

16DEVPLAN1170

9609 National Turnpike



Louisville Metro Planning Commission

Joel Dock, Planner II

March 29, 2018

Request

- **Waiver** of Land Development Code, section 5.5.2.A.1 to omit building design standards
- **Waiver** of Land Development Code, sections 5.6.1.B.1& C.1 to omit building design standards
- **Waiver** of Land Development Code, section 5.8.1.B to not provide sidewalk
- **Waiver** of Land Development Code, section 5.9.2 to not provide pedestrian connection
- **Waiver** of Land Development Code, section 10.2.4 to not provide landscape plantings
- **Waiver** of Land Development Code, section 10.2.12 to not provide ILA
- **Revised Detailed District Development Plan**

Case Summary

- Detailed Plan at the request of the Planning Commission on October 20, 2016.
- The elements shown on the plan are for all intents and purposes existing conditions, with a few exceptions for proposed landscaping.

Case Summary

- Planning and Design Services staff met with the applicant, Dan Nelson, representative, Paul Curry, and plan preparer/surveyor, Bill Schroll on Tuesday, May 15, 2018. The meeting resulted in modifications to existing binding elements.

Case Summary

2. The development shall not exceed ~~4,000~~ **7,470** square feet of gross floor area. **All existing covered areas as shown on the approved detailed district development shall be enclosed. Prior to the enclosure of these areas all necessary building permits shall be obtained.**
3. Use of the property shall be limited to **an automobile repair garage** and ~~retail sales of auto parts,~~ or single family residential, unless otherwise approved by the Planning Commission. **An automobile repair garage shall be defined as a commercial establishment conducting repair and maintenance of automobiles including tune-ups, oil changes, tire replacement and puncture repair, brake repair, brake drum turning, muffler repair and similar operations, body work, auto painting, major overhauling, tire re-treading, or the heavy grinding or milling of auto parts. Retail sale of fuel, motor oil or accessories is also permitted.**
4. No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site, **including the storage of heavy trucks.**

