

ORELL STORAGE

Public Hearing

December 15th, 2022

Owner:

11905 DIXIE LLC

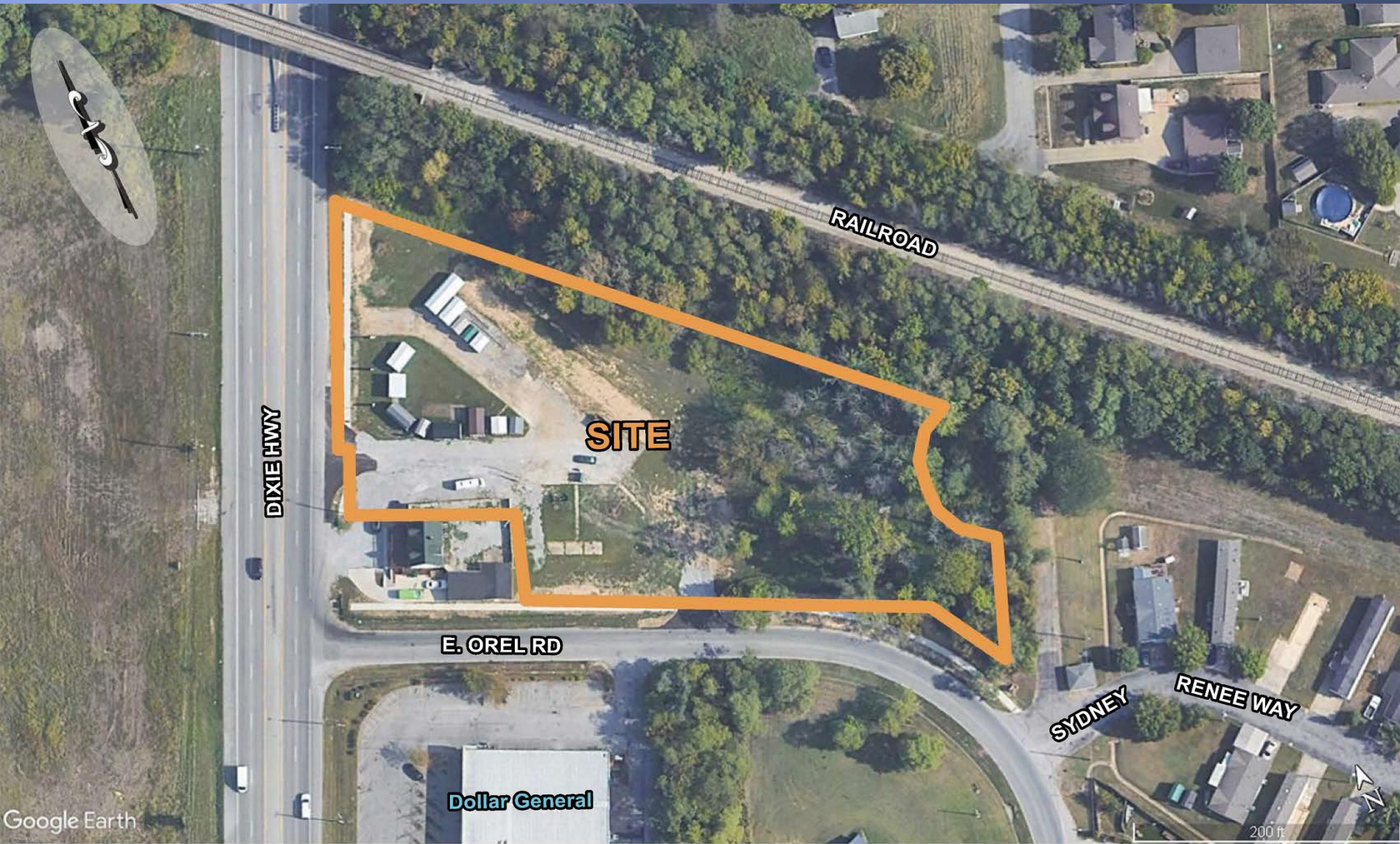
Prepared By: Ann Richard, RLA



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

AERIAL - EXISTING



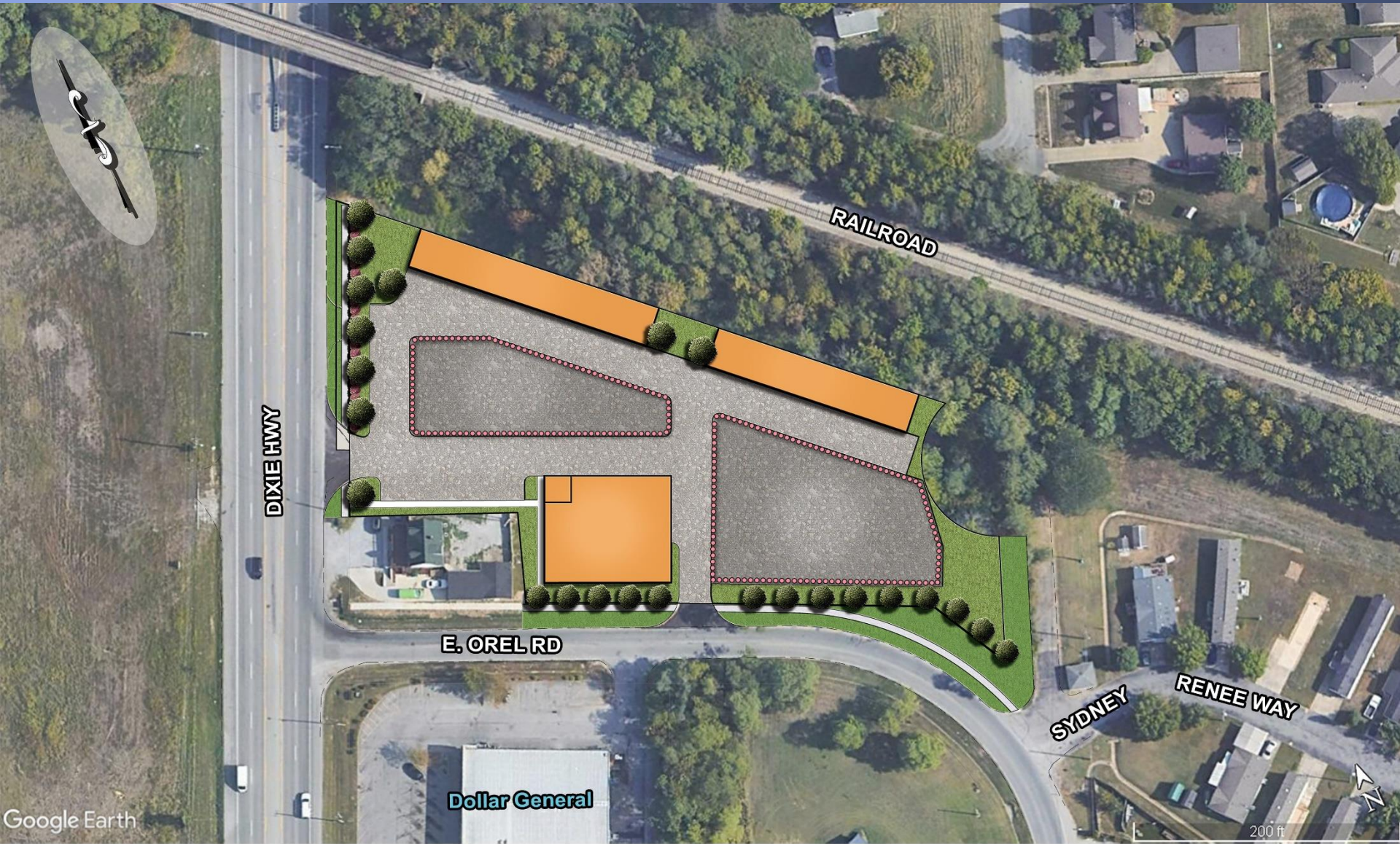
Google Earth

JOB # 11095
DATE: 12.14.2022

Aerial

LD&D
LAND DESIGN & DEVELOPMENT, INC.
RESIDENTIAL • COMMERCIAL • INDUSTRIAL • LANDSCAPE ARCHITECTURE

