

17ZONE1018

Mud Lane Storage



Louisville Metro Planning Commission Public Hearing

Laura Mattingly, AICP, Planner II

August 17, 2017

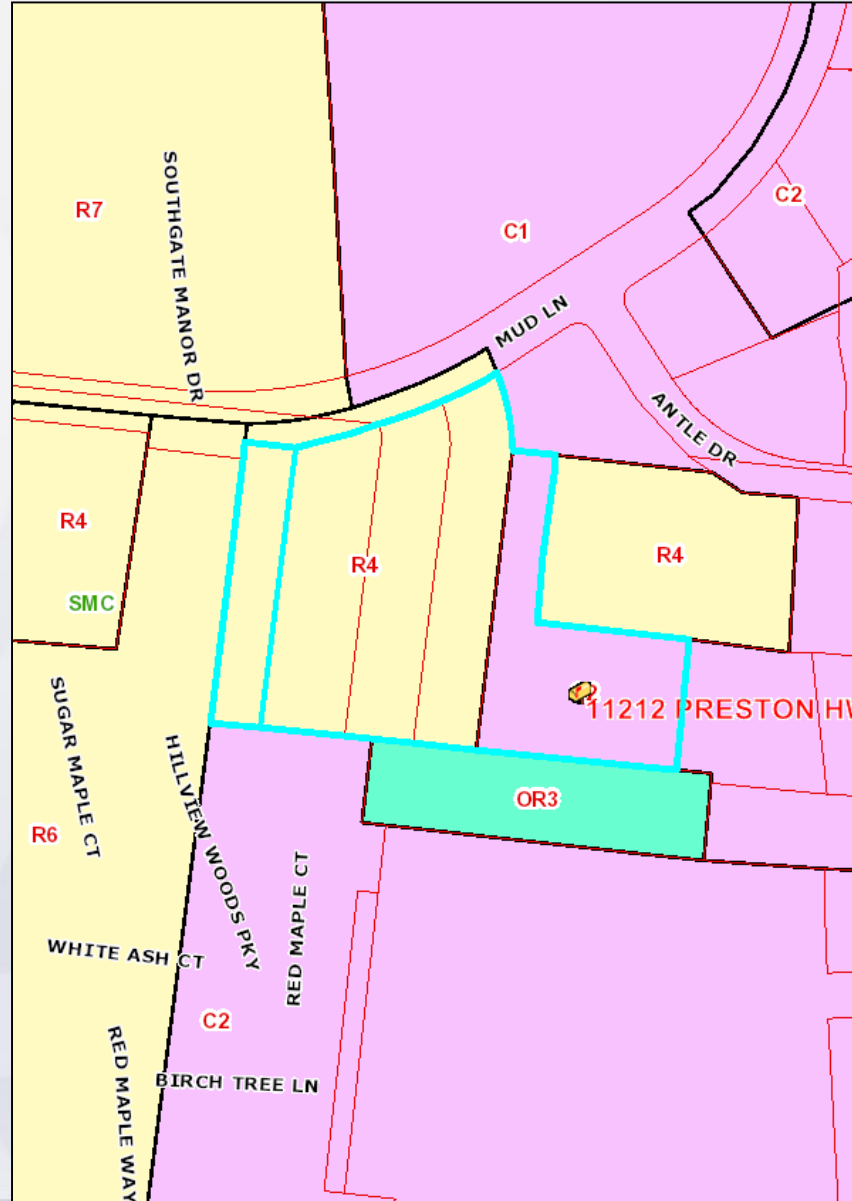
Requests

- **Change in zoning** from R-4 to C-2
- **Conditional Use Permit** with relief of 4.2.35.B (30' setbacks) for mini-warehouses
- **Waiver of Section 10.2.4** to reduce the 25' LBA to 15' along the western property line
- **Waiver of Section 5.5.2.B.1.a and 5.9.2.A.1.b.ii** to not provide vehicular and pedestrian connections to adjacent developments
- **Waiver of Section 5.6.1.B.1** to not provide animating features along 60% of the building façade facing a public street
- **Detailed District Development Plan**

Case Summary

- Expansion of existing min-warehouse facility
- Located in South Louisville, 2 miles south of Gene Snyder
- Mini-warehouse with “fortress style” design
- Removing current access and improving access on Mud Lane
- Three single family homes on 4 lots will be demolished

