULL BOND RELEASE.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREVENTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS SHALL BE RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL, SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THE PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 38,033 S.F.
- EXISTING STORM LINE TO BE RELOCATED AS NECESSARY. EXISTING FACILITY TO BE RELEASED AND RE-GRATED.



PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, $C = (0.09 - 0.43) = -0.46$
 SITE AREA = 0.87 ACRES
 INCREASED RUNOFF = $[(0.46 \times 2.8) / (2 \times 0.87)] = 0.993 \text{ AC-FT}$

VARIANCES REQUESTED

- A VARIANCE IS REQUESTED FROM CHAPTER 5.3.A.3.1.9 OF THE LDC TO REDUCE THE REQUIRED NON-RESIDENTIAL BUILDING SETBACK FROM 25' TO 20'.
- A VARIANCE IS REQUESTED FROM CHAPTER 5.3.A.3.1.9 OF THE LDC TO REDUCE A PORTION OF THE REQUIRED NON-RESIDENTIAL BUILDING SETBACK FROM 25' TO 6'.

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 12,959 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 33,359 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 20,400 S.F.

FLOOD NOTE

FLOOD PLAN INFORMATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM). LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 211120020E.

Milestone design group
 108 Coventry Lane, Suite 300 Louisville, KY 40223
 502.327.7075 www.milestonedesign.org

ANCHORAGE LANDMARK II

DATE: 1/28/19
 DRAWN BY: S.C.C.
 CHECKED BY: D.L.E.
 SCALE: 1"=30' (HORIZ)
 SCALE: N/A (VERT)

REVISIONS	
A	1/18/19 AGENCY COMMENTS
A	3/17/19 AGENCY COMMENTS
A	
A	
A	

DEVELOPMENT PLAN

JOB NUMBER
19004

RECEIVED	1
DATE	11/19/19
BY	OP
DESIGN SERVICES	1

CASE # 19DEVPLAN1021
 RELATED CASE(S): 09-004-02, 10907
REVISED DETAILED DISTRICT DEVELOPMENT PLAN
 ANCHORAGE LANDMARK II
 2604 CHAMBERLAIN LN
 LOUISVILLE, KY 40245
 2ND BLOCK, 0515 LOT 0508
 DEVELOPER/
 OWNER
 CHASE PROPERTIES INC.
 2600 CHAMBERLAIN LANE
 D.B. 8451 PG. 508
 F.D. SUBURBAN WORKPLACE



WM #7780

KVA:IAN-LEJ30



Subject Site – Area of Variance 1



Subject Site – Area of Variance 2



Subject Site



Staff Analysis and Conclusions

- The requests are adequately justified and meet the standards of review.

Required Actions

- **APPROVE** or **DENY** the Variances