AERIAL - PROPOSED

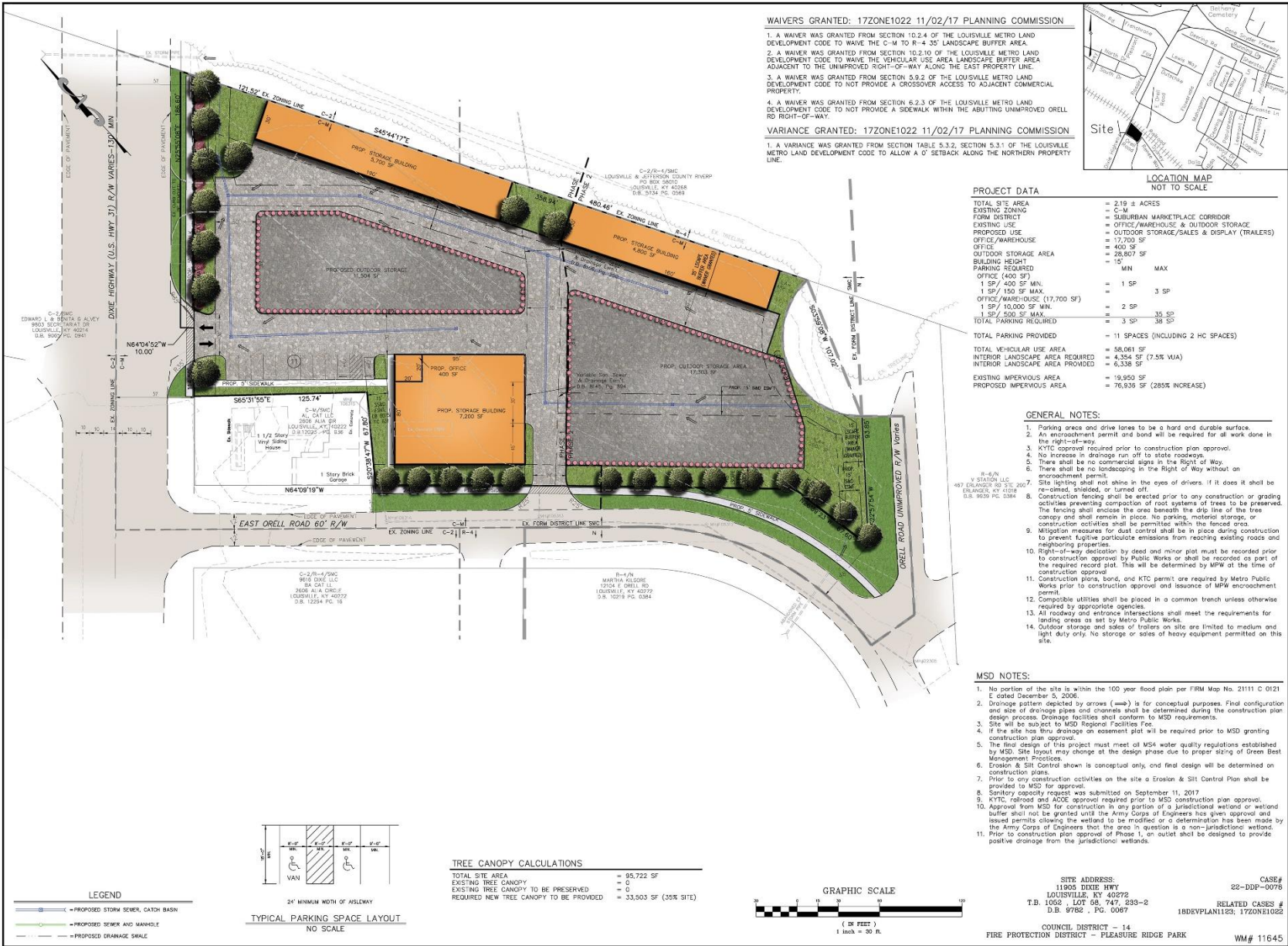


Google Earth

JOB # 11095
DATE: 12.14.2022

Aerial

PLAN

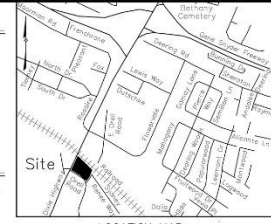


WAIVERS GRANTED: 17ZONE1022 11/02/17 PLANNING COMMISSION

1. A WAIVER WAS GRANTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE C-4 TO R-4 25' LANDSCAPE BUFFER AREA.
2. A WAIVER WAS GRANTED FROM SECTION 10.2.10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE VEHICULAR USE AREA LANDSCAPE BUFFER AREA ADJACENT TO THE UNIMPROVED RIGHT-OF-WAY ALONG THE EAST PROPERTY LINE.
3. A WAIVER WAS GRANTED FROM SECTION 5.9.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A CROSSOVER ACCESS TO ADJACENT COMMERCIAL PROPERTY.
4. A WAIVER WAS GRANTED FROM SECTION 6.2.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A SIDEWALK WITHIN THE ABUTTING UNIMPROVED ORELL RD RIGHT-OF-WAY.