Zoning / Form District



Aerial Photo



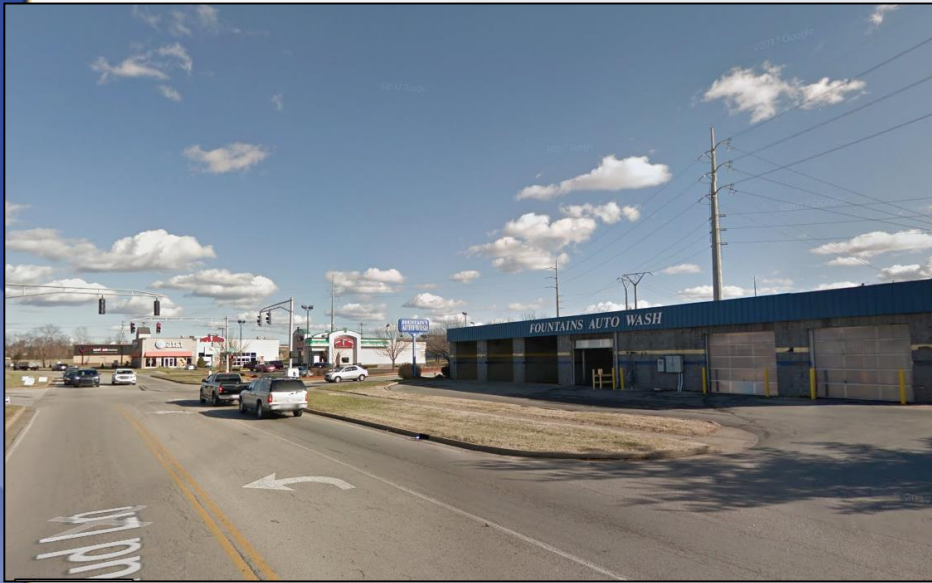
Site Photos – Subject Site



Site Photos



Site Photos - Surrounding



Site Photos - Surrounding



Development Plan

ADJACENT PROPERTY OWNERS

NO.	DEED BK / PG. OWNER	TAX BLOCK & LOT
1	8387-141 CLARY OF HOURLI, INC.	2783-0105
2	8388-731 LOUISVILLE GAS SERVICE CO.	0306-0036
3	8393-189 JACQUE PROPERTIES, LLC	0306-0101
4	7598-148 C&J HOLDINGS, P.C.	0306-0102
5	8398-067 THE HUBER GROUP	0306-0103

PUBLIC WORKS AND NYTC NOTES

- NO LANDSCAPING OR CONCRETE WORK SHALL BE PERMITTED ON STATE AND METRO WORK AREAS OF ANY KIND.
- ERASE ALL WORK OF CONSTRUCTION OR CONSTRUCTION MATERIALS NOT RECORDED FROM THE RECORDATION APPROVAL. IN PUBLIC WORKS OR SHALL BE RECORDED AS PART OF RECORDATION AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDSCAPING AS SET BY METRO PUBLIC WORKS.
- GRADE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPLETABLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH ALONG CONCRETE FOUNDATION PER APPROPRIATE CODES AND APPROVALS WHEN FEASIBLE AND SHALL BE RECORDED BY METRO PUBLIC WORKS FOR RECORDATION PURPOSES. ALL SUCH UTILITY LINES SHALL BE PLACED TO THE SIDE OF THE ROADWAY.
- THE MINIMUM WIDTH OF ALL STREETS SHALL BE ONE (1) FOOT WIDER AND A MINIMUM GRADE OF 0.7% SHALL BE MAINTAINED.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY UTILITY RELICTIONS ON THE PROPERTY.
- TREES AND SHRUBS SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE VISIBILITY AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMPS SHALL CONFORM TO ADA STANDARDS.
- ALL SIDEWALKS AND "TYPICAL" SIDE WALKS BEHIND THE SIDEWALK RAMPS PER ANY CHANGE DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- NO SIGNAGE IS TO BE ALLOWED TO BE LOCATED AT THE RIGHT-OF-WAY.

