

20-DDP-0040

**Norton Audubon Medical Office
3101 Poplar Level Road**



Louisville Metro Planning Commission

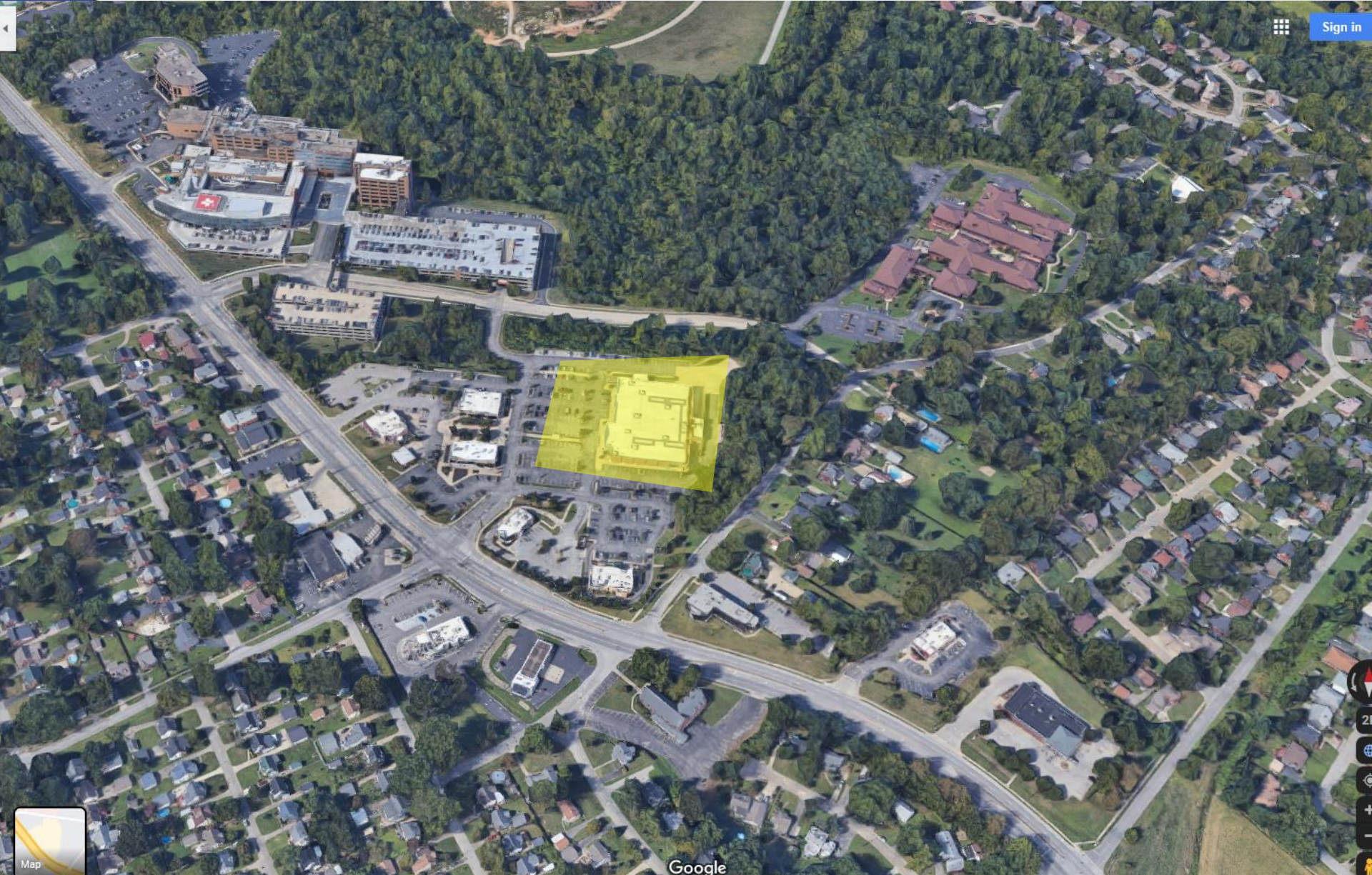
Lacey Gabbard, AICP, Planner I

September 17, 2020

Requests

- Revised District Development Plan with Binding Element Amendments