VARIANCE GRANTED: 17ZONE1022 11/02/17 PLANNING COMMISSION

1. A VARIANCE WAS GRANTED FROM SECTION TABLE 5.3.2, SECTION 5.31 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A 0' SETBACK ALONG THE NORTHERN PROPERTY LINE.



PROJECT DATA

TOTAL SITE AREA	= 219 ± ACRES
EXISTING ZONING	= C-M
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= OFFICE/WAREHOUSE & OUTDOOR STORAGE
PROPOSED USE	= OUTDOOR STORAGE/SALES & DISPLAY (TRAILERS)
OFFICE/WAREHOUSE	= 17,700 SF
OFFICE	= 400 SF
OUTDOOR STORAGE AREA	= 28,807 SF
BUILDING HEIGHT	= 10'
PARKING REQUIRED	MIN MAX
OFFICE (400')	
1 SP/400 SF MIN.	= 1 SP
1 SP/150 SF MAX.	= 3 SP
OFFICE/WAREHOUSE (17,700 SF)	
1 SP/1,000 SF MIN.	= 2 SP
1 SP/500 SF MAX.	= 35 SP
TOTAL PARKING REQUIRED	= 3 SP 38 SP
TOTAL PARKING PROVIDED	= 11 SPACES (INCLUDING 2 HC SPACES)
TOTAL VEHICULAR USE AREA	= 58,061 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,354 SF (7.5% VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 6,338 SF
EXISTING IMPERVIOUS AREA	= 19,950 SF
PROPOSED IMPERVIOUS AREA	= 76,936 SF (285% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. KYTC approval required prior to construction plan approval.
4. No increase in drainage run off to state roadways.
5. There shall be no commercial signs in the Right of Way.
6. There shall be no landscaping in the Right of Way without an encroachment permit.
7. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
8. Construction fencing shall be erected prior to any construction or grading activities preventing containment of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
9. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
10. Right-of-way dedication by deed and minor plat must be recorded prior to construction approval by Public Works or shall be recorded as part of the required record plat. This will be determined by MPW at the time of construction approval.
11. Construction plans, bond, and KYC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.
12. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
13. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
14. Outdoor storage and sales of trailers on site are limited to medium and light duty only. No storage or sales of heavy equipment permitted on this site.

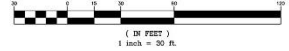
MSD NOTES:

1. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0121 E dated December 5, 2006.
2. Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
3. Site will be subject to MSD Regional Facilities Fee.
4. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
6. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
7. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. Sanitary capacity request was submitted on September 11, 2017.
9. KYTC, railroad and ACCE approval required prior to MSD construction plan approval.
10. Approval from MSD for construction in any portion of a jurisdictional wetland or wetland buffer shall not be granted until the Army Corps of Engineers has given approval and issued permits allowing the wetland to be modified. A determination has been made by the Army Corps of Engineers that the area in question is a non-jurisdictional wetland.
11. Prior to construction plan approval of Phase 1, an outlet shall be designed to provide positive drainage from the jurisdictional wetlands.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 85,722 SF
EXISTING TREE CANOPY	= 0
EXISTING TREE CANOPY TO BE PRESERVED	= 0
REQUIRED NEW TREE CANOPY TO BE PROVIDED	= 33,503 SF (35% SITE)

