

VALIANT CHRISTIAN ACADEMY ACTIVITY BUILDING

CASE NO. 18CUP1009

**5627 NEW CUT ROAD
LOUISVILLE, KENTUCKY**

APPLICANT

On Fire Christian Center, Inc.

ENGINEER

Prism Engineering & Design Group, LLC

Site Data

Existing Site Area: *4.5 Acres*

Existing Form District: *Neighborhood*

Existing Zoning: *R-4*

Existing Use: *School/Church*

Existing Building Area: *25,032 SF*

Proposed Building Area: *12,150 SF*

Proposed Building Use: *Additional Classroom Area
Gymnasium*



BAKERS LN

1865

NEW CUT RD

OAKS DR

EN DR



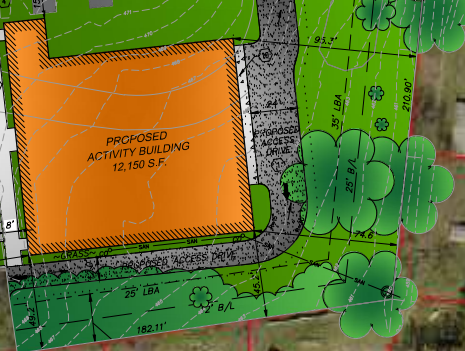
BAKERS LN

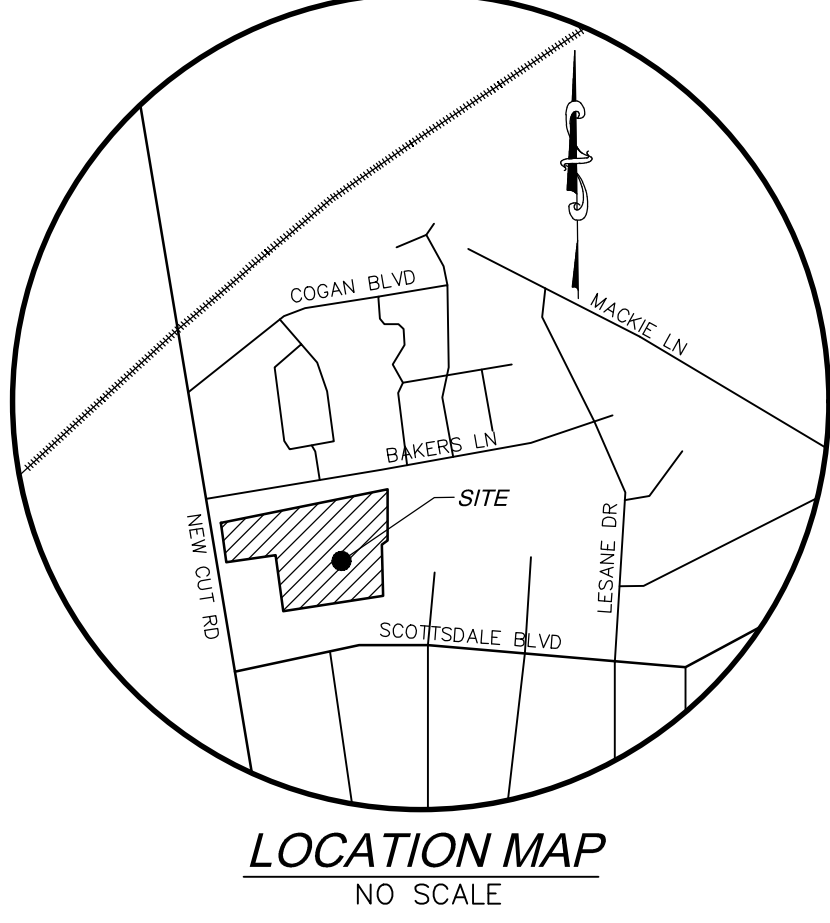
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- GENERAL NOTES**
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 - THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS INDICATED BY F.E.M.A. MAP NO. 21111C0091E, DATED DECEMBER 5, 2006.
 - ALL OUTDOOR LIGHTING WILL COMPLY WITH LDC CHAPTER 8.
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 - 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 THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 26,976 S.F. (0.619 AC.)
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 - 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.
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- PARKING CALCULATIONS**
- PARKING REQUIREMENTS (MINIMUM)**
- RELIGIOUS SERVICES (SUNDAY):**
- 3,990 SQ. FT. EXISTING SANCTUARY/PRIMARY SEATING AREA (NO PERMANENT SEATS INSTALLED): 1 PARKING SPACE PER 50 SQ. FT. = 80 SPACES
 - 1205 SQ. FT FOR 6 EXISTING GENERAL/PROFESSIONAL OFFICES: 1 PARKING SPACE PER 350 SQ. FT. = 3 SPACES
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 - 2 EXISTING DAY CARE CENTERS, DAY NURSERIES, CLASSROOM: 3 PARKING SPACE PER CLASSROOM = 8 SPACES
- MAXIMUM REQUIRED PARKING = 114 SPACES**
- EXISTING PARKING SPACES = 147 SPACES**
EXISTING ACCESSIBLE SPACES = 6 SPACES
TOTAL PARKING SPACES PROVIDED = 147 SPACES (10 ACCESSIBLE)
- NOTE: NO PARKING HAS BEEN ALLOCATED TO COMMON OR MECHANICAL AREAS.

