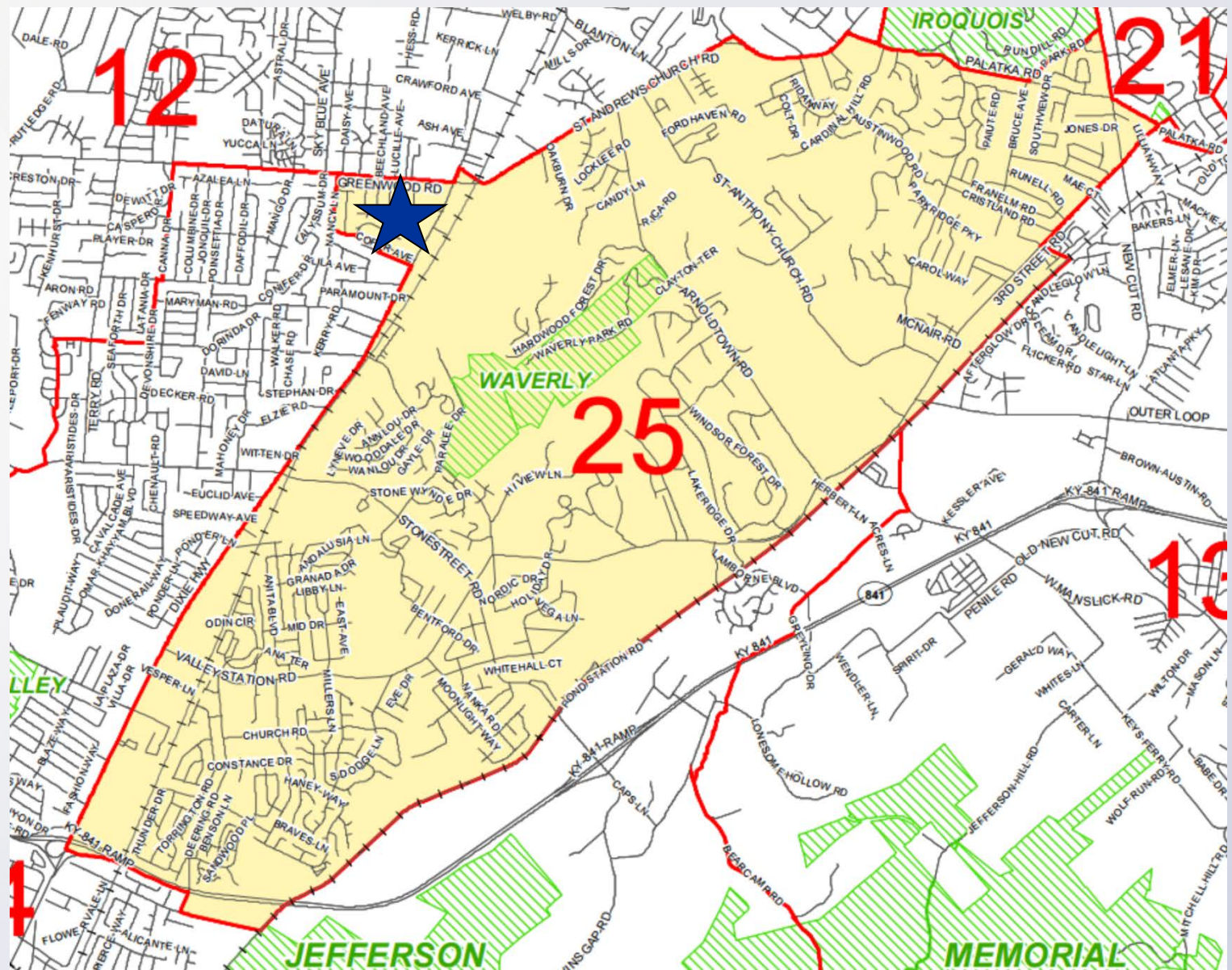


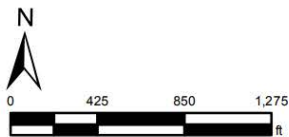
