

# READY ELECTRIC

**Owner:** RE Holdings LLC  
**Applicant:** RE Holdings LLC  
**Location:** 3300 Gilmore Industrial Blvd.

- **Revised Detailed District Development Plan:**
  - **21-DDP-0018**

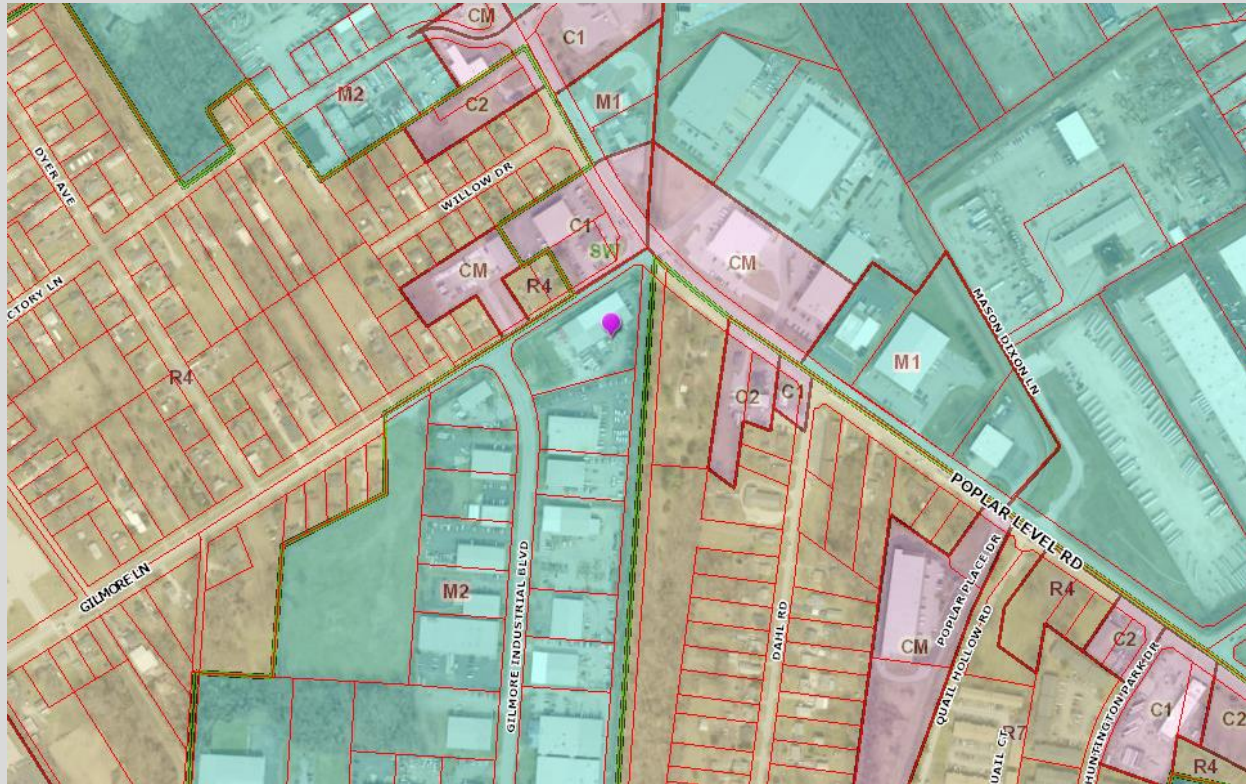
**Development Review Committee**  
**May 19<sup>th</sup> 2021**



# EXISTING SITE AERIAL



# SITE INFORMATION



- M-2, Suburban Workplace Form District Site
- Rezoned under Docket #9-116-86
- Expansion to existing Ready Electric building