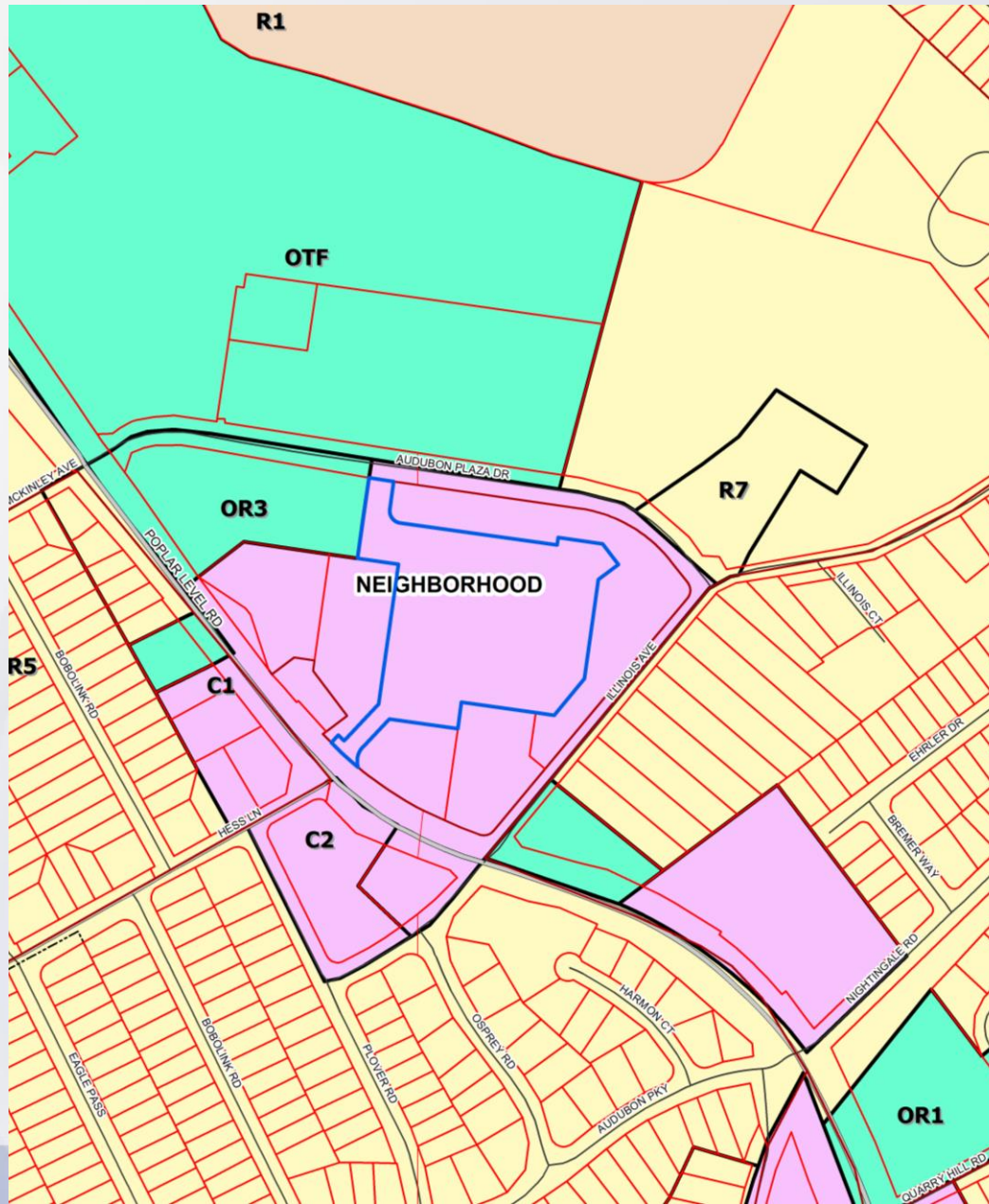
Site Context



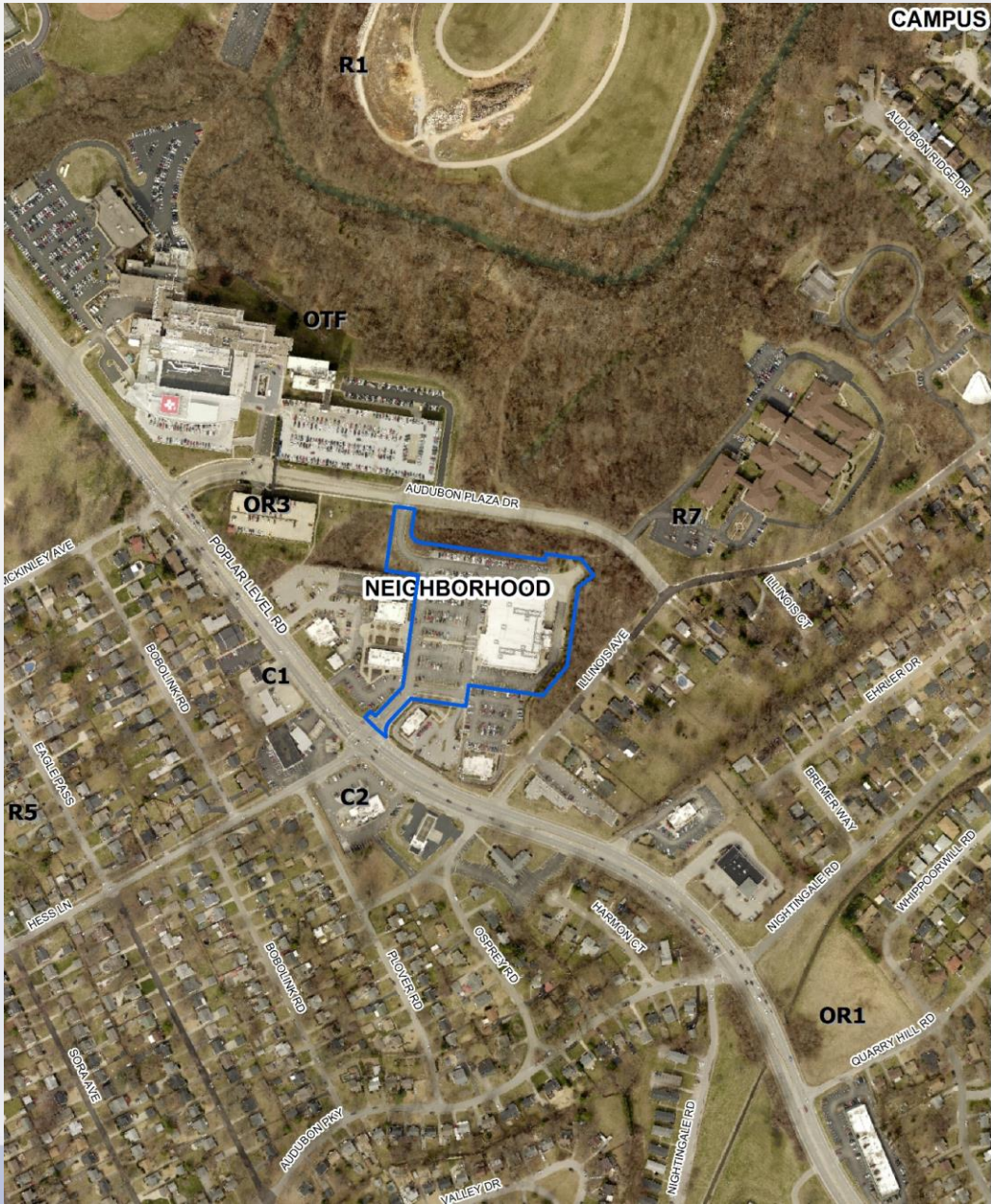
Case Summary

- Zoned C-1 Commercial in the Neighborhood form district.
- Located in the Audubon Center, south of Audubon Plaza Drive, west of Illinois Avenue and north of Poplar Level Road.
- The subject site is currently developed as a vacant 40,727 grocery.
- The applicant is proposing to convert the existing structure into medical offices, including an 820sf addition at the front entrance.
- Reconfiguration of the existing VUA to allow for 28 additional parking spaces.