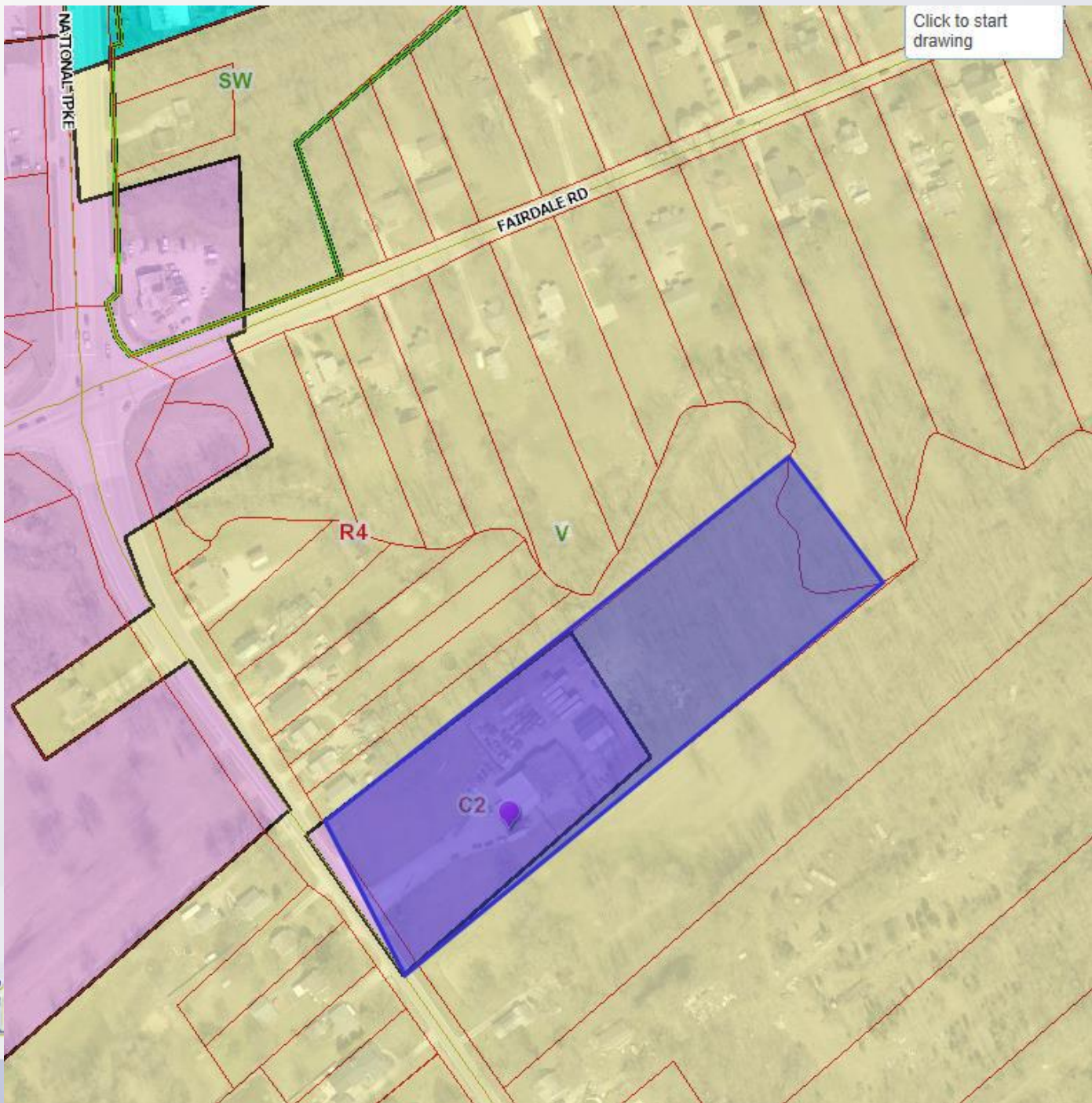
Case Summary

7. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan/plantings shall be installed no later than November 1, 2018, unless a request for an extension of this deadline is made in writing and approved by the Planning Commission or designee. A site inspection shall be conducted by Planning Staff on November 2, 2018, unless an extension has been granted.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - e. Right-of-way shall be dedicated as needed within 60-days of any request by the Department of Public Works or Kentucky Department of Transportation. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services for incorporation into this case file.

Case Summary

11. All waste material (including but not limited to oil, brake shoes, tires, fluids, metals) shall be disposed of in accordance with local, state and/or federal regulations.
12. All automobiles on-site shall be registered in the name of the property owner or guest(s) of the property owner. All other vehicles shall have a work-order for their repair. Documentation of said work-order shall be made available immediately upon request by any code enforcement officer or supervisor.

Click to start drawing



TREE CANOPY CALCULATIONS
 GROSS SITE AREA 178,655 S.F.
 EXISTING TREE CANOPY (43%) 77,454 S.F.
 TREE CANOPY REQUIRED AT (15%) 26,798 S.F.

PROPOSED TREES
 4 Type A Trees @ 1 3/4" cal. (720 S.F. credit each) 2,880 S.F.
 5 Type A Trees @ 1 3/4" cal. (432 S.F. credit each) 2,160 S.F.
 2 Type A Trees @ 1 3/4" cal. (108 S.F. credit each) 216 S.F.

TOTAL PROPOSED TREE CANOPY 82,706 S.F. (46%)



SITE DATA
 LOCATION = 8609 NATIONAL TURNPIKE
 DEED BOOK = 1048 PAGE 990
 TAX BLOCK = 1055 LOT 21
 EXISTING ZONING = C-2
 FORM DISTRICT = VILLAGE
 EXISTING LAND USE = COMMERCIAL
 (MULTI-PURPOSE ESTABLISHMENT)
 EXISTING BUILDING HEIGHT = 1 STORY

EX. BUILDING = 3,880 sq ft
 1 SERVICE BAY DOOR

LAND AREA = 4.1 AC +/-
 C-2 = 2.8 AC +/-
 R-4 = 1.3 AC +/-

V.U.A. (PROPOSED) = 1.248 B.F.