KEYNOTES

①	ASPHALT PAVEMENT
②	12" MEDIAN CURB
③	INTEGRAL CURB AND SIDEWALK
④	CONCRETE SIDEWALK
⑤	PRECAST WHEEL STOP
⑥	ACCESSIBLE PARKING SIGNAGE
⑦	4" WIDE PAINTED STRIPE
⑧	EXISTING TREE TO REMAIN
⑨	INTERIOR LANDSCAPE AREA (ILA)
⑩	CONCRETE APRON
⑪	EXISTING SIGN*

*A LICENSE AGREEMENT FOR THE SIGN IN THE RIGHT OF WAY WILL BE REQUIRED PRIOR TO CONSTRUCTION.

LEGEND

⊙	CONDITIONAL USE AREA
⊙	PROPOSED PSC
⊙	EXISTING TELEPHONE PEDESTAL
⊙	EXISTING CABLE TV PEDESTAL
⊙	EXISTING WATER METER
⊙	EXISTING WATER VALVE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING CLEANOUT
⊙	EXISTING SIGN
⊙	EXISTING DOWNSPOUT
⊙	EXISTING GAS VALVE
⊙	EXISTING SPOT ELEVATION
⊙	BUILDING LIMIT
⊙	LANDSCAPE BUFFER AREA
⊙	DRAINAGE FLOW ARROW
⊙	EXISTING CONTOUR
⊙	EXISTING INDEX CONTOUR
⊙	EXISTING OVERHEAD ELECTRIC, CABLE & TELEPHONE
⊙	EXISTING UNDERGROUND ELECTRIC
⊙	EXISTING WATER LINE
⊙	EXISTING GAS LINE
⊙	EXISTING UTILITY POLE
⊙	EXISTING LIGHT POLE
⊙	EXISTING GUY WIRE
⊙	EXISTING LANDSCAPING
⊙	EXISTING TREELINE
⊙	EXISTING TREE W/SIZE

PROJECT SUMMARY

EXISTING FORM DISTRICT	NEIGHBORHOOD	R-4
EXISTING ZONE	NEIGHBORHOOD	R-4
COUNCIL DISTRICT		13
TAX BLOCK /LOT NUMBER		1035/0312
DEED BOOK/PAGE NUMBER		7960/0758
EXISTING USE	CHURCH/SCHOOL	CHURCH/SCHOOL/GYM
PROPOSED USE		CHURCH/SCHOOL/GYM
EXISTING BUILDING AREA		25,032 SQ. FT. ±
PROPOSED BUILDING AREA		12,150 SQ. FT. ±
GROSS FLOOR AREA		37,182 SQ. FT. ±
EXISTING BUILDING HEIGHT		27'-6"
PROPOSED BUILDING HEIGHT		27'-6"
SITE ACREAGE		4,514 AC. ±
EXISTING SITE AREA		196,614 SQ. FT. ±
FAR		0.19

INCREASE IN IMPERVIOUS AREA

EXISTING SITE AREA:	196,614 SQ.FT.
EXISTING IMPERVIOUS AREA:	101,975 SQ.FT.
EXISTING IMPERVIOUS PERCENT:	52 %
PROPOSED IMPERVIOUS AREA:	116,978 SQ.FT.
PROPOSED IMPERVIOUS PERCENT:	59 %
NET IMPERVIOUS AREA CHANGE:	15,003 SQ.FT.
NET IMPERVIOUS PERCENT CHANGE:	8 %

PRELIMINARY STORMWATER CALCULATIONS

PRE-DEVELOPMENT FLOW:
 $C = (2.17 \times 0.23 + 2.34 \times 0.95) / 4.51 = 0.60$
 $Q10 = 0.60 \times 4.5 \times 4.51 = 12.18$ CFS

POST-DEVELOPMENT FLOW:
 $C = (1.82 \times 0.23 + 2.69 \times 0.95) / 4.51 = 0.66$
 $Q10 = 0.66 \times 4.5 \times 4.51 = 13.39$ CFS

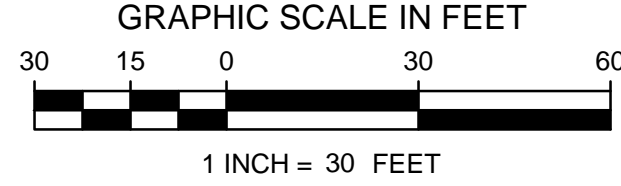
NET CHANGE IN RUNOFF:
 $POST-Q10 - PRE-Q10 = 13.39 - 12.18 = 1.21$ CFS

PRELIMINARY DETENTION VOLUME CALCULATIONS

$\Delta C = C_{post} - C_{pre} = 0.66 - 0.60 = 0.06$
 $Vol = \Delta C(A)(R/12) = 0.06(4,511)(2.8/12) = 0.06$ ac-ft

VARIANCE REQUESTED

A VARIANCE IS REQUESTED FROM SECTION 5.3.1.C.5 AND TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED BUILDING TO EXCEED THE MAXIMUM ALLOWABLE BUILDING SETBACK OF 80 FEET.



- 07/20/18 REVISED MSD NOTES; ADDED VARIANCE NOTE; REVISED BUILDING AREA TEXT.
- 06/25/18 AGENCY COMMENTS.
- 05/15/18 AGENCY COMMENTS.