Zoning/Form Districts



Aerial Photo



9-39-04

PARCEL	PARDIV ID	ADDRESS	OWNER	LOT SIZE (AC.)	ZONING (AC.)	USE
B	08620004000	3125 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.68225	R-6, G-3(27), CR-1, G-4(23)	UNDEVELOPED
C	08620004005	3125 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.68143	R-6, G-3(27), CR-1, G-4(23)	UNDEVELOPED
D	08620004010	3119 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.50278	CR-1, G-3(27)	UNDEVELOPED
E	08620004015	3119 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.32114	CR-1, G-3(27)	UNDEVELOPED
F	08620004020	3115 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.32113	CR-1, G-3(27)	UNDEVELOPED
G	08620004025	3115 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.32113	CR-1, G-3(27)	UNDEVELOPED
H	08620004030	3109 POPLAR LEVEL ROAD	DEP. OF KY VFW	0.68225	CR-2, G-3(27)	VFW (FRATERNAL CLUB)
I	08620004035	3109 POPLAR LEVEL ROAD	NORTON HOSPITALS INC.	0.68225	CR-2, G-3(27)	PARKING GARAGE

NOTE: ENTIRE PROJECT AREA IS LOCATED IN THE NEIGHBORHOOD FORM DISTRICT (OUTSIDE OF THE TRANSPORTATION ZONE).

LOT	LOT SIZE (AC.)	USE	FOOTPRINT/COVER AREA (SQ. FT.)	FLOOR AREA RATIO	STRUCTURES (Ht. (FT.))	ZONING (AC.)
1	0.50278	GROCERY STORE	40,000/24,700	0.11	35	G-3(27)
2	1.21684	RESTAURANT	8,700/7,700	0.11	35	G-3(27)
3	1.8547	RESTAURANT	12,400/12,400	0.11	35	G-3(27)
4	1.94259	RESTAURANT/RETAIL	5,300/5,300	0.11	35	G-3(27)
5	2.80388	OPEN SPACE	N/A	N/A	N/A	G-3(27)
6	0.34069	FRATERNAL CLUB	1,372/1,372	0.05	15	G-3(27)
TOTALS	8.85093		68,842/57,800			

** GROSS PROJECT ACRES = 13.4952 AC. (INCLUDES OUTSIDE AC. DEDICATED TO R/W OF ILLINOIS AVE.)
** 5,000 SF. RETAIL & 7,400 SF. RESTAURANTS (INCLUDES OUTDOOR SEATING AREAS)

LOT	USE	MIN. REQUIRED	MAX. ALLOWED	PROVIDED
1	GROCERY STORE	7,500 = 15%	17,500 = 35%	20,300
2	RESTAURANT	7,125 = 14%	17,500 = 35%	78
3	RESTAURANT	7,125 = 14%	17,500 = 35%	35
4	RESTAURANT/RETAIL	7,125 = 14%	17,500 = 35%	60
5	OPEN SPACE	7,125 = 14%	17,500 = 35%	61
6	FRATERNAL CLUB	1,725 = 3%	17,500 = 35%	N/A
TOTALS		351	639	455

LOT	MIN. AREA (SQ. FT.)	MAX. AREA (SQ. FT.)	PROVIDED (SQ. FT.)
1	128,000	8,400	24,700
2	25,000	1,464	7,700
3	25,000	1,464	7,700
4	25,000	1,464	5,300
5	N/A	N/A	N/A
6	N/A	N/A	N/A
TOTALS			45,800

LOT	STREET CLASS	BUSINESS CLASS	AREA (SQ. FT.)	HEIGHT (FT.)
1/2/3/6	ARTERIAL - 24 LANES	SINGLE	100	18
4	ARTERIAL - 24 LANES	SINGLE	100	12
5	ARTERIAL - 24 LANES	SINGLE	100	12
6	ARTERIAL - 24 LANES	SINGLE	100	12