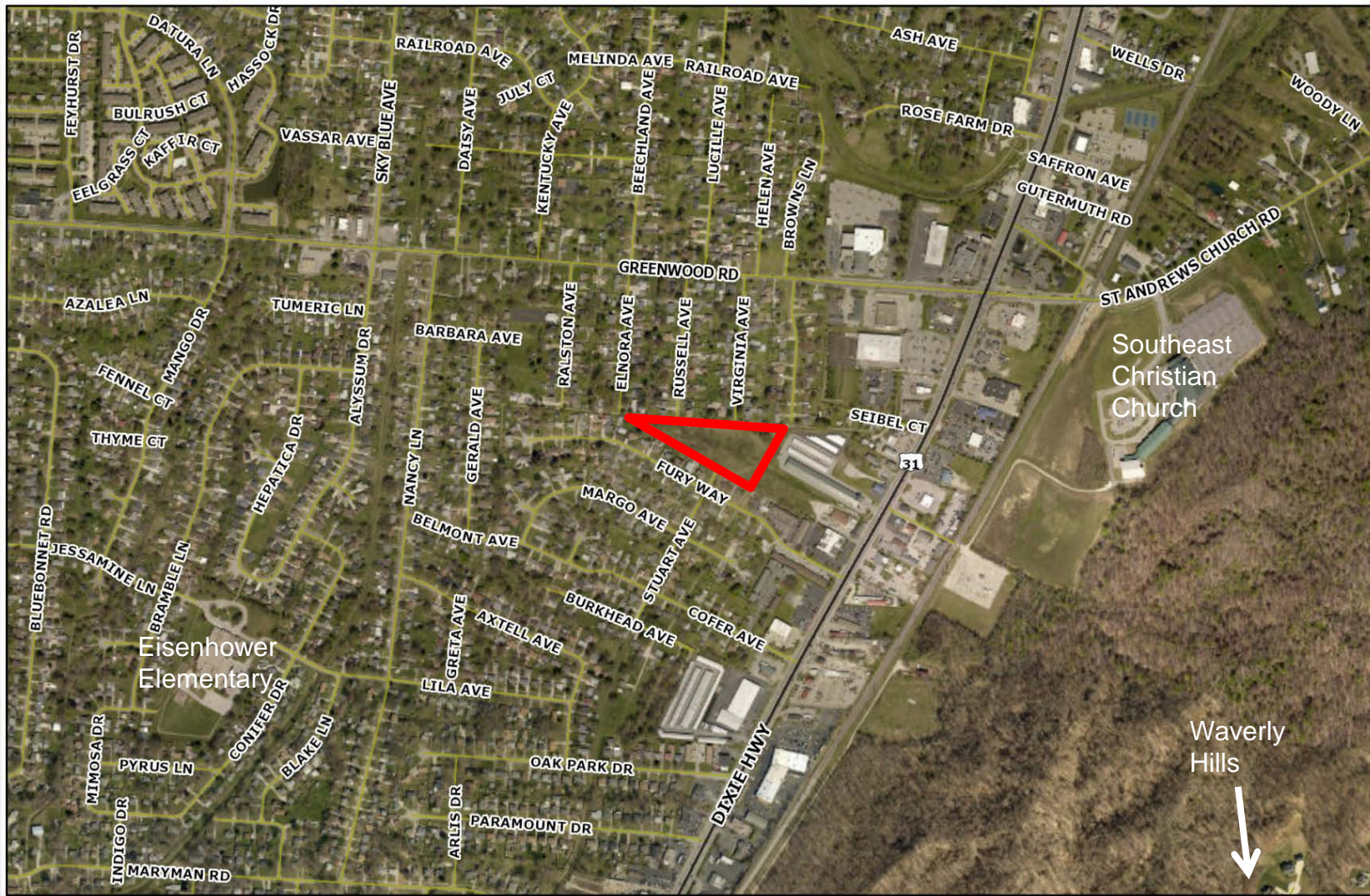
16ZONE1080 FORT LOCKS SELF-STORAGE