# VIEW FROM GILMORE LANE



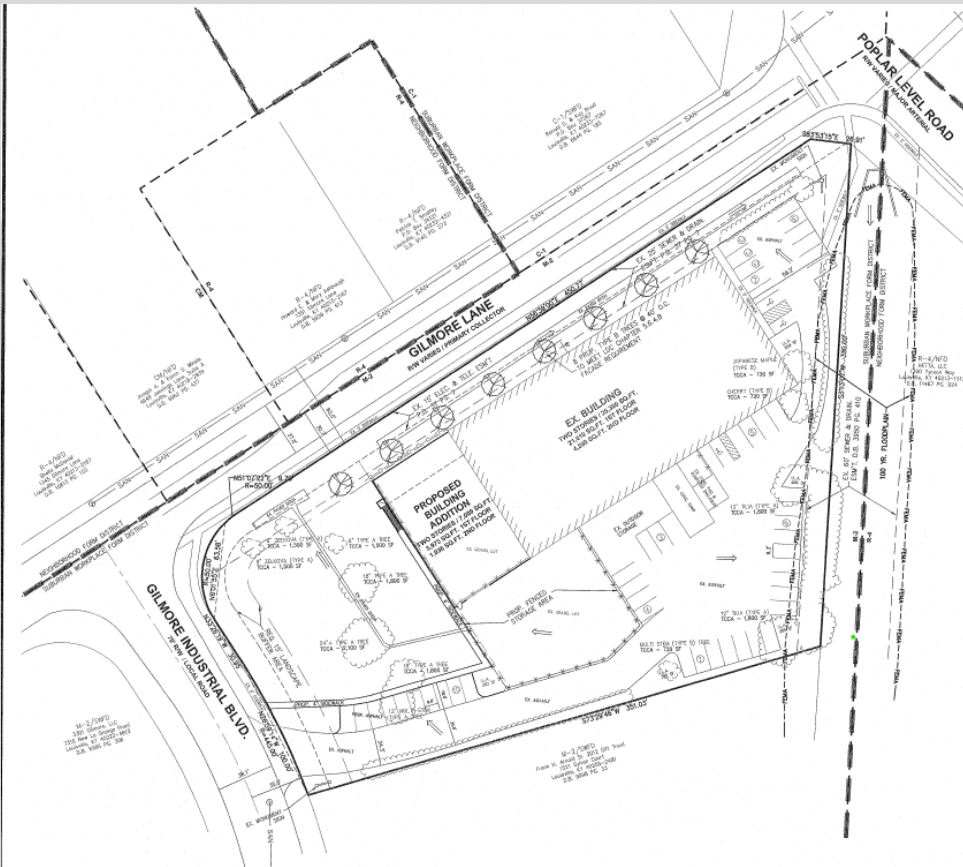
# VIEW OF FROM GILMORE LANE & GILMORE INDUSTRIAL BLVD



# EXISTING DRIVE FROM GILMORE INDUSTRIAL



# FULL DEVELOPMENT PLAN



- GENERAL NOTES**
1. TREE SHALL BE NO MORE IN CROWN 20'-20" TO THE BRASS-OF-MET.
  2. THERE SHALL BE NO COMERCIAL SIGN IN THE BRASS-OF-MET.
  3. TREES 2" DBH SHALL BE NO LANDSCAPING IN THE BRASS-OF-MET WITHOUT AN ENCOURAGEMENT PERM.
  4. CONSTRUCTION PLANS, ENCOURAGEMENT PERMIT AND SIGNAGE WILL BE REQUIRED BY KYTC FOR ALL SIGN WORK WITHIN 600' OF ANY HIGHWAY.
  5. CONSTRUCTION PLANS, SIGN, PERMIT AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  6. NO WORK IN EXISTING UTILITY RIGHT-OF-WAY WITHOUT A PERMIT FROM METRO PUBLIC WORKS.
  7. VELOC AREA WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED FOR METRO PUBLIC WORKS.
  8. COMPARABLE UTILITY (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH BEHIND PROPERTY LINE.
  9. MITIGATION MEASURES FOR EROSION CONTROL SHALL BE IN PLACE DURING CONSTRUCTION AND EXISTING ROADS AND HIGHWAYS PROTECTED.
  10. LAND ACQUISITION OR IMPROVEMENT OF ADJACENT PROPERTY, A LIMITED ACCESS AND CONTROLLED ACCESS SHALL BE CONSIDERED TO MAINTAIN ADEQUATE TRAFFIC CONTROL AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND TO BE FILED WITH THE COUNTY CLERK SHALL BE REQUIRED PRIOR TO THE DATE OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE ACQUIRED.
  11. BOUNDARY AND TOPOGRAPHY INFORMATION TAKEN FROM BLMAS DEVELOPMENT PLAN.
  12. ALL SIGNAGE WILL COMPLY WITH CHAPTER 9 OF THE LAND DEVELOPMENT CODE.
  13. ALL SIGNPOSTS AND SIGNS UNLESS OTHERWISE SPECIFIED SHALL BE CONSIDERED FOR CHAPTER 9 REQUIREMENTS.
  14. BUILDING HEIGHT SHALL NOT EXCEED 5.4 AND 5.6 OF THE L.D.C.
  15. SITE LIGHTING SHALL NOT BE IN THE EYES OF DRIVERS IF IT DOES IT SHOULD BE BUSHES CROPPED AT 5'00" HIGH.