18CUP1009
WM # 11740

PRISM ENGINEERING & DESIGN GROUP, LLC
 2309 WATKINSON TRAIL, SUITE 200
 LOUISVILLE, KENTUCKY 40299
 OFFICE (502) 491-8891
 FAX (502) 491-8898
 WWW.THEPRISMDSIGNGROUP.COM



CONDITIONAL USE PERMIT SITE DEVELOPMENT PLAN
 5627 NEW CUT ROAD
 LOUISVILLE, KENTUCKY 40214

OWNER: ON FIRE CHRISTIAN CENTER
 5627 NEW CUT ROAD
 LOUISVILLE, KENTUCKY 40214
 D.B. 7960, PG. 0758

DEVELOPER: ON FIRE CHRISTIAN CENTER
 5627 NEW CUT ROAD
 LOUISVILLE, KENTUCKY 40214

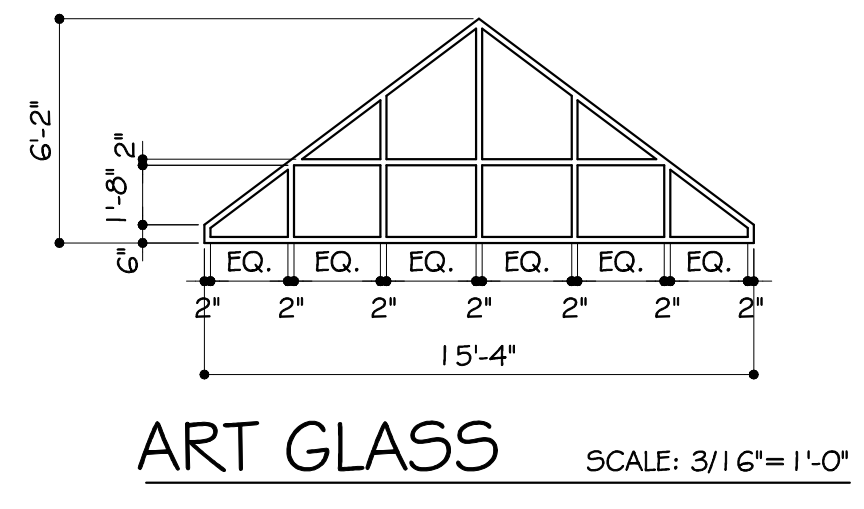
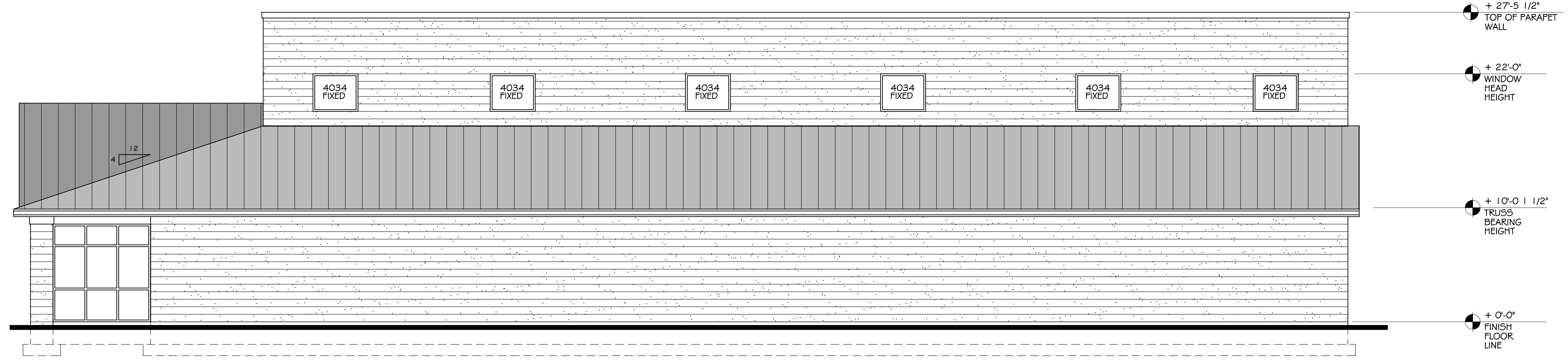
DATE:	JANUARY 19, 2018
PROJECT NO.:	217088-E1
DRAWN BY:	DWM
CHECKED BY:	JLH
SCALE:	1" = 30'

C1.0

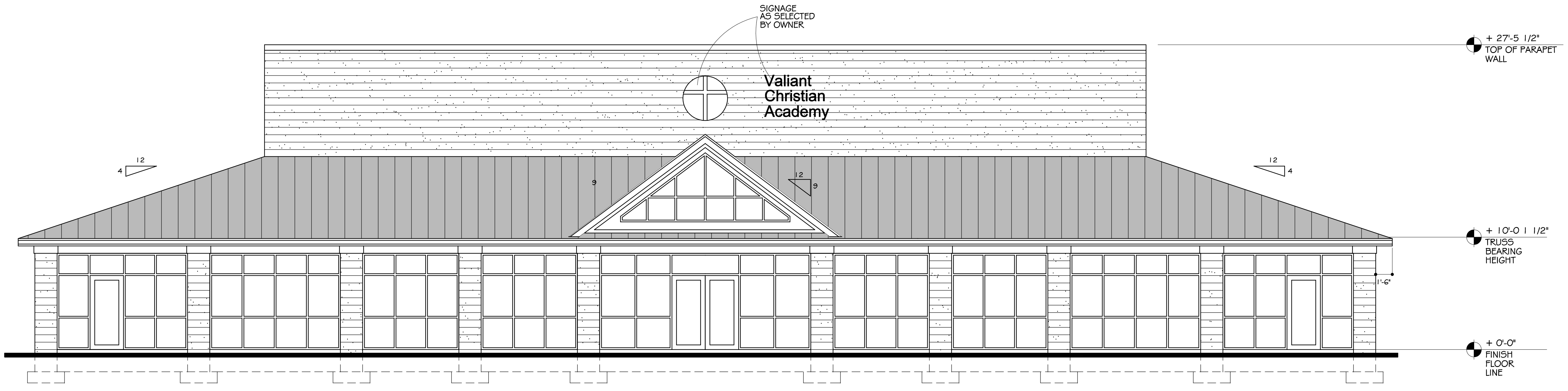
NOTE
 WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATION AND DESIGN OF THESE PLANS, PLAN AHEAD, INC. CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL LOCAL CODES, DIMENSIONS AND DETAILS PRIOR TO THE START OF ACTUAL CONSTRUCTION. PLAN AHEAD, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO ANY ERRORS, OMISSIONS OR DEFICIENCIES IN THE DESIGN OR BLUEPRINTS.

