

**20-DDP-0047**  
**105 Rochester Dr**



**Louisville Metro Development Review Committee**

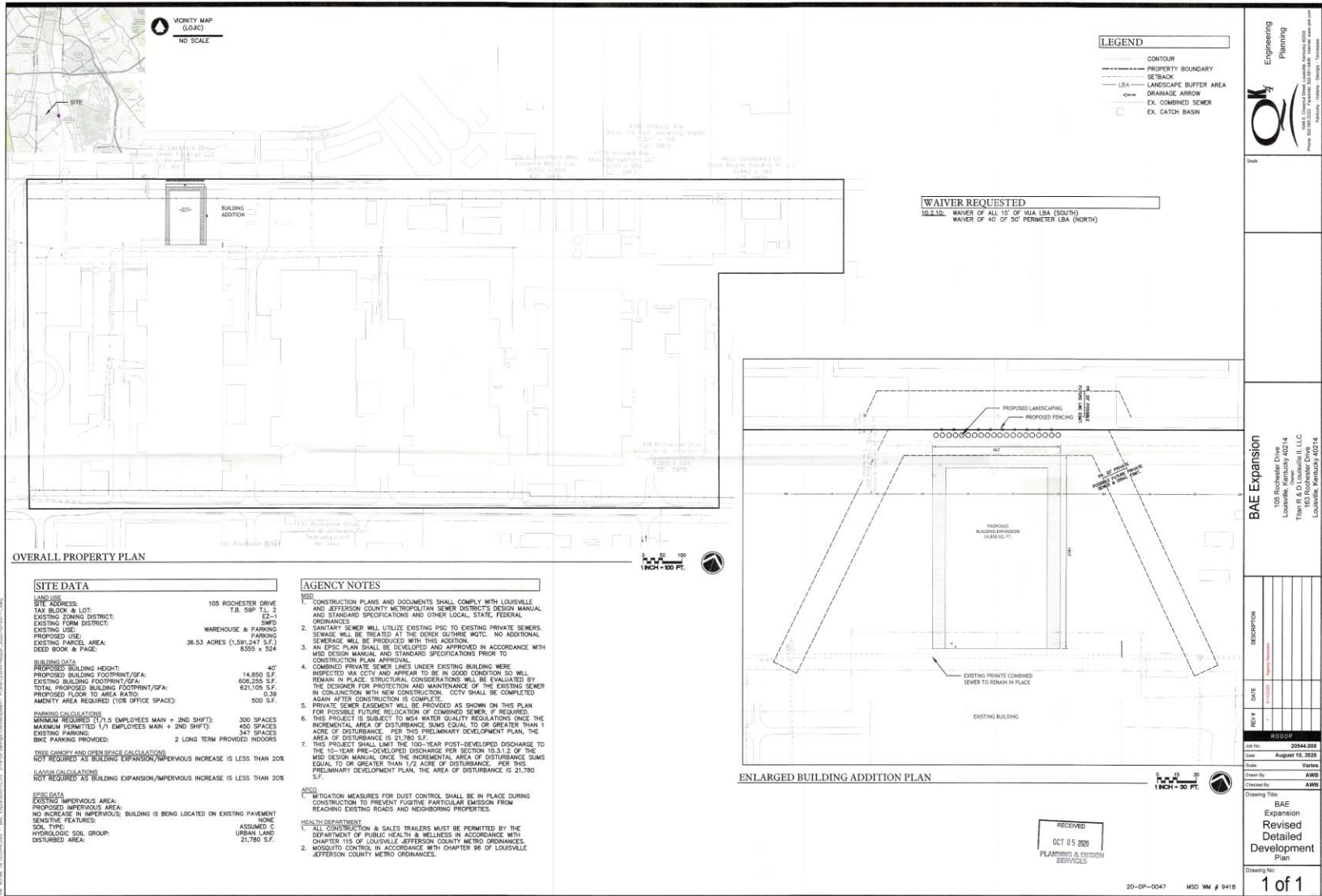
**Jay Lockett, AICP, Planner I**  
**October 14, 2020**

# Requests

**Waiver** of Land Development Code sections 5.5.4.B.1, 5.7.1 and 10.2.4 to encroach into the required 50' property perimeter landscape buffer area.