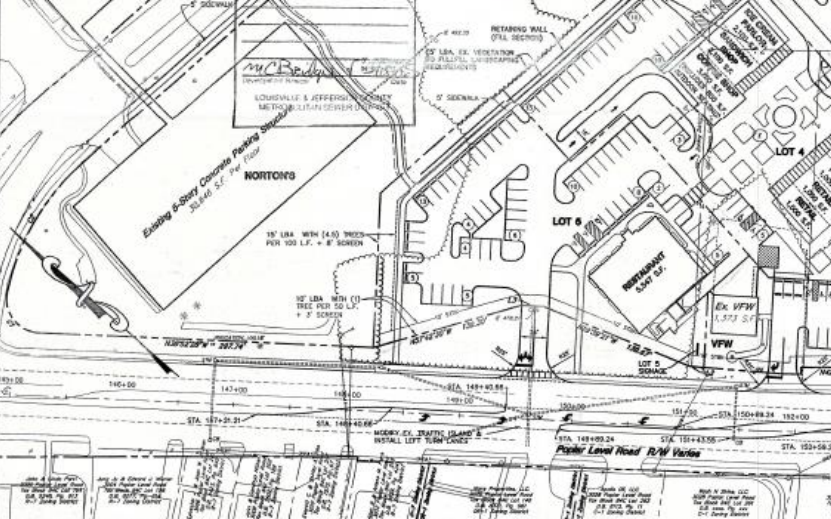
METRO PUBLIC WORKS NOTES
TO RIGHT OF WAY DEDICATION TO ILLINOIS AVENUE SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS AND ILLINOIS AVENUE RIGHT OF WAY DEDICATION PERMIT FROM MDOT REQUIRED FOR WORK WITHIN POPULAR LEVELS, ROAD RIGHT OF WAY.

CONSTRUCTION PLANS, BOND AND AN ENCROACHMENT PERMIT FROM METRO PUBLIC WORKS REQUIRED FOR WORK WITHIN AUGUSTON PLAZA AND ILLINOIS AVENUE RIGHT OF WAYS PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS AND ILLINOIS AVENUE.

VARIANCES

- INCREASE MAXIMUM FRONT SETBACK FROM 150' TO 295' ON LOT 1.
- INCREASE MAXIMUM FRONT SETBACK FROM 80' TO 84' FOR FRONT BUILDING LOT 4.
- INCREASE MAXIMUM FRONT SETBACK FROM 80' TO 207' FOR REAR BUILDING LOT 4.

ZONING SUMMARY	0.1750 AC.
R/W DEDICATION	0.1750 AC.
C-1 TO REMAIN	0.2011 AC.
R-5 TO C-1	0.8481 AC.
CR-2 TO C-1	2.2626 AC.
CR-3 TO C-1	2.3003 AC.
CR-3 TO REMAIN	2.2626 AC.

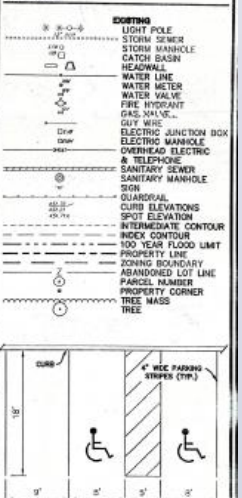


SITE AREA	13.2902 AC. = 578,951 SF.
TREE CANOPY CATEGORY:	CLASS C
PRESERVED TREE CANOPY:	17.8% (102,841 SF.)
TOTAL TREE CANOPY REQUIRED:	15.0% (86,836 SF.)
NEW TREE CANOPY REQUIRED:	0% (0 SF.)



LEGEND

EXISTING LIGHT POLE
STORM SEWER
STORM MANHOLE
CATCH BASIN
HEADWALL
WATER LINE
WATER METER
WATER VALVE
FIRE HYDRANT
GAS VALVE
GUY WIRE
ELECTRIC JUNCTION BOX
ELECTRIC MANHOLE
OVERHEAD ELECTRIC
& TELEPHONE
SANITARY SEWER
SANITARY MANHOLE
SIGN
GUARDRAIL
CURB ELEVATIONS
SPOT ELEVATION
INTERMEDIATE CONTOUR
INDEX CONTOUR
100 YEAR FLOOD LIMIT
PROPERTY LINE
ZONING BOUNDARY
ABANDONED LOT LINE
PARCEL NUMBER
PROPERTY CORNER
TREE MASS
TREE