GRAPHIC SCALE



LEGEND

- PROPOSED STORM SEWER CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

TYPICAL PARKING SPACE LAYOUT NO SCALE

REVISIONS	
NO.	DATE
1	11-15-18
2	11-15-18
3	11-15-18
4	11-15-18
5	11-15-18

PROJECT DATA	
DATE	SCALE
11/02/17	AS SHOWN
11/02/17	AS SHOWN
11/02/17	AS SHOWN
11/02/17	AS SHOWN
11/02/17	AS SHOWN

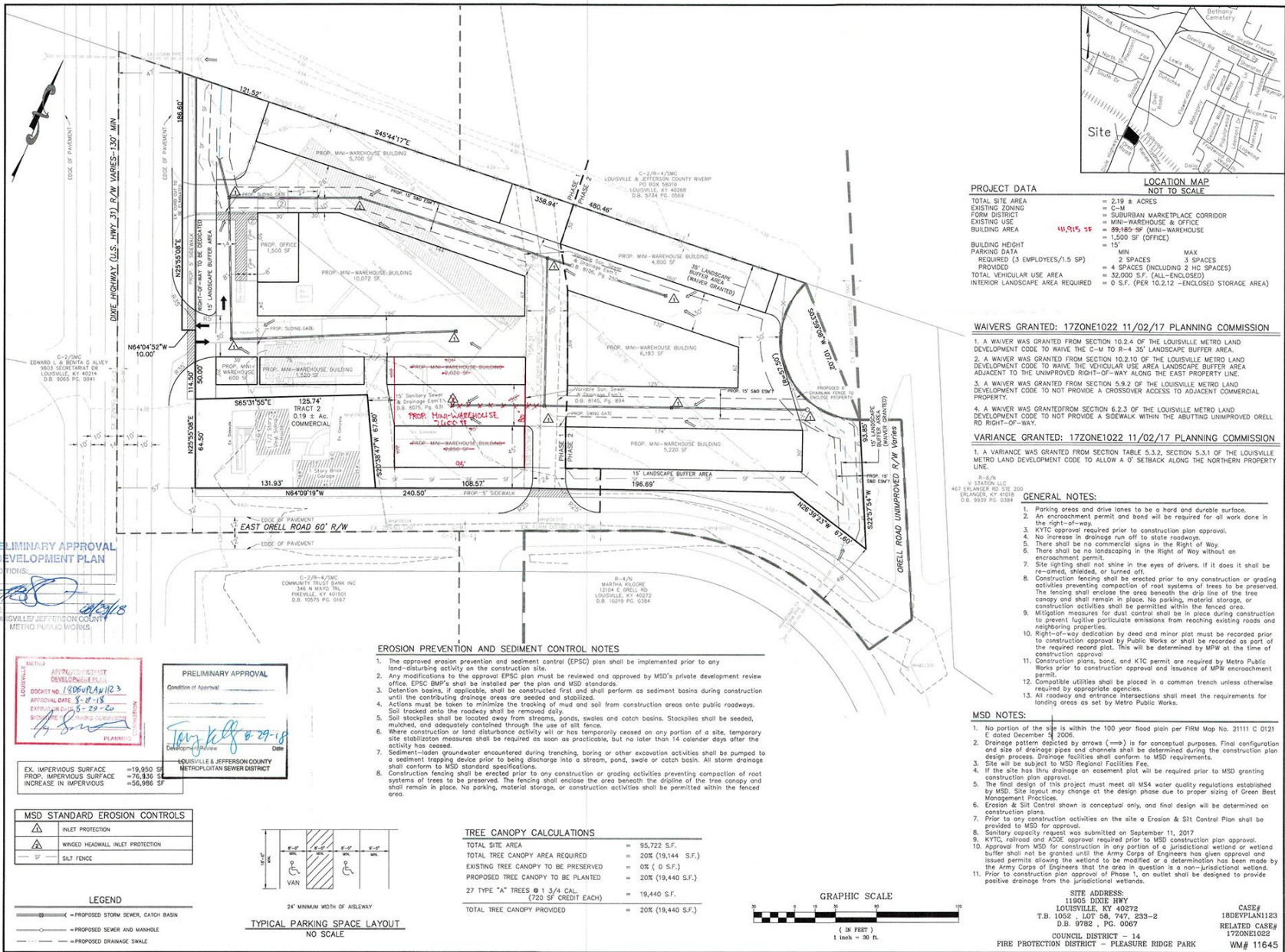
PROJECT DATA	
DATE	SCALE
11/02/17	AS SHOWN
11/02/17	AS SHOWN
11/02/17	AS SHOWN
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11/02/17	AS SHOWN

LD&D
LAND DESIGN & DEVELOPMENT, INC.
40 W. MAIN STREET, SUITE 200
LOUISVILLE, KY 40202
TEL: 502.261.1111 FAX: 502.261.1112