REVISIONS

DATE:	REV. NO.



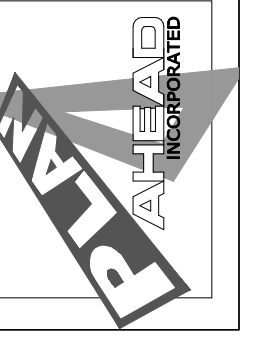
RIGHT SIDE ELEVATION SCALE: 3/16" = 1'-0"



FRONT ELEVATION SCALE: 3/16" = 1'-0"

A NEW ACTIVITY BUILDING FOR:
VALIANT CHRISTIAN ACADEMY
 5627 New Cut Road Louisville, Ky. 40214

CUSTOM & STOCK HOUSE PLANS BY
PLAN AHEAD INC.
 802 FIFTH STREET, INDIANA 47130
 JEFFERSONVILLE, INDIANA 47130
 PHONE (502) 817-7526
 VISIT US AT WWW.PLANAHEAD.ORG



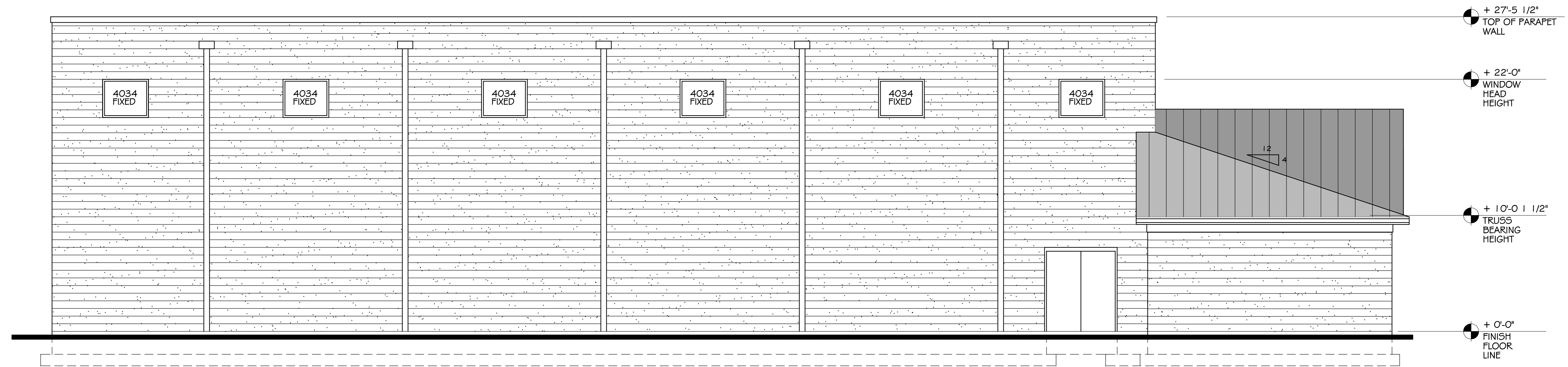
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 DATE: 7-5-2017
 DRAWN BY: ROBERT BYERS
 1-772-672-9105

A1

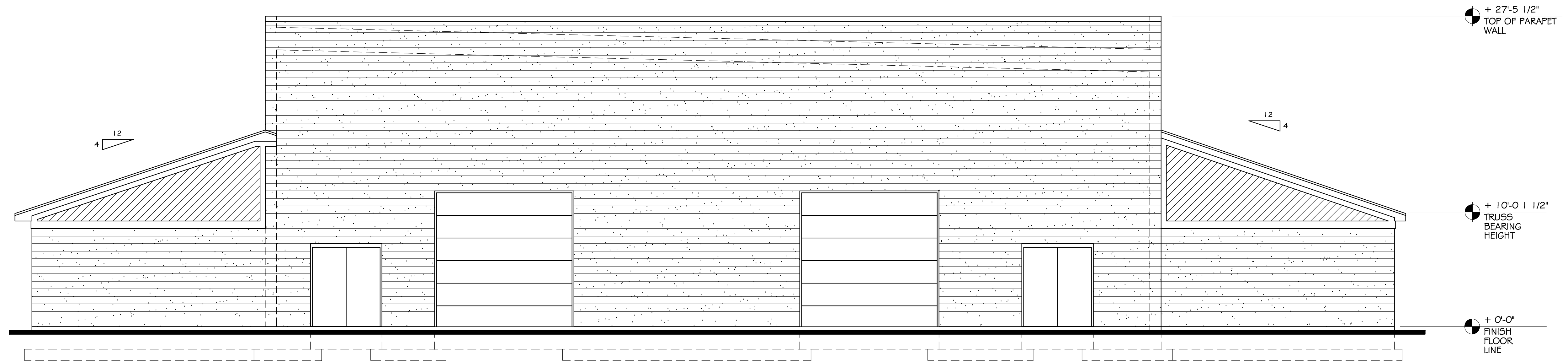
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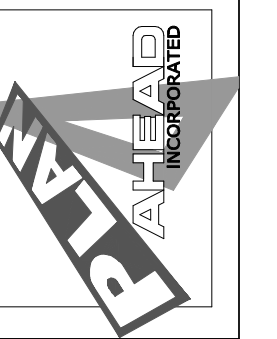
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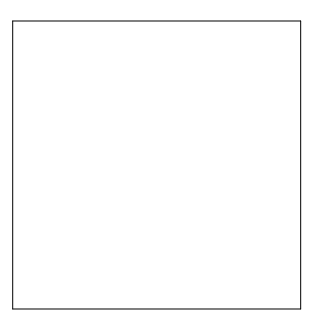