REVISED DEVELOPMENT PLAN
8609 NATIONAL TURNPIKE

8609 NATIONAL TURNPIKE
 FAIRDALE, KY 40118
 PROPERTY OWNER: Daniel Nelson
 ADDRESS: 8609 NATIONAL TURNPIKE
 FAIRDALE, KY 40118
 DEED BOOK & PAGE: DE 10445 Pg. 990

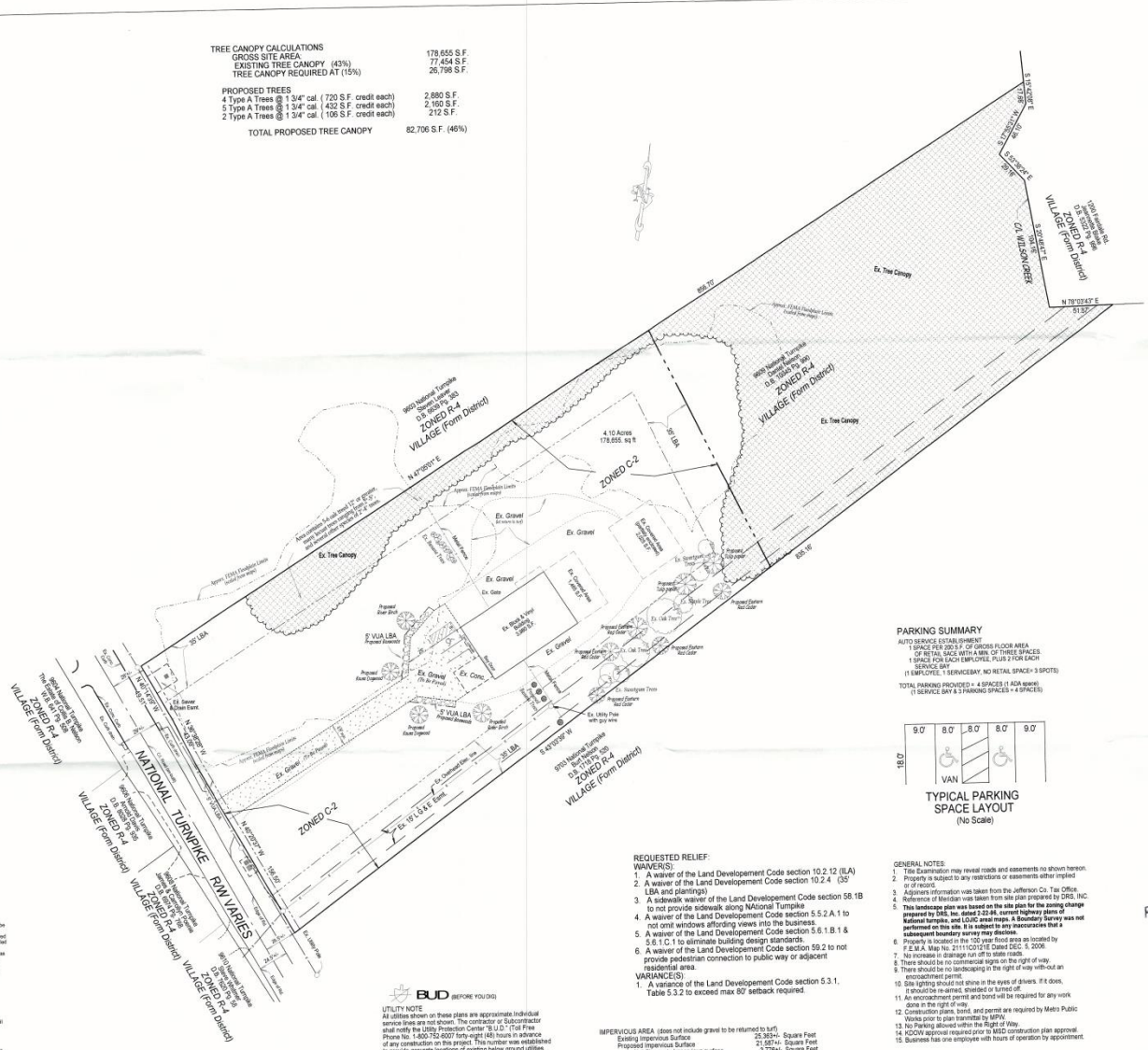
SCHROLL LAND SURVEYING LLC.
 5450 Southshore Dr., LOUISVILLE, KY 40214
 Phone: 502-367-7660
 Mobile: 502-594-6773