- MSD NOTES**
1. CONSTRUCTION PLAN AND DOCUMENTS SHALL COMPLY WITH USDEPARTMENT AND JEFFERSON COUNTY METROPOLITAN GOVERNMENT DESIGN MANUAL AND STANDARD SPECIFICATIONS.
  2. SIGNAGE FACING OTHER THAN APPROVED BY KYTC OR METRO PUBLIC WORKS SHALL BE CONSIDERED AS NON-CONFORMING. SIGNAGE SHALL BE INSTALLED PER THE PLAN AND NON-CONFORMING.
  3. AN ADJUSTED FLOOR PLANNING AND PERMIT CONTROL (FPC) PLAN SHALL BE SUBMITTED PRIOR TO ANY LAND DEVELOPMENT ACTIVITY ON THE CONSTRUCTION AND FINISH DOCUMENTS. THE FPC PLAN SHALL BE REVIEWED AND APPROVED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION.
  4. SIGNAGE SHALL BE CONSIDERED AS CONSTRUCTION SIGNAGE UNTIL THE ACTIVITY HAS CEASED.
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  10. SIGNAGE SHALL BE CONSIDERED AS CONSTRUCTION SIGNAGE UNTIL THE ACTIVITY HAS CEASED.

**TREE CANOPY CALCULATIONS**

MINIMUM TREE CANOPY CLASS C

TYPE	QUANTITY	MINIMUM TREE CANOPY CLASS C
EX. TREE CANOPY ON SITE	10.000 SQ FT. (1.000)	10.000 SQ FT. (1.000)
1 - 10" DBH TREE W 7.5' DIA.	1	75.000 SQ FT. (0.833)
1 - 12" DBH TREE W 10.0' DIA.	1	100.000 SQ FT. (1.111)
1 - 14" DBH TREE W 12.5' DIA.	1	131.250 SQ FT. (1.458)
1 - 16" DBH TREE W 15.0' DIA.	1	168.750 SQ FT. (1.875)
1 - 18" DBH TREE W 17.5' DIA.	1	210.000 SQ FT. (2.333)
1 - 20" DBH TREE W 20.0' DIA.	1	250.000 SQ FT. (2.778)
1 - 22" DBH TREE W 22.5' DIA.	1	296.250 SQ FT. (3.300)
1 - 24" DBH TREE W 25.0' DIA.	1	348.750 SQ FT. (3.875)
1 - 26" DBH TREE W 27.5' DIA.	1	407.250 SQ FT. (4.522)
1 - 28" DBH TREE W 30.0' DIA.	1	471.000 SQ FT. (5.233)
1 - 30" DBH TREE W 32.5' DIA.	1	540.000 SQ FT. (6.000)
1 - 32" DBH TREE W 35.0' DIA.	1	614.250 SQ FT. (6.825)
1 - 34" DBH TREE W 37.5' DIA.	1	693.750 SQ FT. (7.717)
1 - 36" DBH TREE W 40.0' DIA.	1	778.500 SQ FT. (8.661)
1 - 38" DBH TREE W 42.5' DIA.	1	868.500 SQ FT. (9.661)
1 - 40" DBH TREE W 45.0' DIA.	1	963.750 SQ FT. (10.722)
1 - 42" DBH TREE W 47.5' DIA.	1	1064.250 SQ FT. (11.833)
1 - 44" DBH TREE W 50.0' DIA.	1	1170.000 SQ FT. (13.000)