FILE:
 RB1034
 DATE:
 7-5-2017
 DRAWN BY:
 ROBERT BYERS
 1-772-672-9105

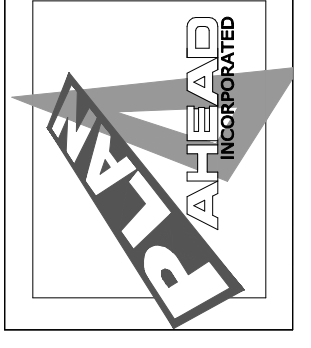
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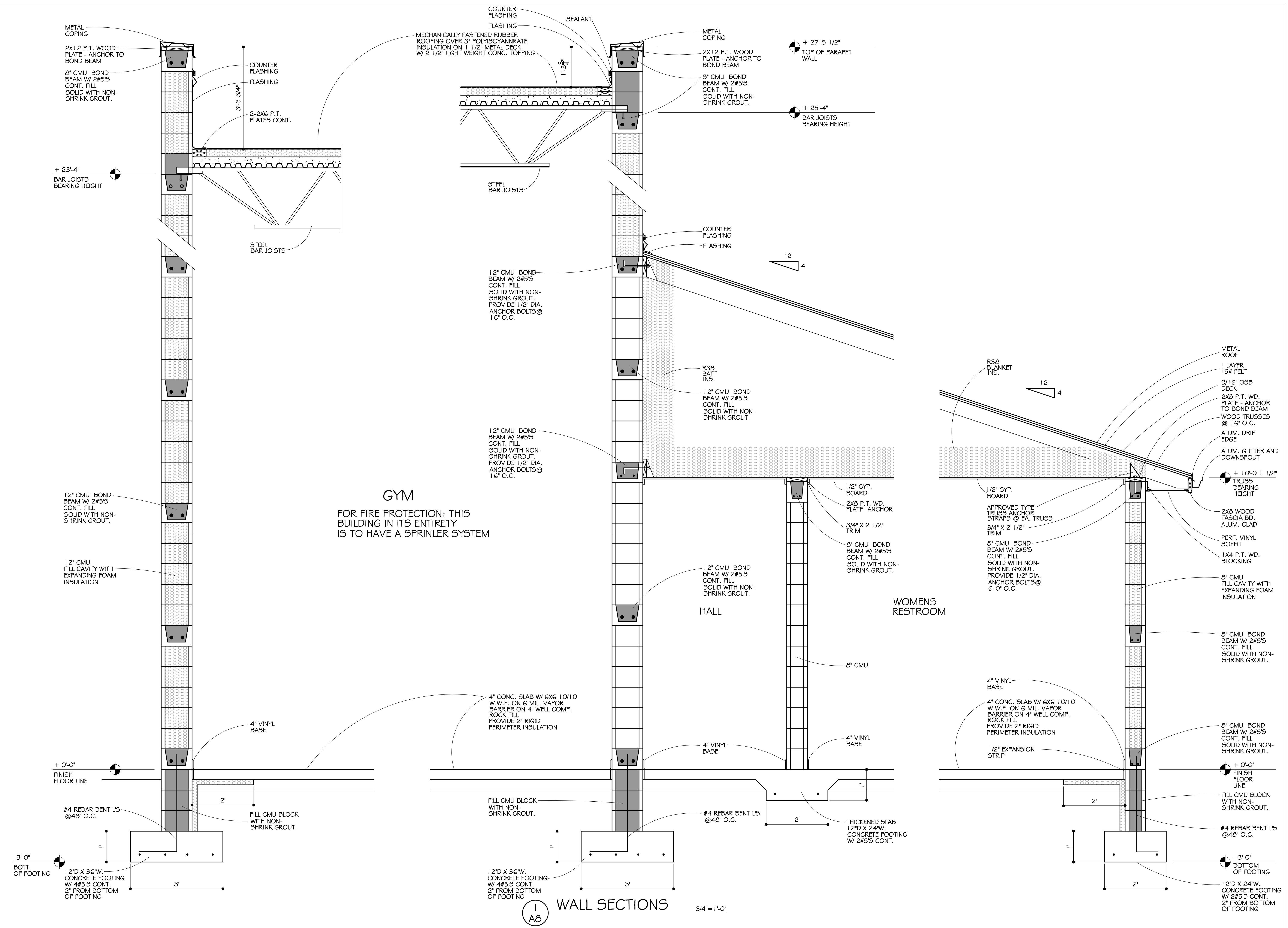
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 1-772-672-9105



GYM
 FOR FIRE PROTECTION: THIS BUILDING IN ITS ENTIRETY IS TO HAVE A SPRINKLER SYSTEM

WALL SECTIONS
 3/4" = 1'-0"

REQUESTED APPROVALS:

- **Conditional Use Permit to allow a private institution use in an R-4 Zoning District per LDC 4.2.65, with relief from LDC 4.2.65.C (Parking Related)**
- **Variance to allow the proposed activity building to exceed the maximum front yard setback requirement of 80 feet per LDC Section 5.3.1.C.5 and LDC Table 5.3.2**

Requested setback: 390 feet

Variance: 310 feet

A. Conditional Use Permit

- Neighborhood Meeting

- Meeting Held April 16, 2018

- In addition to applicant representatives, 2 neighbors were in attendance.