DATE: October 2, 2017 SCALE: 1" = 40'
 JOB NO.: 1825-16

PLAN DATE: 11-2-17

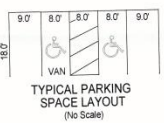
WM# 5106

REVISIONS			
NO.	DATE	DESCRIPTION	BY



PARKING SUMMARY
 AUTO SERVICE (UNASSIGNED)
 SPACE PER 200 S.F. OF GROUND FLOOR AREA
 OF RETAIL SPACE WITH A MIX OF TRUCK SPACES
 1 SPACE FOR EACH EMPLOYEE, PLUS 2 FOR EACH SERVICE BAY

(1) EMPLOYEE, 1 SERVICE BAY, NO RETAIL SPACES (3 SPOTS)
 (1) SERVICE BAY & 3 PARKING SPACES = 4 SPACES)



- REQUESTED RELIEF**
- VARIA(N)CES:**
1. A waiver of the Land Development Code section 10.2.12 (L&A) L&A and planting)
 2. A waiver of the Land Development Code section 10.2.4 (35' sidewalk)
 3. A sidewalk waiver of the Land Development Code section 58.1.2 to not provide sidewalk along National Turnpike
 4. A waiver of the Land Development Code section 5.5.2 A.1 to not provide windows affording views into the business
 5. A waiver of the Land Development Code section 5.6.1 B.1 & 5.6.1 C.1 to eliminate building design standards
 6. A waiver of the Land Development Code section 59.2 to not provide pedestrian connection to public way or adjacent residential area
- VARIA(N)CES:**
1. A variance of the Land Development Code section 5.1.3.1. Table 5.3.2 to exceed max 80' setback required.

IMPERVIOUS AREA (does not include gravel to be related to with existing impervious surface) 25,303+ Square Feet
 Proposed Impervious Surface 21,927+ Square Feet
 Net Change in Impervious Surface -3,376+ Square Feet
 Total Area of Site Zoned C-2 113,208 Square Feet

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any archaeological activity on the construction site.
2. All materials to be used on the site shall be approved by the local authority.
3. Sediment traps shall be installed and maintained in accordance with the approved EPSC plan.
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5. All areas shall be seeded and stabilized in accordance with the approved EPSC plan.
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9. All areas shall be seeded and stabilized in accordance with the approved EPSC plan.
10. All areas shall be seeded and stabilized in accordance with the approved EPSC plan.

BUD (BEFORE YOU GO)

UTILITY NOTE

All utilities shown on these plans are approximate. Individual utility locations are not shown. The contractor or subcontractor shall verify the location of all utilities prior to construction. The contractor shall be responsible for obtaining all necessary permits and approvals for any utility work. The contractor shall be responsible for protecting all existing utilities and for restoring them to their original condition after construction. The contractor shall be responsible for obtaining all necessary permits and approvals for any utility work. The contractor shall be responsible for protecting all existing utilities and for restoring them to their original condition after construction.

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Staff Finding

Staff generally concurs with the applicant's justification statements.

The Planning Commission should consider setting a timeline for implementation of the proposed improvements (landscaping and pavement). This can be placed in Binding Elements.

Required Actions

- **APPROVE or DENY the Waivers**
- **APPROVE or DENY the Revised Detailed District Development Plan**