1 - 46" DBH TREE W 52.5' DIA.	1	1281.000 SQ FT. (14.222)
1 - 48" DBH TREE W 55.0' DIA.	1	1397.250 SQ FT. (15.500)
1 - 50" DBH TREE W 57.5' DIA.	1	1518.750 SQ FT. (16.861)
1 - 52" DBH TREE W 60.0' DIA.	1	1645.500 SQ FT. (18.283)
1 - 54" DBH TREE W 62.5' DIA.	1	1777.500 SQ FT. (19.761)
1 - 56" DBH TREE W 65.0' DIA.	1	1914.750 SQ FT. (21.283)
1 - 58" DBH TREE W 67.5' DIA.	1	2057.250 SQ FT. (22.856)
1 - 60" DBH TREE W 70.0' DIA.	1	2205.000 SQ FT. (24.472)
1 - 62" DBH TREE W 72.5' DIA.	1	2358.000 SQ FT. (26.139)
1 - 64" DBH TREE W 75.0' DIA.	1	2516.250 SQ FT. (27.856)
1 - 66" DBH TREE W 77.5' DIA.	1	2679.750 SQ FT. (29.622)
1 - 68" DBH TREE W 80.0' DIA.	1	2848.500 SQ FT. (31.444)
1 - 70" DBH TREE W 82.5' DIA.	1	3022.500 SQ FT. (33.322)
1 - 72" DBH TREE W 85.0' DIA.	1	3201.750 SQ FT. (35.250)
1 - 74" DBH TREE W 87.5' DIA.	1	3386.250 SQ FT. (37.233)
1 - 76" DBH TREE W 90.0' DIA.	1	3576.000 SQ FT. (39.278)
1 - 78" DBH TREE W 92.5' DIA.	1	3771.000 SQ FT. (41.383)
1 - 80" DBH TREE W 95.0' DIA.	1	3971.250 SQ FT. (43.556)
1 - 82" DBH TREE W 97.5' DIA.	1	4176.750 SQ FT. (45.789)
1 - 84" DBH TREE W 100.0' DIA.	1	4387.500 SQ FT. (48.083)
1 - 86" DBH TREE W 102.5' DIA.	1	4603.500 SQ FT. (50.444)
1 - 88" DBH TREE W 105.0' DIA.	1	4824.750 SQ FT. (52.861)
1 - 90" DBH TREE W 107.5' DIA.	1	5051.250 SQ FT. (55.333)
1 - 92" DBH TREE W 110.0' DIA.	1	5283.000 SQ FT. (57.861)
1 - 94" DBH TREE W 112.5' DIA.	1	5520.000 SQ FT. (60.444)
1 - 96" DBH TREE W 115.0' DIA.	1	5762.250 SQ FT. (63.083)
1 - 98" DBH TREE W 117.5' DIA.	1	6019.750 SQ FT. (65.778)
1 - 100" DBH TREE W 120.0' DIA.	1	6282.500 SQ FT. (68.522)

ADDITIONAL TREE CANOPY REQUIRED: 2,170 SQ FT. (23.22)

ADDITIONAL TREE CANOPY TO BE PROVIDED: 2 TYPICAL TREES 6" DIA. EQ.

TOTAL TREE CANOPY TO BE PROVIDED: 12,800 SQ FT. (13.80)

\* ONE FOOT OF TREE CANOPY REQUIRED FOR EACH 100.00 SQ FT. OF L.D.C. FOR INCREASE OF 100.00 SQ FT. OF L.D.C. OR INCREASING BUILDING OR NUMBER OF BAY.