- Discussed proposed building, traffic flow around the site, proposed use, drainage and landscaping.

- Positive feedback from neighbors attending

- CUP Request per LDC Section 4.2.65:

- To allow a private institution use in an R-4 zoning district.
- The existing church and school currently operate at this location and did so prior to the new CUP requirements.
- LDC Section 1.3.1.B states:

“A nonconforming use may be continued until it is abandoned.....but a nonconforming use shall not be enlarged, expanded or changed except as expressly permitted by KRS 100.253 and LDC Chapter 1 Part 3.”

- Standard of Review for CUP:

- Project is consistent with the applicable policies/requirements of the Comprehensive Plan:

- Compatibility

- *Building Materials similar to existing*
- *Proposed building to supplement existing school and church – Little impact on neighborhood traffic*
- *Lighting – Additional lighting to be LDC compliant*
- *Landscape/Screening – LDC requirements to be met*
- *Setbacks from residential uses are LDC compliant*

- Transportation – Circulation/Parking

- *Existing parking facilities to remain intact*

- Livability/Environment – Stormwater/Air Quality

- *Project to meet MSD and APCD requirements*

- Community Facilities – Infrastructure

- *Utilities*
- *Fire Protection*
- *Sewer Facilities*

- **Compliance with the requirements of LDC 4.2.65**

- Parking and Structures to be located at least 30 feet from property line.

- *No additional parking spaces are proposed*
- *Proposed structure setback will exceed 30 feet*

- Traffic Impact

- *Proposed facility to supplement the existing school and church already in operation.*

- Off-Street Parking

- *The LDC states that parking shall be located to the side or rear of the building.*
- *Relief from this requirement is requested, as all parking is existing.*

- Activities to be Compliant with Louisville Metro Noise Ordinance



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B. Variance Request

- Variance to allow the proposed activity building to exceed the maximum front yard setback requirement of 80 feet per LDC Section 5.3.1.C.5 and LDC Table 5.3.2
- Justification:
 - *The existing building has a setback greater than 80 feet, with the proposed building positioned to supplement the existing church/school facility.*
 - *The proposed building is intended to complement the style of the existing building without requiring reconstruction of the existing parking areas, resulting in minimal disturbance.*
 - *Does not cause a hazard or nuisance, as all site work will conform to MSD and Metro Public Works requirements.*
 - *Due to the setback of the existing building and lot configuration, this variance will allow the most efficient and least disruptive plan to be implemented.*