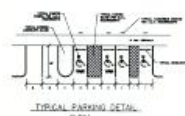
Applicant's proposed plan

MSD GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA AND JEFFERSON COUNTY METROPOLITAN SANITARY DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERNS DERIVED BY APPROX. 5% FOR CONCEPT PURPOSES ONLY. PROVISIONS AND SIZES OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED USING THE CONSTRUCTION PLAN DESIGN PROCEDURES. DRAINAGE FACILITIES SHALL conform to MSO REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL SPECIFIC PLAN SHALL BE MAINTAINED PRIOR TO ANY LAND DISTURBANCE ACTIVITY ON THE CONSTRUCTION SITE. ANY AMENDMENTS TO THE APPROVED SPECIFIC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PERMIT DEVELOPMENT REVIEW OFFICE. SUCH REVIEWS SHALL BE PROVIDED FOR THE PLAN AND MAKE SURE DRAINAGE FACILITIES REMAIN AS INTENDED.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS DESIGNER'S PERMITTED DURING CONSTRUCTION PERIOD. THE CONTRIBUTING DRAINAGE AREAS ARE LISTED AND TABULATED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE REMOVAL OF SOIL AND SILT FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, FENCES, UNPAVED AND CATCH BASINS. STOCKPILES SHALL BE SOILS MATCHED AND APPROPRIATE CONTAINED THROUGH THE USE OF SILT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY DELETED OR ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE PROVIDED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- STANDARD PERMITS TO BE PROVIDED BY EXISTING PCS AND ARE SUBJECT TO ANY APPLICABLE TESTS OR CHANGES.
- THE PROJECT MUST BE SUBJECT TO WASH WASH QUALITY REGULATIONS UNDER THE INDUSTRIAL AREA OF DISTURBANCE CODE, TO BE GREATER THAN 1 ACRE OF DISTURBANCE. FOR THE PERMITTING DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 14.53 ACRES.
- SITE MAY BE SUBJECT TO WASTE WATER REUSE FACILITY FEES.

GENERAL NOTES

- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO ADDITIONAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN INDICATOR FROM MSD.
- CONSTRUCTION PLANS, ENCLOSUREMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL NEW CONCRETE STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISTURBANCE AT PROPERTY LINE.
- ERODE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A CHANNEL TROUGH UNLESS OTHERWISE REQUIRED BY APPROVED FACILITIES.
- WASTEWATER TREATMENT PLANT SHALL BE IN PLACE DURING INSTALLATION AND CONSTRUCTION ACTIVITIES TO PREVENT FURTHER PARTICULATE LOADINGS FROM READING EXISTING PIPES AND NEIGHBORING PROPERTIES.
- SHORT TERM BEST MANAGEMENT PRACTICES SHALL BE A DURABLE, SECURELY MAINTAINED DEVICE THAT PREVENTS THE FLOW OF SILT OR OTHER MATERIALS TO ADJACENT AREAS AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY STM SURVEYING, INC.
- ALL SIGNAGE MUST COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- A GENERAL OUTDOOR AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL SHEDS AND SERVICE STRUCTURES TO BE SITED PER CHAPTER 10 REQUIREMENTS.
- KYTC APPROVAL REQUIRED PRIOR TO MSO CONSTRUCTION PLAN APPROVAL.
- BEFORE BEGINNING WORK UNDER CHAPTER 10 AND 11 OF THE LDC, AND BEFORE BEGINNING WORK AT 17 OF APPROVED BUDGET 08-09-10.
- EXISTING SEWERAGE RECONSTRUCTION AND PERMITS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE SUBMITTED PRIOR TO FINAL BOND RELEASE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS, IF IT DOES, IT SHOULD BE RE-ANGLED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIGNAGE SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- SITE LIGHTING WILL BE IN COMPLIANCE WITH CHAPTER 4.11 OF THE LAND DEVELOPMENT CODE AND BEFORE ELEMENT #7 OF APPROVED BUDGET 08-09-10.
- THERE SHALL BE NO OUTDOOR STORAGE OF HAZARDOUS ELEMENTS OF APPROVED BUDGET 08-09-10.
- ALL CONCRETE AREAS OTHER THAN CURBS SHALL BE AT LEAST 100 PSI FRESH RICH AND BE 10% BINDER AND SHALL BE PROVIDED TO PREVENT CRACKING FROM SHRINKING AND/OR WEATHERING. CONCRETE SHALL BE PROVIDED TO PROTECT ADJACENT PROPERTIES.
- EXISTING SEWERAGE RECONSTRUCTION AND PERMITS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE SUBMITTED PRIOR TO FINAL BOND RELEASE.
- SITE IS EXEMPT FROM 4.13 OF THE LAND DEVELOPMENT CODE REQUIRING A GROUND SURVEY OF THE PROPERTY FOR THE INFORMATION LISTED UNDER CHAPTER 4.12.1.2. SINCE THE SITE IS PART OF A SUBDIVISION AND HAS OBTAINED DEVELOPMENT APPROVAL FROM THE EFFECTIVE DATE OF SAID CODE REGULATION, IT WILL BE THE EXEMPTION FOR REVISIONS OF AN EXISTING LAND SUBDIVISION. THE SITE IS LESS THAN THE UNDER CHAPTER 4.11.8 OF THE LAND DEVELOPMENT CODE.