**DATA**

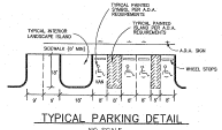
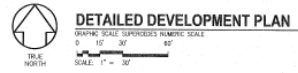
CROSS SITE AREA	2.41 ACRES
EXISTING ZONING	OU-T/MS (MS-12)
EXISTING FORM DISTRICT	OU-T/MS (MS-12)
EXISTING USE	OFFICE/WAREHOUSE
EXISTING BUILDING AREA	25,300 SQ FT.
PROPOSED ADDITION	2 STORES, MAX HT. 20'
TOTAL BUILDING AREA	27,300 SQ FT. (INC. 2000)
PROPOSED P.A.R.	0.31
MINIMUM PARKING REQUIRED	16 SPACES
MINIMUM PARKING PROVIDED	45 SPACES
MINIMUM PARKING ALLOWED	45 SPACES
PROPOSED PARKING	45 SPACES
PROPOSED PARKING	45 SPACES
PROPOSED PARKING	45 SPACES
PROPOSED PARKING	45 SPACES

**LANDSCAPE REQUIREMENTS**

VEGETATION	3,000 SQ FT.
SOIL	1,000 SQ FT.
PROPOSED LANDSCAPE AREA	1,000 SQ FT.
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**IMPERVIOUS AREA (SITE)**

TOTAL AREA	2.41 ACRES
IMPERVIOUS AREA	2.41 ACRES
PERVIOUS AREA	0.00 ACRES
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**FOR REVIEW ONLY**

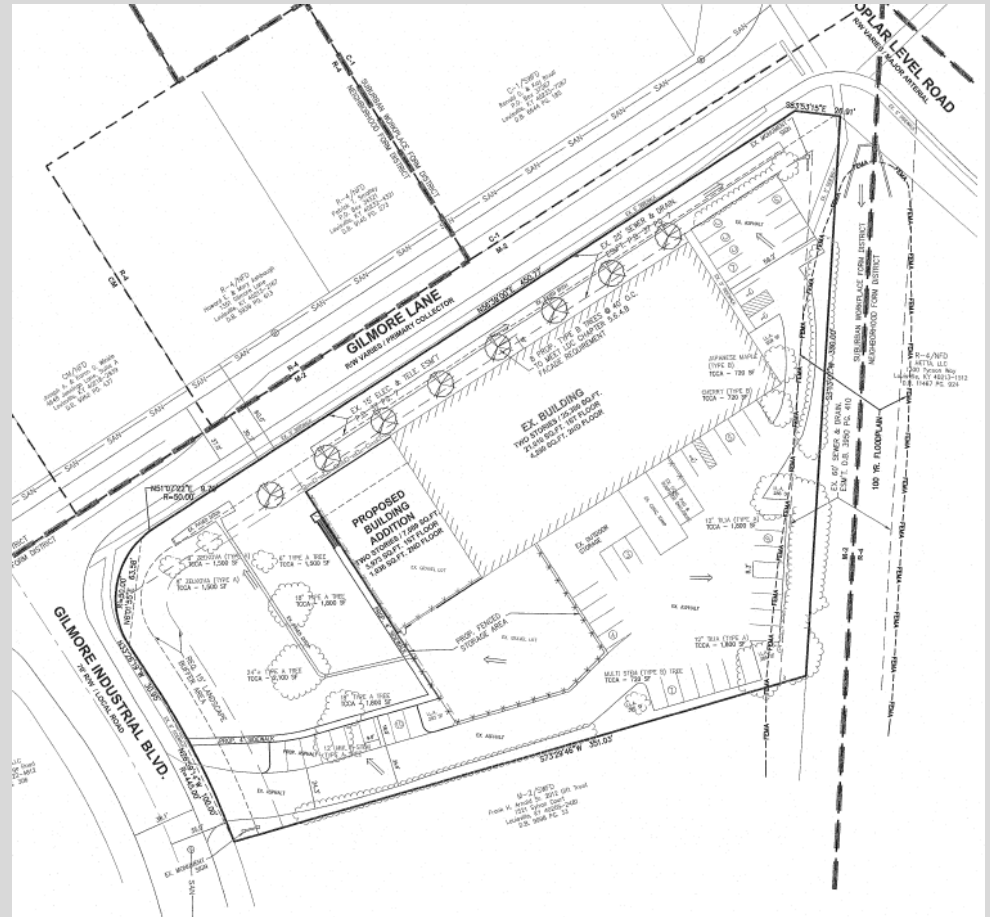
**DETAILED DISTRICT DEVELOPMENT PLAN**  
**BELOW GILMORE INDUSTRIAL BLVD.**  
**3300 GILMORE INDUSTRIAL BLVD.**  
**LOUISVILLE, KY 40213-2173**