EROSION PREVENTION & SEDIMENT CONTROL NOTES

- THE APPROVED CONSTRUCTION EROSION PREVENTION PLAN (EPP) SHALL BE ON FILE WITH THE CITY OF LOUISVILLE. THE APPROVED SWPPP PLAN SHALL BE RECORDED AS PART OF RECORDATION APPROVAL.
- THE APPROVED EPP SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ANY CHANGES TO THE PLAN AND MODIFICATIONS SHALL BE RECORDED AS PART OF RECORDATION APPROVAL.
- CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE THE TRAILING OF MUD AND SOIL FROM CONSTRUCTION AREAS TO PUBLIC ROADWAYS. CONSTRUCTION TRAILS SHALL BE MAINTAINED.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, DRAINAGE CANALS, CATCH BASINS, STOCKPILES SHALL BE COVERED WITH NETS AND ADJUSTED TO COVERED TO PREVENT EROSION.
- ALL STORM DRAINAGE SYSTEMS SHALL BE INSTALLED AND MAINTAINED PER THE CITY OF LOUISVILLE STANDARDS.
- STORM DRAINAGE SYSTEMS SHALL BE INSTALLED PER THE CITY OF LOUISVILLE STANDARDS. ALL STORM DRAINAGE SYSTEMS SHALL BE INSTALLED PER THE CITY OF LOUISVILLE STANDARDS.
- NO CONSTRUCTION OR LANDSCAPING ACTIVITIES SHALL BE PERMITTED TO BE PERFORMED ON THE PROPERTY UNTIL THE EPP IS ON FILE WITH THE CITY OF LOUISVILLE.

MSD NOTES

- WATER MAINS SHALL BE CONNECTED TO THE DEER & GUTTER WATER MAIN SYSTEM PER THE CITY OF LOUISVILLE. SUBJECT TO THE CITY OF LOUISVILLE STANDARDS AND THE CITY OF LOUISVILLE STANDARDS.
- SEWER MAINS SHALL BE CONNECTED TO THE DEER & GUTTER SEWER MAIN SYSTEM PER THE CITY OF LOUISVILLE. SUBJECT TO THE CITY OF LOUISVILLE STANDARDS AND THE CITY OF LOUISVILLE STANDARDS.
- SEWER MAINS SHALL BE CONNECTED TO THE DEER & GUTTER SEWER MAIN SYSTEM PER THE CITY OF LOUISVILLE. SUBJECT TO THE CITY OF LOUISVILLE STANDARDS AND THE CITY OF LOUISVILLE STANDARDS.
- SEWER MAINS SHALL BE CONNECTED TO THE DEER & GUTTER SEWER MAIN SYSTEM PER THE CITY OF LOUISVILLE. SUBJECT TO THE CITY OF LOUISVILLE STANDARDS AND THE CITY OF LOUISVILLE STANDARDS.
- SEWER MAINS SHALL BE CONNECTED TO THE DEER & GUTTER SEWER MAIN SYSTEM PER THE CITY OF LOUISVILLE. SUBJECT TO THE CITY OF LOUISVILLE STANDARDS AND THE CITY OF LOUISVILLE STANDARDS.

GENERAL NOTES

- DOMESTIC WATER SUPPLY SUBJECT SITE CANALS SERVED BY THE CITY OF LOUISVILLE. THE CITY OF LOUISVILLE STANDARDS SHALL BE FOLLOWED.
- TREES PRESENT ON THE PROPERTY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- LANDSCAPING AND TREE CANOPY PLAN PER CHAPTER 18.03 OF THE I.L.C. SHALL BE ON FILE WITH THE CITY OF LOUISVILLE.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND IMPROVING THE SITE VISIBILITY. THE CITY OF LOUISVILLE STANDARDS SHALL BE FOLLOWED.
- ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