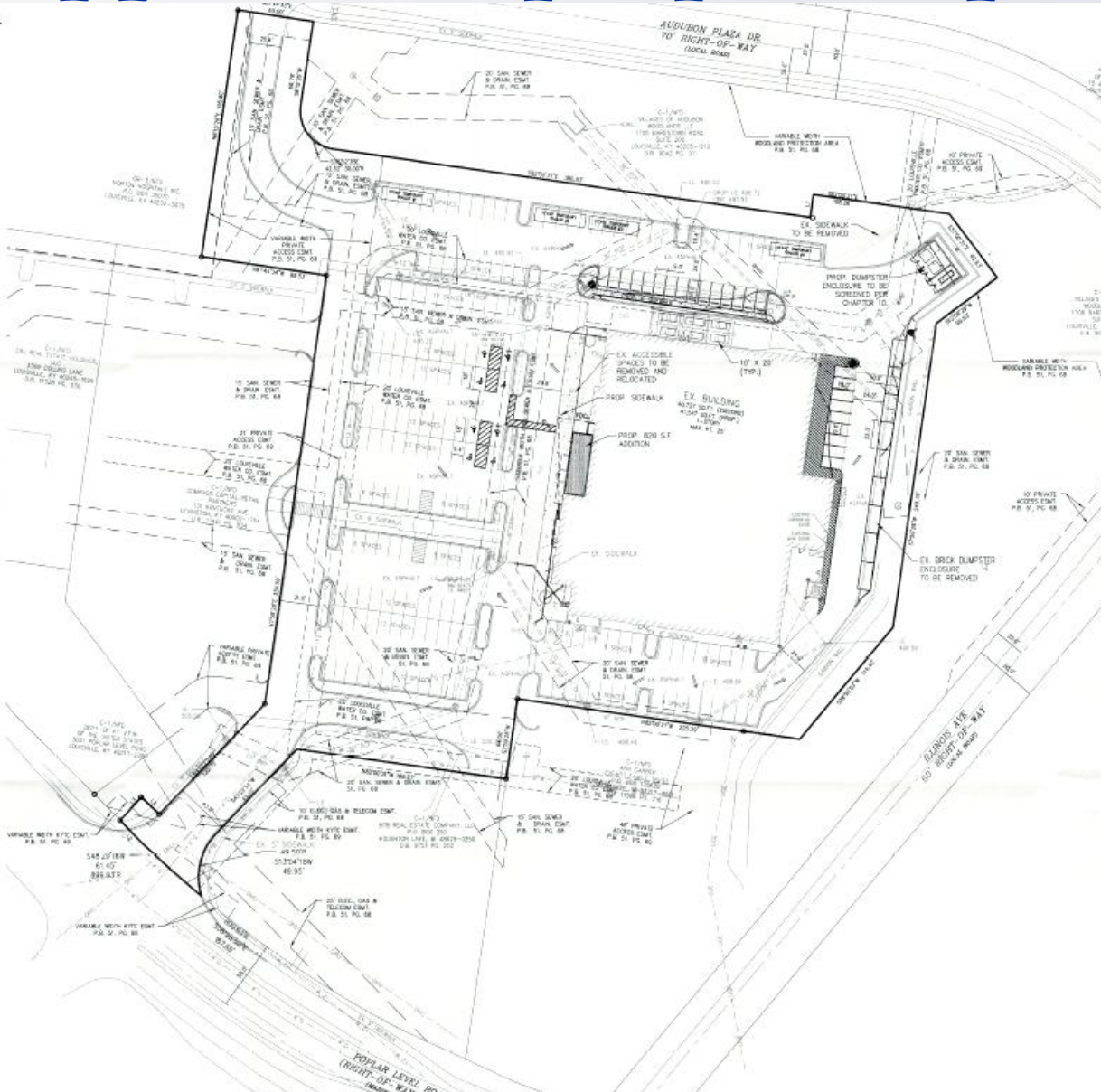
LINE	TABLE
11	1/17/20 200' x 18.24
12	1/14/22 10' x 26.31
13	1/14/22 4' x 22.12
14	1/14/22 12' x 19.20