PREPARED BY: BTM Engineering, Inc.  
3300 GILMORE INDUSTRIAL BLVD.  
LOUISVILLE, KY 40213-2173  
TEL: 502.732.1111 FAX: 502.732.1112  
WWW.BTMENGINEERING.COM

DATE: FEBRUARY 22, 2021  
DRAWN BY: [Name] CHECKED BY: [Name]  
SCALE: 1" = 30'  
CASE # 21-DDP-0018  
RELATED CASES: 14859, 14517, 9-116-05, 10-94-04, 10-165-04  
MDS 1001 400004

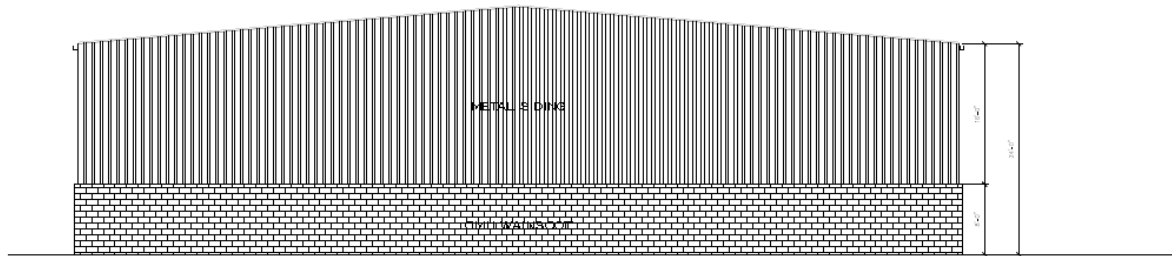
# DEVELOPMENT PLAN SPECIFICS

- 7,009 SF addition
- 10 additional parking spaces
- Pedestrian connection provided to Gilmore Industrial
- Tree plantings along building frontage
- Fully LDC compliant



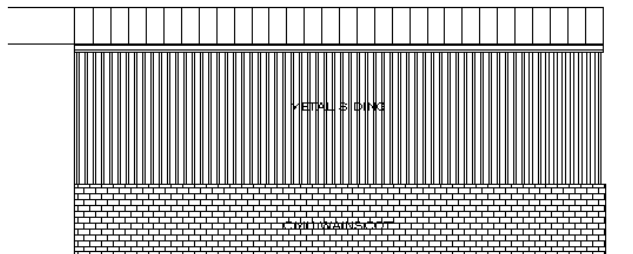


# BUILDING ELEVATION



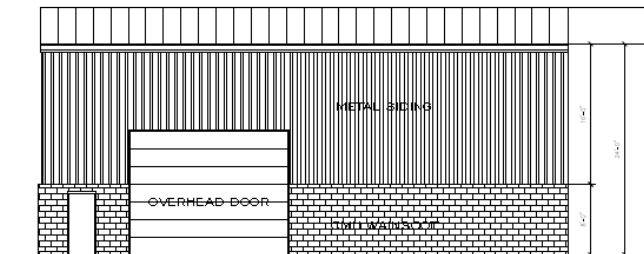
03 | END ELEVATION

A41 | SCALE 3/16" = 1'-0"



01 | REAR ELEVATION

A41 | SCALE 3/16" = 1'-0"



02 | FRONT ELEVATION

A41 | SCALE 3/16" = 1'-0"

# REQUESTS

- Revised Detailed District Development Plan
  - Land Development Code compliant building addition

**QUESTIONS?**