IMPERVIOUS AREA DATA

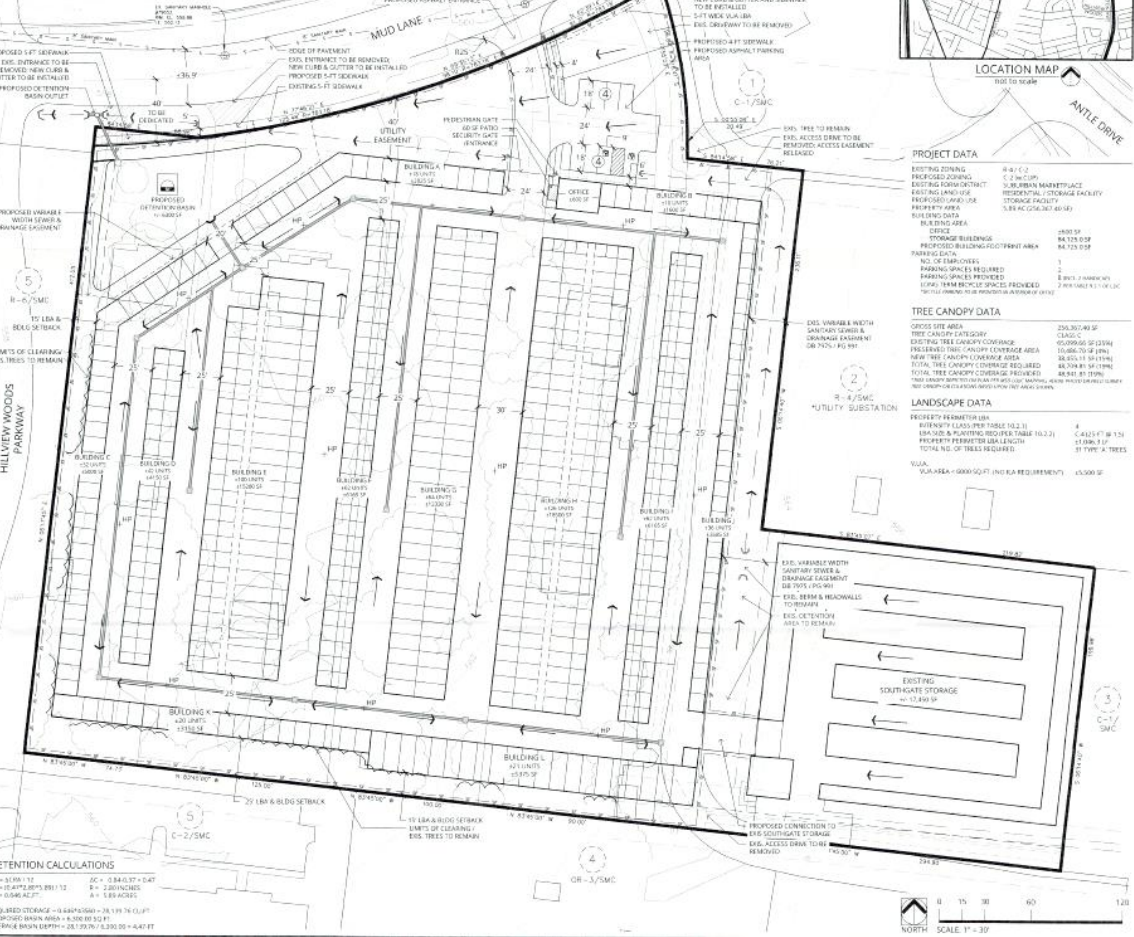
EXISTING IMPERVIOUS AREA	76,829.25 SF (2.12 AC.)
PROPOSED IMPERVIOUS AREA	182,124.44 SF (4.17 AC.)
DIFFERENCE	105,295.19 SF (2.41 AC.)

WAIVERS & VARIANCES

- APPLICANT REQUESTS WAIVER OF SECTION 10.0.1 OF THE I.L.C. TO REMOVE THE 30 FT SETBACK ALONG THE WESTERN PROPERTY BOUNDARY TO A 15 FT SETBACK TO NON-RESIDENTIAL USES.
- APPLICANT REQUESTS WAIVER OF SECTION 10.0.1.2 OF THE I.L.C. TO OBTAIN REQUIREMENTS FOR IMPERVIOUS AREA AND PERMEABLE COVERAGE FROM AN IMPERVIOUS AREA OF 1.00 TO 0.75.
- APPLICANT REQUESTS WAIVER OF SECTION 10.0.1.3 OF THE I.L.C. TO OBTAIN REQUIREMENTS FOR IMPERVIOUS AREA AND PERMEABLE COVERAGE FROM AN IMPERVIOUS AREA OF 1.00 TO 0.75.

CONDITIONAL USE PERMIT

- APPLICANT REQUESTS WAIVER OF SECTION 10.0.1 OF THE I.L.C. TO REMOVE THE 30 FT SETBACK ALONG THE WESTERN PROPERTY BOUNDARY TO A 15 FT SETBACK TO NON-RESIDENTIAL USES.
- APPLICANT REQUESTS WAIVER OF SECTION 10.0.1.2 OF THE I.L.C. TO OBTAIN REQUIREMENTS FOR IMPERVIOUS AREA AND PERMEABLE COVERAGE FROM AN IMPERVIOUS AREA OF 1.00 TO 0.75.
- APPLICANT REQUESTS WAIVER OF SECTION 10.0.1.3 OF THE I.L.C. TO OBTAIN REQUIREMENTS FOR IMPERVIOUS AREA AND PERMEABLE COVERAGE FROM AN IMPERVIOUS AREA OF 1.00 TO 0.75.



