

16CUP1081

916 S. 8th St. and 939 S. 9th St.



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

April 17, 2017

Request

- Conditional Use Permit to allow athletic fields in a M-3 zoning district.

Case Summary/Background

- Spalding University proposes to construct two multi-purpose soccer fields, one women's softball field and a fieldhouse. The property currently lies vacant with an abundant amount of exposed foundations from the previous buildings partial demolition, a few remaining parking lots and a vacant building located along 9th Street.
- The facility will be used by Spalding University for practice and games. The men's and women's soccer season is a fall sport with practices being at 8:00 a.m. and 2:30 p.m. during the week. Games are always played back to back with weekend games typically starting at 1:00 p.m. and weekday games are typically played around 5:00 p.m. and could last until 9:00 p.m. The women's softball season is a spring sport with practices being at 8:00 a.m. and 2:30 p.m. during the week. All softball games are a doubleheader with weekend games starting at 1:00 p.m. and weekday games typically played around 5:00 p.m. and could last until 9:00 p.m.
- The proposal includes sports lighting mounted on mast-type poles that will be 70 feet above the fields. Also a public address system will be in use for game day management.

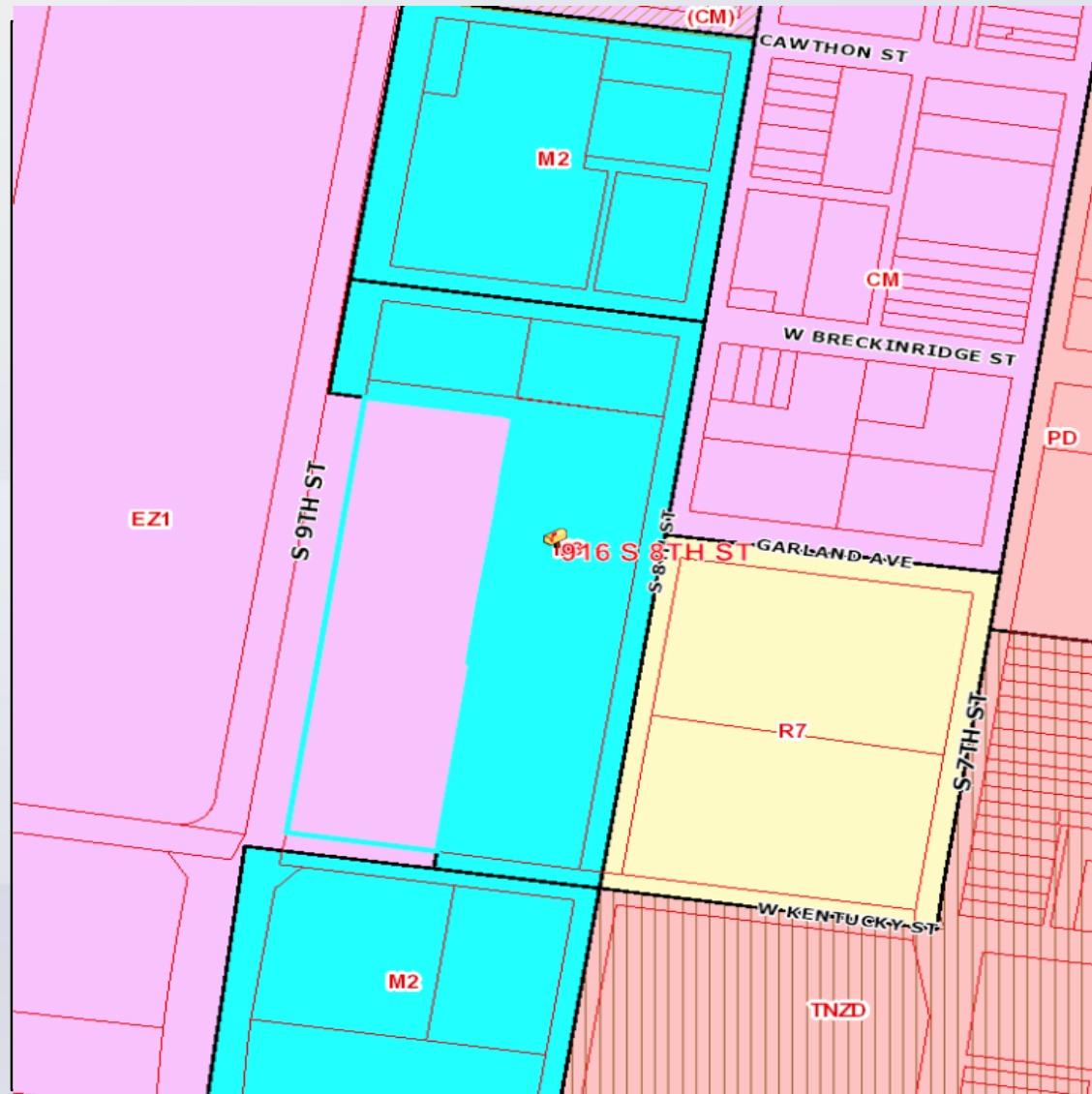
Zoning/Form Districts

Subject:

- Existing: EZ-1, M-3/TW
- Proposed: EZ-1, M-3/TW

Surrounding:

- North: M-2/TW
- South: M-2/TW
- East: R-7, CM/TN
- West: EZ-1/TW



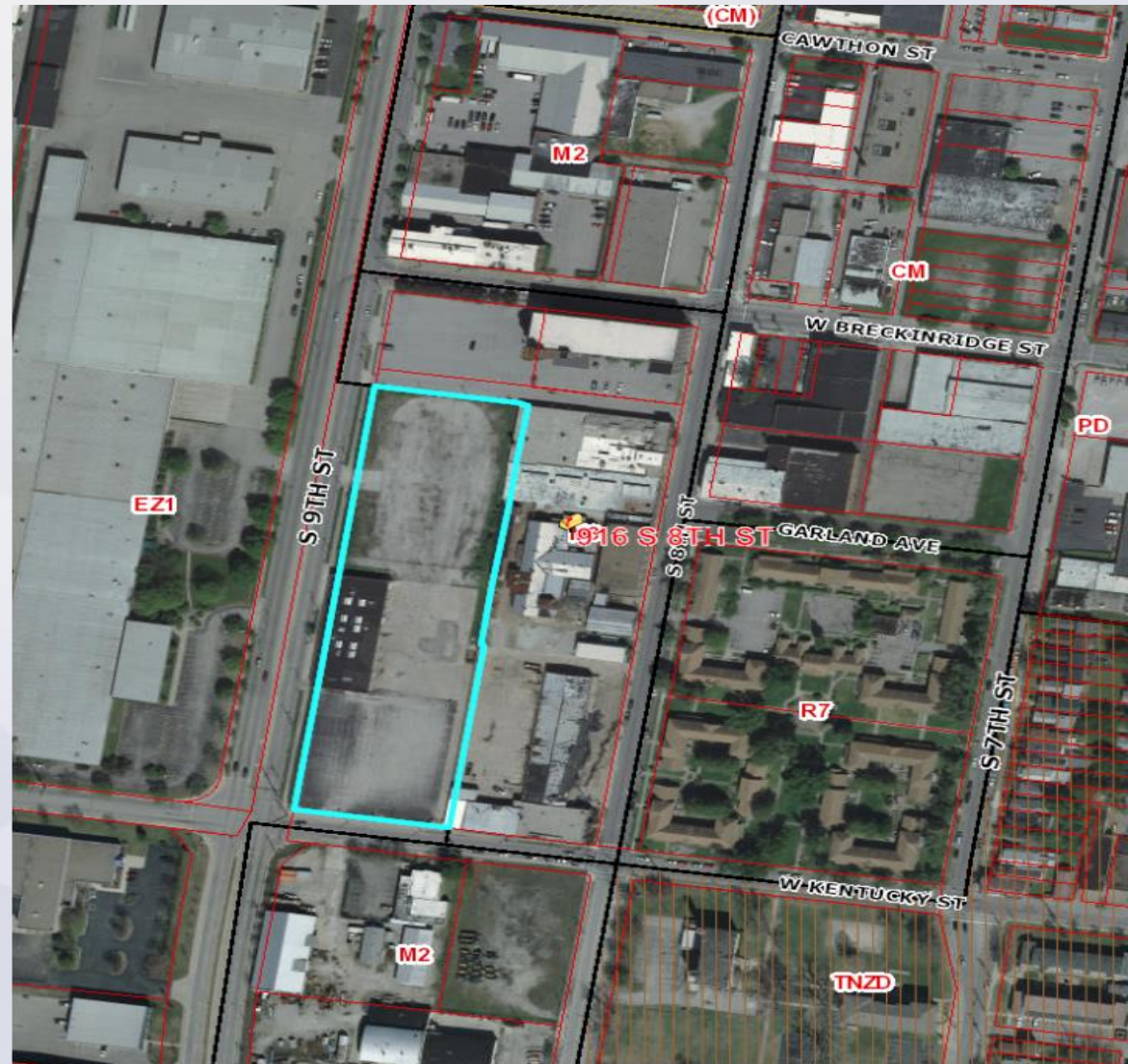
Aerial Photo/Land Use

Subject:

- Existing: Vacant
- Proposed: Vacant

Surrounding:

- North: Industrial