Planning/Zoning, Land Design & Development
February 13, 2018



7650 Dixie Highway
District 25 – David Yates



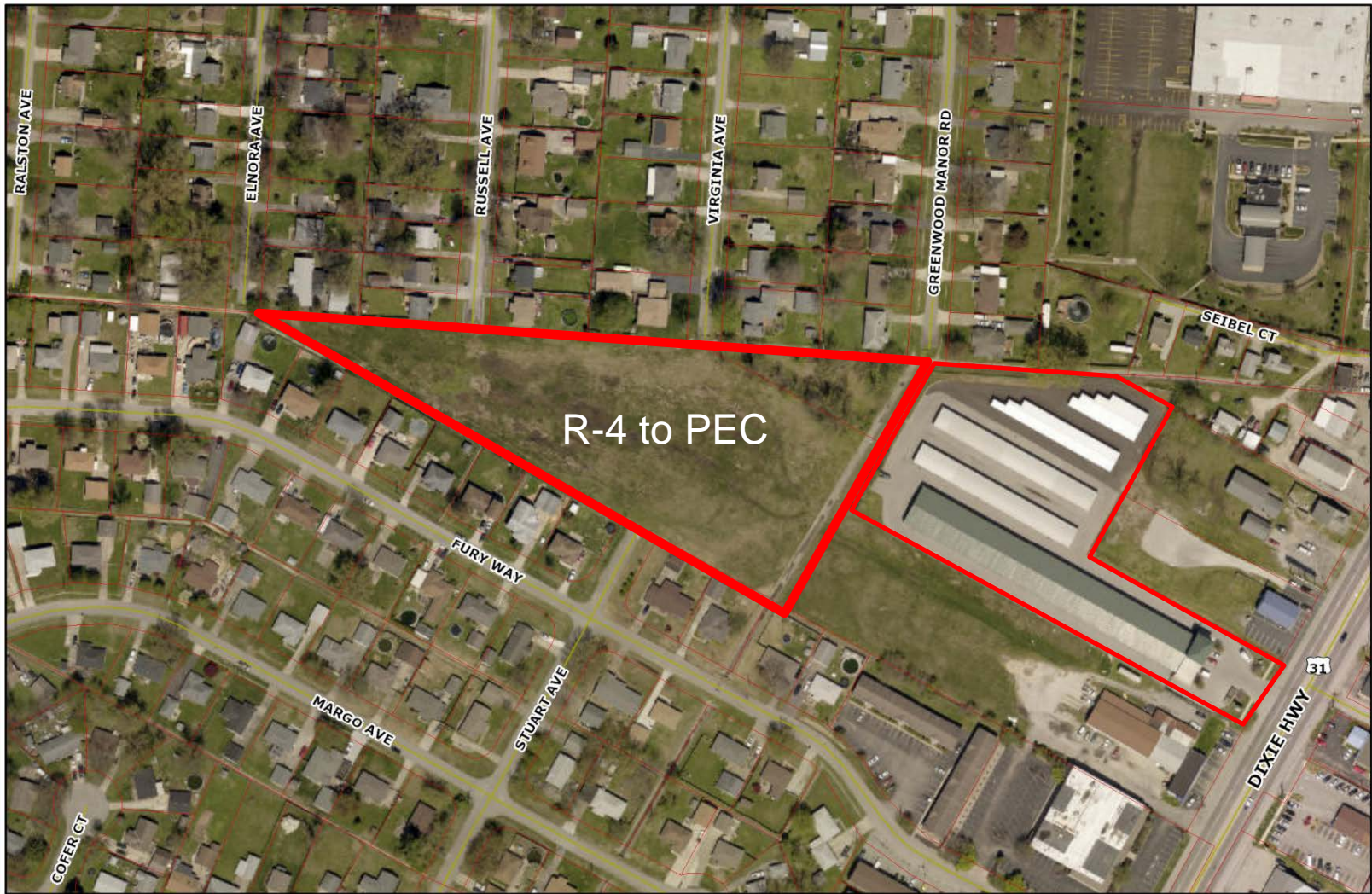
7650 Dixie Hwy

Sunday, February 11, 2018 | 7:46:59 PM

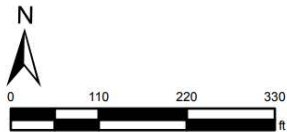


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R-4 to PEC



7650 Dixie Hwy

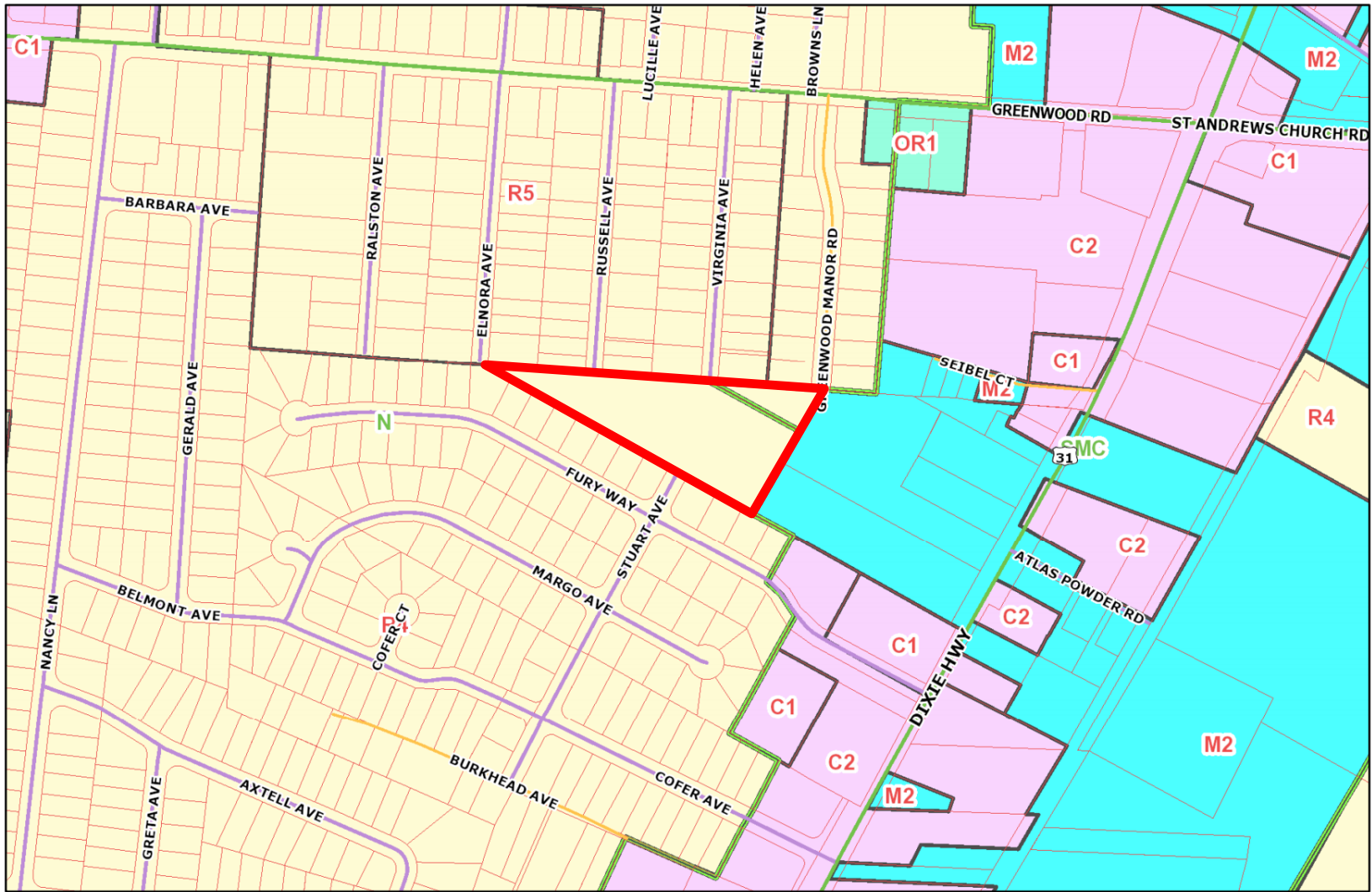
Sunday, February 11, 2018 | 8:13:55 PM



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7650 Dixie Hwy

Sunday, February 11, 2018 | 7:43:43 PM



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GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. K10 permit will be required prior to construction plan approval.
9. Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
10. Plot or Deed of Consolidation will be recorded prior to receiving Building Permit.