**Revised Detailed District Development Plan** with revisions to binding elements.

# Proposed Plan



**SITE DATA**

LAND USE	105 ROCHESTER DRIVE
TAX BLOCK & LOT	T.B. 56P TL 2
EXISTING ZONING DISTRICT	EE-1
EXISTING FORM DISTRICT	SMFD
EXISTING USE	WAREHOUSE & PARKING
PROPOSED USE	PARKING
EXISTING PARCEL AREA:	38.53 ACRES (1,682,247 S.F.)
DEED BOOK & PAGE:	6355 X 524

**BUILDING DATA**

PROPOSED BUILDING HEIGHT:	40'
PROPOSED BUILDING FOOTPRINT/FA:	14,850 S.F.
EXISTING BUILDING FOOTPRINT/FA:	856,255 S.F.
TOTAL PROPOSED BUILDING FOOTPRINT/FA:	621,105 S.F.
EXISTING USE:	0.39
AMENITY AREA REQUIRED (108 OFFICE SPACES):	500 S.F.

**PARKING CALCULATIONS**

MINIMUM REQUIRED (17.5 EMPLOYEES MAIN + 2ND SHIFT):	300 SPACES
MAXIMUM PERMITTED (17 EMPLOYEES MAIN + 2ND SHIFT):	450 SPACES
EXISTING PARKING:	347 SPACES
BIKE PARKING PROVIDED:	2 LONG TERM PROVIDED INDOORS

**TREE CANOPY AND OPEN SPACE CALCULATIONS**  
 NOT REQUIRED AS BUILDING EXPANSION/IMPERVIOUS INCREASE IS LESS THAN 20%

**LAND CALCULATIONS**

NOT REQUIRED AS BUILDING EXPANSION/IMPERVIOUS INCREASE IS LESS THAN 20%	
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**EPSC DATA**

EXISTING IMPERVIOUS AREA:	NONE
PROPOSED IMPERVIOUS AREA:	URBAN LAND
NO INCREASE IN IMPERVIOUS; BUILDING IS BEING LOCATED ON EXISTING PAVEMENT	
SENSITIVE FEATURES:	NONE
SOIL TYPE:	ASSUMED C
HYDROLOGIC SOIL GROUP:	URBAN LAND
DISTURBED AREA:	21,780 S.F.