- South: Industrial
- East: Apartments
- West: Industrial



Site from S. 8th St.



Site from S. 8th St.



Site from S. 8th St.



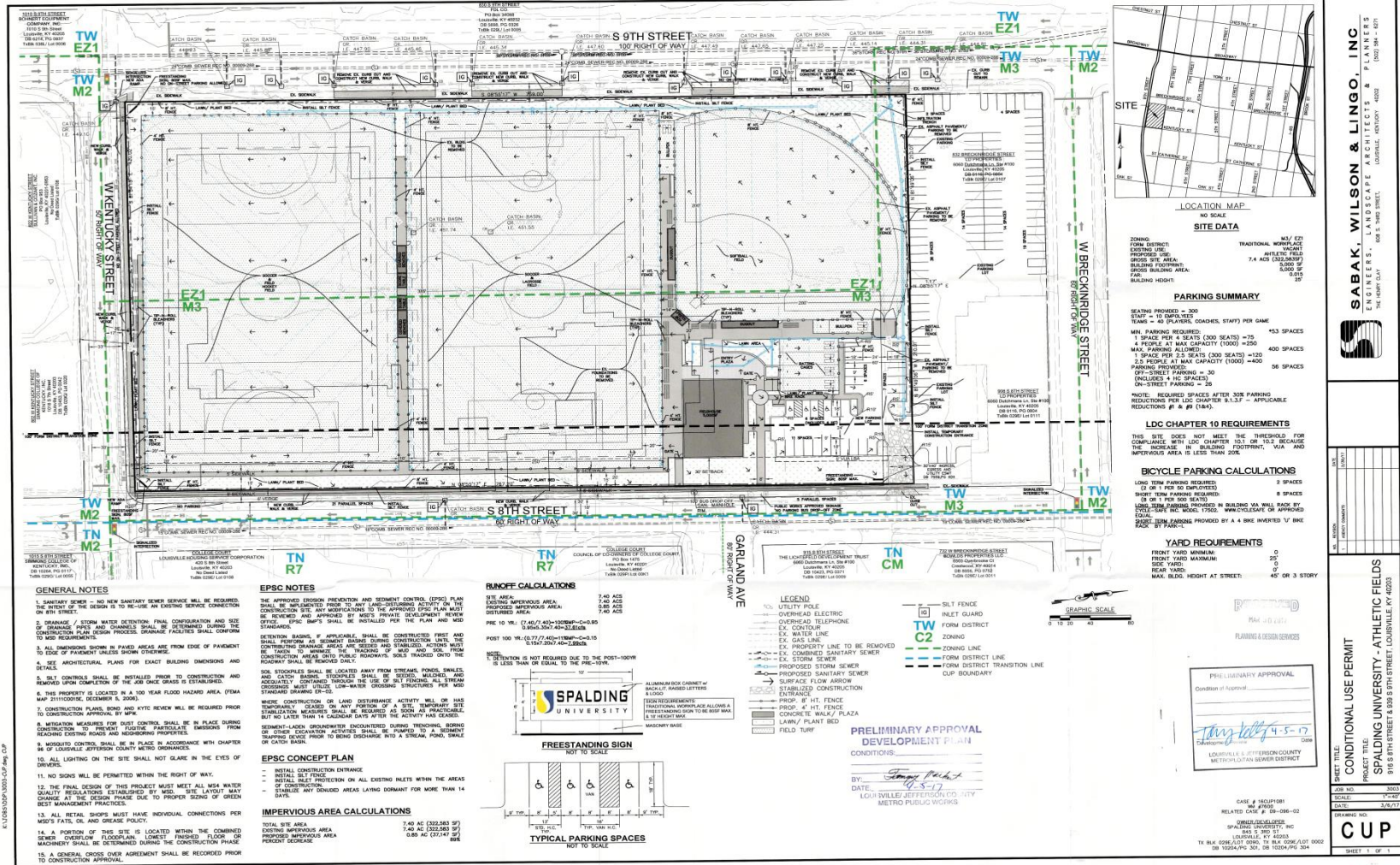
Looking west/north from W. Ky. St.