C. Proposed Landscaping/Screening

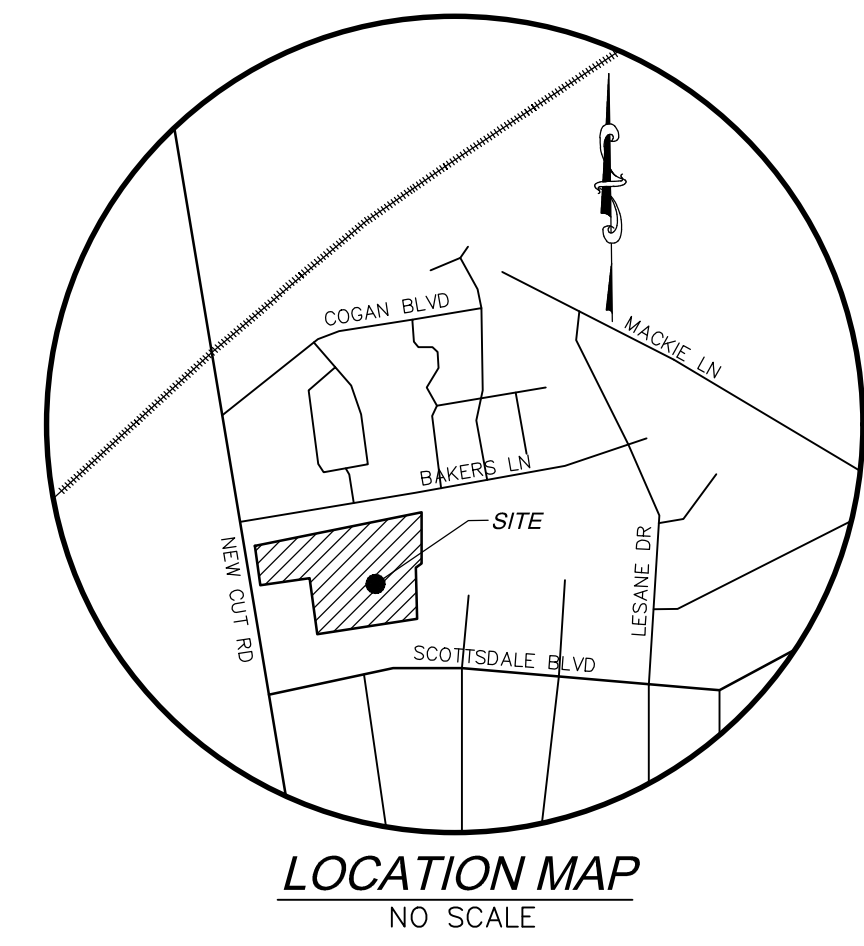
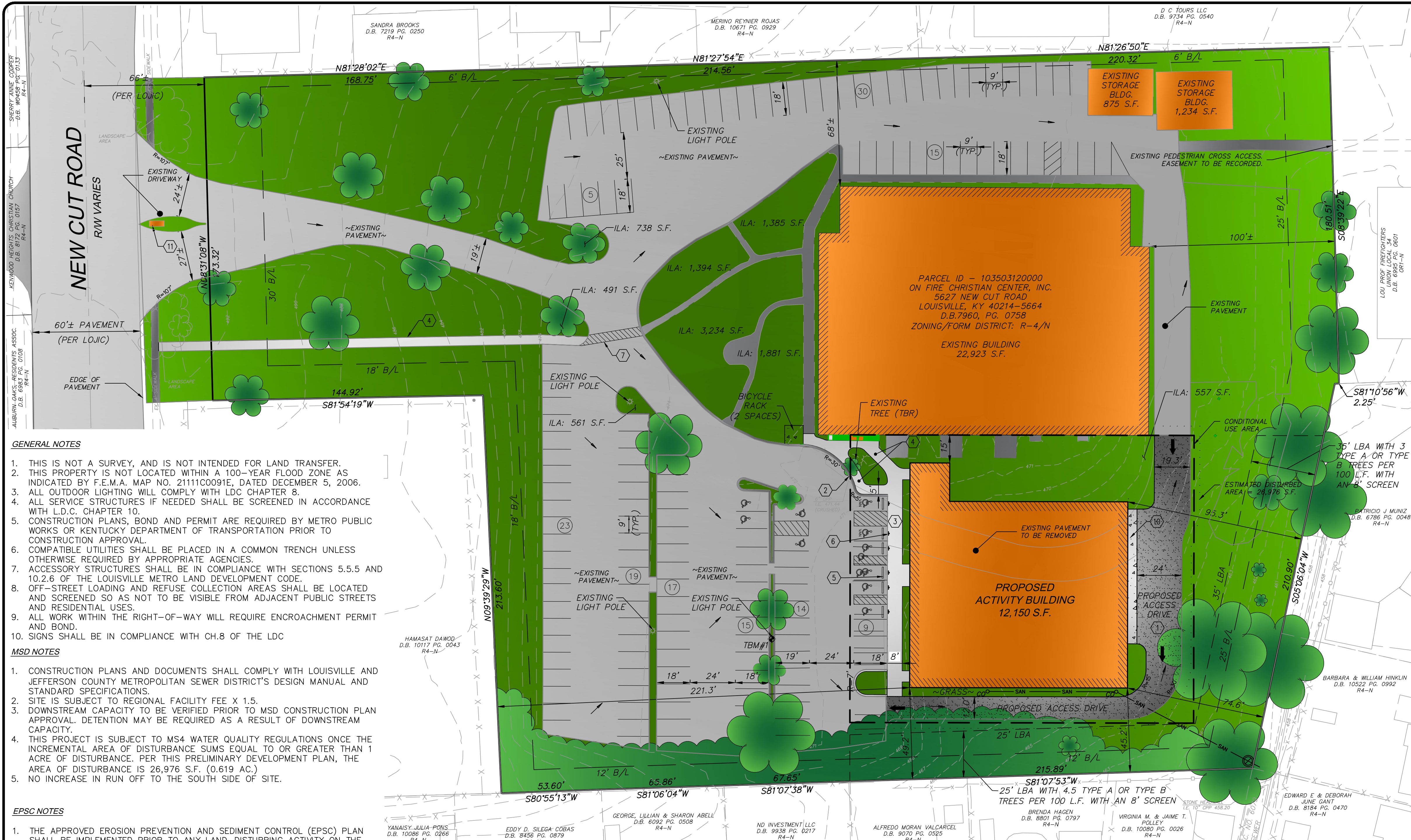
- Proposed Landscaping within limits of project to mitigate the CUP/Variance Impacts
 - South side – 25 ft. LBA with 4.5 trees per 100 LF with an 8 ft. screen (fence or evergreen screen)
 - East side – 35 ft. LBA with 3 trees per 100 LF with an 8 ft. screen (fence or evergreen screen)
 - Landscaping and screening to be a mix of existing landscape materials, with new plantings added to provide the intended screening.



View Looking East from Existing Parking



View Looking Southward from Existing Parking



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- 3,990 SQ. FT. EXISTING SANCTUARY/PRIMARY SEATING AREA (NO PERMANENT SEATS INSTALLED): 125% OF THE MINIMUM SPACES REQUIRED = 100 SPACES
 - 1205 SQ. FT FOR 6 EXISTING GENERAL/PROFESSIONAL OFFICES: 1 PARKING SPACE PER 200 SQ. FT. = 6 SPACES
 - 2 EXISTING DAY CARE CENTERS, DAY NURSERIES, CLASSROOM: 3 PARKING SPACE PER CLASSROOM = 8 SPACES
- MAXIMUM REQUIRED PARKING = 114 SPACES**
- EXISTING PARKING SPACES = 147 SPACES**
EXISTING ACCESSIBLE SPACES = 6 SPACES
TOTAL PARKING SPACES PROVIDED = 147 SPACES (10 ACCESSIBLE)
- NOTE: NO PARKING HAS BEEN ALLOCATED TO COMMON OR MECHANICAL AREAS.

KEYNOTES

①	ASPHALT PAVEMENT
②	12" MEDIAN CURB
③	INTEGRAL CURB AND SIDEWALK
④	CONCRETE SIDEWALK
⑤	PRECAST WHEEL STOP
⑥	ACCESSIBLE PARKING SIGNAGE
⑦	4" WIDE PAINTED STRIPE
⑧	EXISTING TREE TO REMAIN
⑨	INTERIOR LANDSCAPE AREA (ILA)
⑩	CONCRETE APRON
⑪	EXISTING SIGN*

*A LICENSE AGREEMENT FOR THE SIGN IN THE RIGHT OF WAY WILL BE REQUIRED PRIOR TO CONSTRUCTION.