PROJECT DATA

PLANNING ZONING	R-4 (C-7)
PROPOSED ZONING	C-2 (MUP)
EXISTING ROADWAY	DEER & GUTTER
EXISTING LAND USE	RESIDENTIAL / STORAGE FACILITY
PROPOSED LAND USE	STORAGE FACILITY
PROPERTY AREA	5.93 AC (257,540 SF)
BUILDING DATA	
STORAGE BUILDING	4,800 SF
PROPOSED BUILDING FOOTPRINT AREA	14,113.05 SF
PARKING DATA	
NO. OF EMPLOYEES	14
PARKING SPACES REQUIRED	14
PARKING SPACES PROVIDED	2,891 / 20,800 (13.4%)
PROPERTY AREA	2,798,162 SF (64.1 AC)
PERCENT TREE CANOPY COVERAGE	7.1%

TREE CANOPY DATA

CROSS SITE AREA	236,307.46 SF
TREE CANOPY COVERAGE	16,989.70 SF (7.2%)
EXISTING TREE CANOPY COVERAGE	6,009.96 SF (2.5%)
PROPOSED TREE CANOPY COVERAGE	10,979.74 SF (4.7%)
TOTAL TREE CANOPY COVERAGE REQUIRED	24,254.42 SF (10.3%)
TOTAL TREE CANOPY COVERAGE PROVIDED	17,009.70 SF (7.2%)
DEFICIENCY	7,244.72 SF (3.2%)

LANDSCAPE DATA

PROPERTY PERMITS FOR	4
MINIMUM TREE HEIGHT (10 FT)	4
MINIMUM TREE SPACING (10 FT)	10 FT
TOTAL NO. OF TREES REQUIRED	11 TYPE 'A' TREES
VEGETATION	100% W/ 100% 10 FT AND 10 FT REQUIREMENTS 1/3000 SF

RICH DESIGN STUDIOS

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

448 SOUTH 4TH STREET, SUITE 200
LOUISVILLE, KENTUCKY 40202-1614
WWW.RICHDESIGNSTUDIOS.COM

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND NOT BE LOANED, REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RICH DESIGN STUDIOS. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED. RICH DESIGN STUDIOS SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

CLIENT

Pinnacle

Properties of Louisville, LLC

1000 N. 1ST STREET, SUITE 201
LOUISVILLE, KENTUCKY 40203

MUD LANE MINI-STORAGE

451 E. 49TH AVE & 49TH WIDE LANE
AND 11212 PRESTON HIGHWAY
LOUISVILLE, KENTUCKY 40220

PROJECT TITLE

DETAILED DISTRICT DEVELOPMENT PLAN

STAMP

DATE ISSUED: 1.08.2017
DRAWN BY: KW
CHECKED BY: KW
PROJECT NUMBER: 16081
MSD KM NO: 17-202-10188
7759

REVISIONS

1. ADDED COMMENTS	10/20/2017
2. BASKIN/CUTLER PER MAIL	07/20/2017

RECEIVED
AUG 29 2017
PLANNING & DESIGN SERVICES
SHEET NUMBER

1.01



Staff Analysis and Conclusions

- Proposal generally complies with Cornerstone 2020
- Compatible with surrounding uses
- Appropriate location near major arterial
- Proposed access improvements and pedestrian facilities
- Does not disrupt the residential pattern
- Waivers are justified due to mitigation measures by applicant

Required Actions

- **Recommend** to Metro Council **APPROVAL** or **DENIAL** of Change in zoning from R-4 to C-2
- **APPROVE** or **DENY** Conditional Use Permit with relief of 4.2.35.B (30' setbacks) for mini-warehouses
- **APPROVE** or **DENY** Waiver of Section 10.2.4 to reduce the 25' LBA to 15' along the western property line
- **APPROVE** or **DENY** Waiver of Section 5.5.2.B.1.a and 5.9.2.A.1.b.ii to not provide vehicular and pedestrian connections to adjacent developments
- **APPROVE** or **DENY** Waiver of Section 5.6.1.B.1 to not provide animating features along 60% of the building façade facing a public street
- **APPROVE** or **DENY** Detailed District Development Plan