Looking east from S. 9th St.



Development Plan



SITE DATA

ZONING DISTRICT	TRADITIONAL WORKFORCE HOUSING	MAX E21
PROPOSED USE	ATHLETIC FIELD	1.7 A USE (222,263 SF)
PROPOSED FLOOR AREA	5,000 SF	0.002 AC
BUILDING HEIGHT	10 FT	

PARKING SUMMARY

SEATING PROVIDED	= 300	
TEAMS	= 40 (PLAYERS, COACHES, STAFF) PER GAME	
MIN. PARKING REQUIRED		153 SPACES
1 SPACE PER 4 SEATS (300 SEATS) = 75		
4 PEOPLE AT MAX CAPACITY (1000) = 250		
MAX. PARKING ALLOWED		56 SPACES
1 SPACE PER 2.5 SEATS (300 SEATS) = 120		
2.5 PEOPLE AT MAX CAPACITY (1000) = 400		
PARKING PROVIDED	= 30	56 SPACES
ON-STREET PARKING	= 30	
ON-STREET PARKING	= 26	

LDL CHAPTER 10 REQUIREMENTS

THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDL CHAPTER 10.1.3.7 - APPLICABLE REDUCTIONS PER LOCAL CHAPTER 10.1.3.7 - APPLICABLE REDUCTIONS IF A # 1 (14.8).

BICYCLE PARKING CALCULATIONS

LDL NEW PARKING REQUIRED: 2 SPACES
(2 OF 1 PER 50 EMPLOYED) 8 SPACES
EXISTING PARKING PROVIDED: 3 SPACES
LDL NEW PARKING PROVIDED AS BUILDING VA SHALL BE: 0 SPACES
LDL EXISTING PARKING PROVIDED AS BUILDING VA SHALL BE: 0 SPACES
TOTAL BICYCLE PARKING PROVIDED BY A BICYCLE INSTEAD OF A CAR: 0 SPACES