REVISED DETAILED DEVELOPMENT PLAN

GRAPHIC SCALE SUPERSEDES NUMERIC SCALE

SCALE: 1" = 40'



SITE DATA

EXISTING SITE AREA	5.78 ACRES (250,440 S.F.)
EXISTING ZONING	MSO (MSO MAP)
EXISTING USE	
EXISTING FLOOR AREA	40,727 SQ.FT.
PROPOSED FLOOR AREA	41,547 SQ.FT.
PROPOSED BUILDING AREA	41,547 SQ.FT.
PROPOSED FLOOR AREA	41,547 SQ.FT.
PARKING REQUIREMENTS	188 SPACES
MIN. PARKING PROVIDED	217 SPACES
MAX. PARKING ALLOWED	262 SPACES
EXISTING PARKING PROVIDED	233 SPACES
PROPOSED PARKING PROVIDED	233 SPACES
MIN. RACK	2 SPACES
MAX. RACK	2 SPACES
*LOCATED WITHIN THE BUILDING.	

LANDSCAPE REQUIREMENTS

NO NEW LANDSCAPE REQUIRED PER CHAPTER 10.1 & 10.2 EXCEPT ON PERCENT OF IMPROVEMENTS NOT MEETING THE THRESHOLD FOR LANDSCAPE REQUIREMENTS.	
EX. VEHICLE USE AREA	126,317 SQ.FT.
EX. INTERIOR LANDSCAPE AREA	1,060 SQ.FT.
PROPOSED VEHICLE USE AREA	126,317 SQ.FT.
PROPOSED I.L.A.	4,246 SQ.FT.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	2,718,987 SQ.FT.
NO ADDITIONAL TREE CANOPY REQUIRED PER CHAPTER 10.1.2.3.3 OF THE L.D.C. FOR INCREASE OF LESS THAN 20%. AREA OBTAINED EQUALS VALUE.	

LEGEND



IMPERVIOUS AREA (SITE)

NET SITE AREA	2.31 ACRES
AREAS OF DISTURBANCE	2.31 ACRES
EXISTING IMPERVIOUS SURFACE	4.18 ACRES (177,883)
PROPOSED IMPERVIOUS SURFACE	4.18 ACRES (178,781)
INCREASE IN IMPERVIOUS SURFACE	0.01 ACRES (1,898 SQ.FT.)

RECEIVED
APR 17 2023
ENGINEERING DIVISION

CASE # 20-DDP-0040
MSD WM #9210

Staff Finding

- The Revised District Development Plan and Binding Element Amendments are adequately justified and meet the standard of review.

Required Actions

- Recommend **APPROVAL** or **DENIAL** of the Binding Element Amendments to **METRO COUNCIL** (Binding Elements #1, #3, #6a-e, and #7a-c)
- **APPROVE** or **DENY** the Binding Element Amendments (#4, #5, #9, #10, #18, #24).