ORELL STORAGE
OWNER/DEVELOPER
11005 DIXIE HWY
PO BOX 991064
LOUISVILLE, KY 40269

REVISIONS: 11095
SHEET 1 OF 1
CASE# 22-DDP-0078
RELATED CASES # 18DEVPLAN112; 17ZON101022
COUNCIL DISTRICT - 14
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
WM # 11645

PREVIOUS APPROVED 18DEVPLAN 123



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 8/29/18
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

APPROVAL
 APPROVED BY: [Signature]
 APPROVAL DATE: 8-29-18
 EX. IMPERVIOUS SURFACE = 19,950 SF
 PROP. IMPERVIOUS SURFACE = 76,516 SF
 INCREASE IN IMPERVIOUS = 56,566 SF

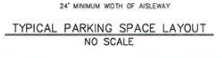
PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 DATE: 8/29/18

MSD STANDARD EROSION CONTROLS

	INLET PROTECTION
	WINGED HEADWALL INLET PROTECTION
	SILT FENCE

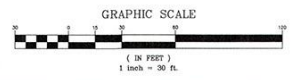
LEGEND

- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 95,722 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (19,144 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (19,440 S.F.)
27 TYPE "A" TREES @ 1 3/4 CAL. (1700 SF CROWN EACH)	= 19,440 S.F.
TOTAL TREE CANOPY PROVIDED	= 20% (19,440 S.F.)



EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
- Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
- Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
- Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
- Where construction or land disturbance activity will or has temporarily ceased 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.
- Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

PROJECT DATA

TOTAL SITE AREA = 2.19 ± ACRES
 EXISTING ZONING = C-M
 FORM DISTRICT = SUBURBAN MARKETPLACE CORRIDOR
 EXISTING USE = MINI-WAREHOUSE & OFFICE
 BUILDING AREA = 41,915 SF
 BUILDING HEIGHT = 15'
 MIN. REQUIRED (3 EMPLOYEES/1.5 SP) = 2 SPACES
 MAX. PROVIDED = 3 SPACES
 TOTAL VEHICULAR USE AREA = 4 SPACES (INCLUDING 2 HO SPACES)
 INTERIOR LANDSCAPE AREA REQUIRED = 0 S.F. (PER 10.2.12 - ENCLOSED STORAGE AREA)

WAIVERS GRANTED: 17ZONE1022 11/02/17 PLANNING COMMISSION

- A WAIVER WAS GRANTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE C-M TO R-4.25' LANDSCAPE BUFFER AREA.
- A WAIVER WAS GRANTED FROM SECTION 10.2.10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE VEHICULAR USE AREA LANDSCAPE BUFFER AREA ADJACENT TO THE UNIMPROVED RIGHT-OF-WAY ALONG THE EAST PROPERTY LINE.
- A WAIVER WAS GRANTED FROM SECTION 5.8.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A CROSSOVER ACCESS TO ADJACENT COMMERCIAL PROPERTY.
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VARIANCE GRANTED: 17ZONE1022 11/02/17 PLANNING COMMISSION

- A VARIANCE WAS GRANTED FROM SECTION TABLE 5.3.2, SECTION 5.3.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A 0' SETBACK ALONG THE NORTHERN PROPERTY LINE.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- KVIC approval required prior to construction plan approval.
- No increase in drainage run off to state roadways.
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MSD NOTES:

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SITE ADDRESS:
 11905 DIXIE HWY
 LOUISVILLE, KY 40272
 T.B. 1002 LOT 58, 747, 233-2
 D.B. 9702 - PG. 0247

CASE#
 18DEVPLAN1123
 RELATED CASE#
 17ZONE1022

COUNCIL DISTRICT - 14
FIRE PROTECTION DISTRICT - PLEASANT RIDGE PARK
WM# 11645

REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJECT DATA

PROJECT NO. 11095
 DATE: 7-18-18
 DRAWN BY: [Name]
 CHECKED BY: [Name]

LAND DESIGN & DEVELOPMENT, INC.
 LAND DESIGN & DEVELOPMENT, INC.
 467 ERLANGER RD SUITE 200
 ERLANGER, KY 40520
 D.B. 9939 PG. 0384

ORELL MINI-WAREHOUSE

OWNER/DEVELOPER:
 11905 DIXIE LLC
 PO BOX 991064
 LOUISVILLE, KY 40269

RECEIVED
 AUG 14 2018
 PLANNING & DESIGN SERVICES

MSD NO. 11095

SHEET 1 OF 1