Engineering  
 Planning

105 Rochester Drive  
 Louisville, Kentucky 40214  
 Tim R. O. Lovinsville II, LLC  
 Louisville, Kentucky 40214

BAE Expansion

105 Rochester Drive  
 Louisville, Kentucky 40214  
 Tim R. O. Lovinsville II, LLC  
 Louisville, Kentucky 40214

REV#	DATE	DESCRIPTION

20-0047

Drawn by: AWS  
 Checked by: AWS

Drawing Title:  
 BAE Expansion  
 Revised  
 Detailed  
 Development  
 Plan

Drawing No:  
 1 of 1

20-0047 MSD WM # 9418

20-DDP-0047

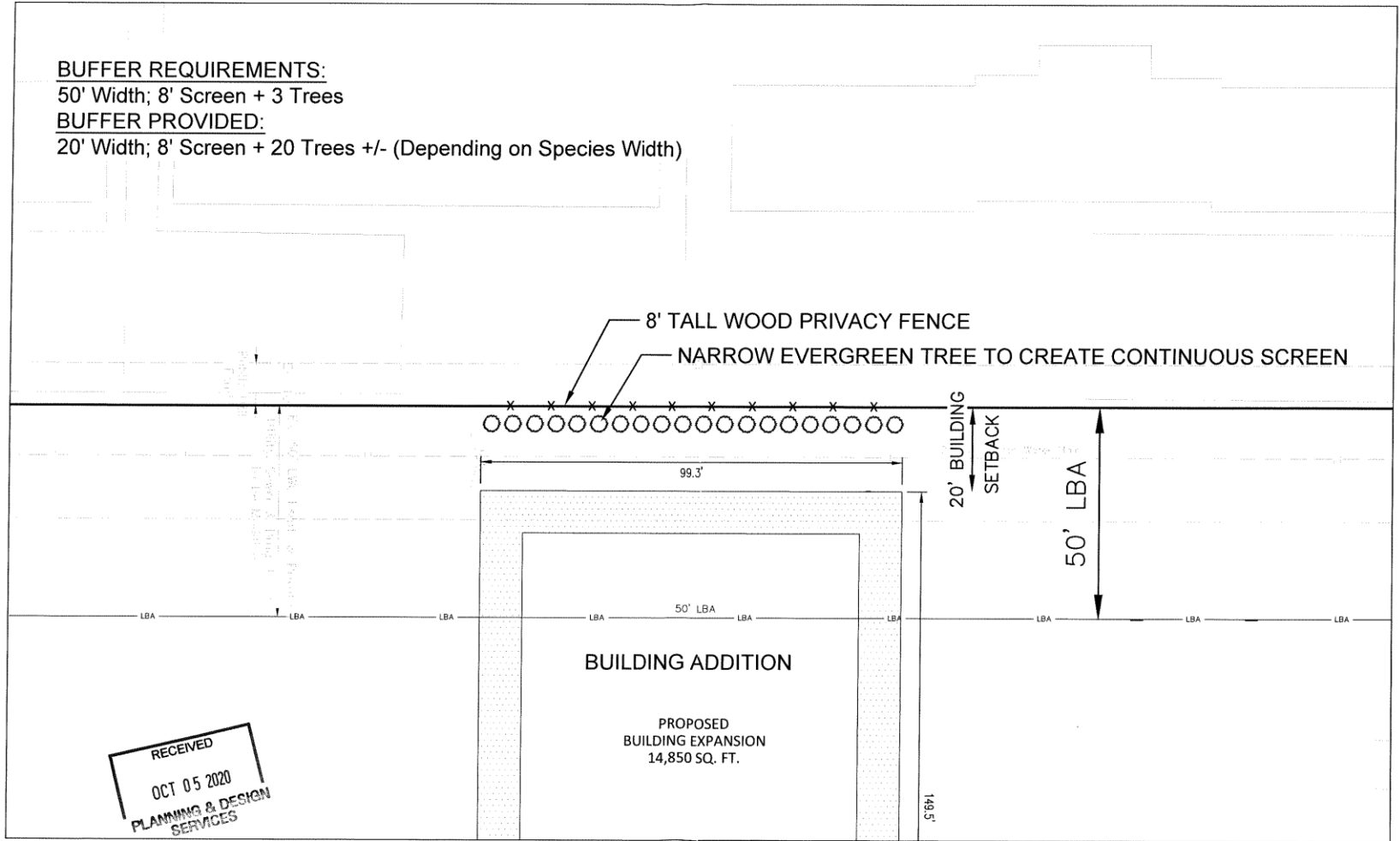
# Landscape Detail

**BUFFER REQUIREMENTS:**

50' Width; 8' Screen + 3 Trees

**BUFFER PROVIDED:**

20' Width; 8' Screen + 20 Trees +/- (Depending on Species Width)



RECEIVED  
OCT 05 2020  
PLANNING & DESIGN  
SERVICES

**BAE EXPANSION LANDSCAPE AND SCREENING EXHIBIT**



0 10 20  
1 INCH = 20 FT.

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# Site Aerial



**20-DDP-0047**

Tuesday, October 6, 2020 | 3:52:19 PM



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This map is not a legal document and should only be used for general reference and identification.

# Proposed Binding Element

8. The applicant shall provide screening as shown on the landscaping exhibit presented to the Development Review Committee on October 14, 2020. The final location and type of trees shall be shown on the approved landscape plan and chosen in conference with Planning and Design Services staff landscape architect.

# Staff Findings

- The Requests are adequately justified and meets the standard of review.

# Required Actions

- **Approve or Deny the Waiver.**
- **Approve or Deny the Revised Detailed District Development Plan with Revision to Binding Elements**