YARD REQUIREMENTS

FRONT YARD MINIMUM	0'
FRONT YARD MAXIMUM	5'
REAR YARD	5'
REAR YARD MINIMUM	5'
MAX. BLDG. HEIGHT AT STREET	40' OR 3 STORY

GENERAL NOTES

1. SANITARY SEWER - NO NEW SANITARY SEWER SERVICE WILL BE REQUIRED. THE INTENT OF THE DESIGN IS TO RE-USE AN EXISTING SERVICE CONNECTION OF 8" R/S STREET.
2. DRAINAGE / STORM WATER DETENTION, FINAL CONFIGURATION AND SIZE (DRAINAGE PIPES AND CHANNELS) SHALL BE DETERMINED USING THE CONSTRUCTION PLAN DESIGN PROVISIONS. FACILITIES SHALL COMPLY TO ALL REQUIREMENTS.
3. ALL FINISHINGS SHOWN IN PAVED AREAS ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE.
4. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
5. SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB (SEE GRASS IS ESTABLISHED).
6. THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD HAZARD AREA (FEMA MAP 21010001E RECURRENCE 5.0%).
7. CONSTRUCTION PLANS, BOND AND ETC REVIEW WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, BY STATE.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. WETLANDS CONTROL SHALL BE IN PLACE DISCREETLY WITH CHAPTER 10 OF LOUISVILLE Jefferson COUNTY METROPOLITAN SEWER DISTRICT.
10. ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVERS.
11. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
12. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL WSA WATER QUALITY REGULATIONS ESTABLISHED BY MDC. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SOUNDING OF GREEN BEST MANAGEMENT PRACTICES.
13. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MDC'S FATS, OIL, AND GREASE POLICY.
14. A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOOR PLAN. LOWEST FLOOR OF FLOOR OR MACHINERY SHALL BE DETERMINED DURING THE CONSTRUCTION PHASE.
15. A GENERAL CROSS OVER AGREEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL REQUIRE THE USER TO AVOID AND MINIMIZE ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY THE CITY PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED FOR THE PLAN AND MID STANDARD.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL BE OPEN TO ALL SURROUNDING AREAS. DETENTION BASINS SHALL BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS INTO PUBLIC HIGHWAYS, SOILS TRACKING DURING THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE COVERED, MULCHED, AND PROTECTED FROM WIND. STOCKPILES SHALL BE COVERED WITH 1/2" OF STANDARD BRANDED ER-03.

CONSTRUCTION OF LAND DISTURBANCE ACTIVITY SHALL BE IN PLACE TEMPORARILY ON ANY PORTION OF A SITE. TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED. OTHER EROSION CONTROL MEASURES SHALL BE PLACED TO A JOINTLY DETERMINED DATE PRIOR TO BEING DISMANTLED, A STORM FLOW SWALE, OR CATCH BASIN.

BUFFALO REGULATIONS

SITE AREA	7.40 ACS
EXISTING IMPERVIOUS AREA	7.40 ACS
PROPOSED IMPERVIOUS AREA	9.80 ACS
DETERMINED AREA	7.40 ACS

PRE 100 YR (1.40"/4.74"-100YR) = 0.5-0.85
SERRAVALLO AND ZELINSKI
POST 100 YR (0.77"/4.0"-100YR) = 0.5-1.15

FREESTANDING SIGN

MAXIMUM SIGN HEIGHT: 10 FT
MAXIMUM SIGN AREA: 100 SF
MAXIMUM SIGN SPACING: 10 FT

TYPICAL PARKING SPACES

10 FT x 20 FT

LEGEND

- UTILITY POLE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- EX. WATER LINE
- EX. GAS LINE
- EX. PROPERTY LINE TO BE DEVOID
- EX. COMBINED SANITARY SEWER
- EX. STORM SEWER
- PROPOSED SANITARY SEWER
- SURFACE FLOW ARROW
- STABILIZED CONSTRUCTION ENTRANCE
- PROP. 4" HT. FENCE
- PROP. 4" HT. FENCE CONCRETE WALK/PLAZA
- LAWN / PLANT BED
- FIELD TURF

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Jimmy Puckett*
DATE: 10-5-17
LOUISVILLE Jefferson COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval:

Jimmy Puckett 10-5-17
LOUISVILLE Jefferson COUNTY METRO PUBLIC WORKS DISTRICT

CUP

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SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
10001 SHILOH RD., SUITE 100, LOUISVILLE, KY 40224
502.261.1000

SPALDING UNIVERSITY - ATHLETIC FIELDS
916 S 9TH STREET, LOUISVILLE, KY 40203

CONDITIONAL USE PERMIT

PROJECT TITLE: SPALDING UNIVERSITY - ATHLETIC FIELDS
PROJECT NUMBER: 16CUP1081
JOB NO: 3003
SCALE: 3/8" = 1'-0"
DATE: 10-5-17
DRAWING NO: CUP



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow athletic fields in a M-3 zoning district.