LEGEND

○	CONDITIONAL USE AREA
○	PROPOSED PSC
○	EXISTING TELEPHONE PEDESTAL
○	EXISTING CABLE TV PEDESTAL
○	EXISTING WATER METER
○	EXISTING WATER VALVE
○	EXISTING FIRE HYDRANT
○	EXISTING CLEANOUT
○	EXISTING SIGN
○	EXISTING DOWNSPOUT
○	EXISTING GAS VALVE
○	EXISTING SPOT ELEVATION
○	BUILDING LIMIT
○	LANDSCAPE BUFFER AREA
○	DRAINAGE FLOW ARROW
○	EXISTING CONTOUR
○	EXISTING INDEX CONTOUR
○	EXISTING OVERHEAD ELECTRIC, CABLE & TELEPHONE
○	EXISTING UNDERGROUND ELECTRIC
○	EXISTING WATER LINE
○	EXISTING GAS LINE
○	EXISTING UTILITY POLE
○	EXISTING LIGHT POLE
○	EXISTING GUY WIRE
○	EXISTING LANDSCAPING
○	EXISTING TREELINE
○	EXISTING TREE W/SIZE

PROJECT SUMMARY

EXISTING FORM DISTRICT	NEIGHBORHOOD	R-4
EXISTING ZONE	NEIGHBORHOOD	R-4
COUNCIL DISTRICT		13
TAX BLOCK /LOT NUMBER		1035/0312
DEED BOOK/PAGE NUMBER		7960/0758
EXISTING USE	CHURCH/SCHOOL	CHURCH/SCHOOL/GYM
PROPOSED USE		CHURCH/SCHOOL/GYM
EXISTING BUILDING AREA		25,032 SQ. FT. ±
PROPOSED BUILDING AREA		12,150 SQ. FT. ±
GROSS FLOOR AREA		37,182 SQ. FT. ±
EXISTING BUILDING HEIGHT		27'-6"
PROPOSED BUILDING HEIGHT		27'-6"
SITE ACREAGE		4,514 AC. ±
SITE AREA		196,614 SQ. FT. ±
FAR		0.19

INCREASE IN IMPERVIOUS AREA

EXISTING SITE AREA:	196,614 SQ.FT.
EXISTING IMPERVIOUS AREA:	101,975 SQ.FT.
EXISTING IMPERVIOUS PERCENT:	52 %
PROPOSED IMPERVIOUS AREA:	116,978 SQ.FT.
PROPOSED IMPERVIOUS PERCENT:	59 %
NET IMPERVIOUS AREA CHANGE:	15,003 SQ.FT.
NET IMPERVIOUS PERCENT CHANGE:	8 %

PRELIMINARY STORMWATER CALCULATIONS

PRE-DEVELOPMENT FLOW:
 $C = (2.17 \times 0.23 + 2.34 \times 0.95) / 4.51 = 0.60$
 $Q10 = 0.60 \times 4.5 \times 4.51 = 12.18$ CFS

POST-DEVELOPMENT FLOW:
 $C = (1.82 \times 0.23 + 2.69 \times 0.95) / 4.51 = 0.66$
 $Q10 = 0.66 \times 4.5 \times 4.51 = 13.39$ CFS

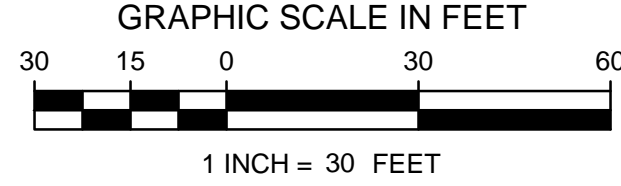
NET CHANGE IN RUNOFF:
 $POST-Q10 - PRE-Q10 = 13.39 - 12.18 = 1.21$ CFS

PRELIMINARY DETENTION VOLUME CALCULATIONS

$\Delta C = C_{post} - C_{pre} = 0.66 - 0.60 = 0.06$
 $Vol = \Delta C(A)(R/12) = 0.06(4,511)(2.8/12) = 0.06$ ac-ft

VARIANCE REQUESTED

A VARIANCE IS REQUESTED FROM SECTION 5.3.1.C.5 AND TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED BUILDING TO EXCEED THE MAXIMUM ALLOWABLE BUILDING SETBACK OF 80 FEET.



- 07/20/18 REVISED MSD NOTES; ADDED VARIANCE NOTE; REVISED BUILDING AREA TEXT.
- 06/25/18 AGENCY COMMENTS.
- 05/15/18 AGENCY COMMENTS.

18CUP1009
WM # 11740

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CONDITIONAL USE PERMIT SITE DEVELOPMENT PLAN
 5627 NEW CUT ROAD
 LOUISVILLE, KENTUCKY 40214

OWNER: ON FIRE CHRISTIAN CENTER
 5627 NEW CUT ROAD
 LOUISVILLE, KENTUCKY 40214
 D.B. 7960, PG. 0758

DEVELOPER: ON FIRE CHRISTIAN CENTER
 5627 NEW CUT ROAD
 LOUISVILLE, KENTUCKY 40214

DATE:	JANUARY 19, 2018
PROJECT NO.:	217088-E1
DRAWN BY:	DWM
CHECKED BY:	JLH
SCALE:	1" = 30'

C1.0

To summarize –

- Request approval of the CUP request with relief requested for 4.2.65.C (parking related)
- Request approval of the Variance

With approvals based, in part, on the justifications and mitigation provided.