MSD NOTES:

1. Sanitary sewer service is existing and there will be no increase in capacity with the proposed addition of storage buildings.
2. The site is not located within the 100 year flood plain per FRM Map No. 21111 C 0088.89 E dated December 5, 2006.
3. Drainage patterns designed by areas (mm) 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.
4. If the site has flow drainage on an easement plot will be required prior to MSD granting construction plan approval. On-site detention will be required post-developed peak flows will be limited to pre-developed areas or to the capacity of the downstream system whichever is more restrictive.
5. A downstream Facilities Capacity Request will not be submitted to MSD because the proposed expansion is for self storage buildings only.
6. The final design of this project must meet all MSA water quality regulations established by MSD. Site layout may change at the design phase due to proper siting of Storm Drain Management Practices.
7. Erosion & Silt Control shown in conceptual only, and final design will be determined on construction plans.
8. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

1. The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
2. 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.
3. 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.
4. 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.
5. 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.
6. All stream crossings must utilize low-water crossing structures per MSD standard drawing EP-10.
7. Where construction or long 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.
8. 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.
9. 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 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.

RELIEF REQUESTED

RELIEF IS REQUESTED FROM SECTION 4.2.30 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW OUTDOOR STORAGE WITHIN THE CONDITIONAL USE PERMIT AREA.

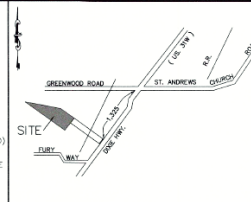
THE PROPOSED DEVELOPMENT IS TO CONSTRUCT ADDITIONAL SELF-STORAGE BUILDINGS TO EXPAND THE EXISTING FORT LOCKS SELF-STORAGE FACILITY AS WELL AS COVERED RV AND BOAT PARKING.

CONDITIONAL USE PERMIT REQUESTED

A CONDITIONAL USE PERMIT IS REQUESTED FOR THE DEVELOPMENT BY SECTION 4.2.25 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.

PROJECT DATA

- TOTAL SITE AREA = 7.6± AC.
- AREA TO BE REZONED WITH CUP FORM DISTRICT = 4.4± AC.
- EXISTING ZONING = M-2/R-4
- PROPOSED ZONING = R-4 10 C-2 (CUP REQUESTED)
- EXISTING USE = UNDEVELOPED AND SELF-STORAGE
- PROPOSED USE = SELF-STORAGE
- EXISTING BUILDING AREA = 54,007 SF
- PROPOSED BUILDING AREA = 47,760
- TOTAL BUILDING AREA = 101,767 SF
- BUILDING HEIGHT = 15' MAX PER C.U.P. REGULATIONS
- F.A.R. = 0.30 (5.0 MAX. ALLOWED)
- PARKING PROVIDED FOR THE EX. 1750 SF FOR FORT LOCKS OFFICE & PROVIDED ON THE EX. FORT LOCKS 7650 DIXIE HIGHWAY
- 1750 SF/350 SF MN. / 1750 SF/200 SF MAX. = 5 SP MN. / 9 SP MAX.
- EXISTING PARKING PROVIDED = 9 EXISTING SPACES (INCLUDES 1 HC SP)
- VEHICULAR USE AREA = 94,891 SF
- INTERIOR LANDSCAPE AREA = INTERIOR LANDSCAPE AREA IS NOT REQUIRED BY 10.2.12 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE BECAUSE THE VUA WILL BE ENCLOSED WITH A FENCE AND SECURED FROM ACCESS BY THE EXISTING GATE ON THE EXISTING FORT LOCKS.



| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------------|----|
| 1 | 10-14-17 | ADD SHEET REQUEST | DT |

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------------|----|
| 1 | 10-14-17 | ADD SHEET REQUEST | DT |

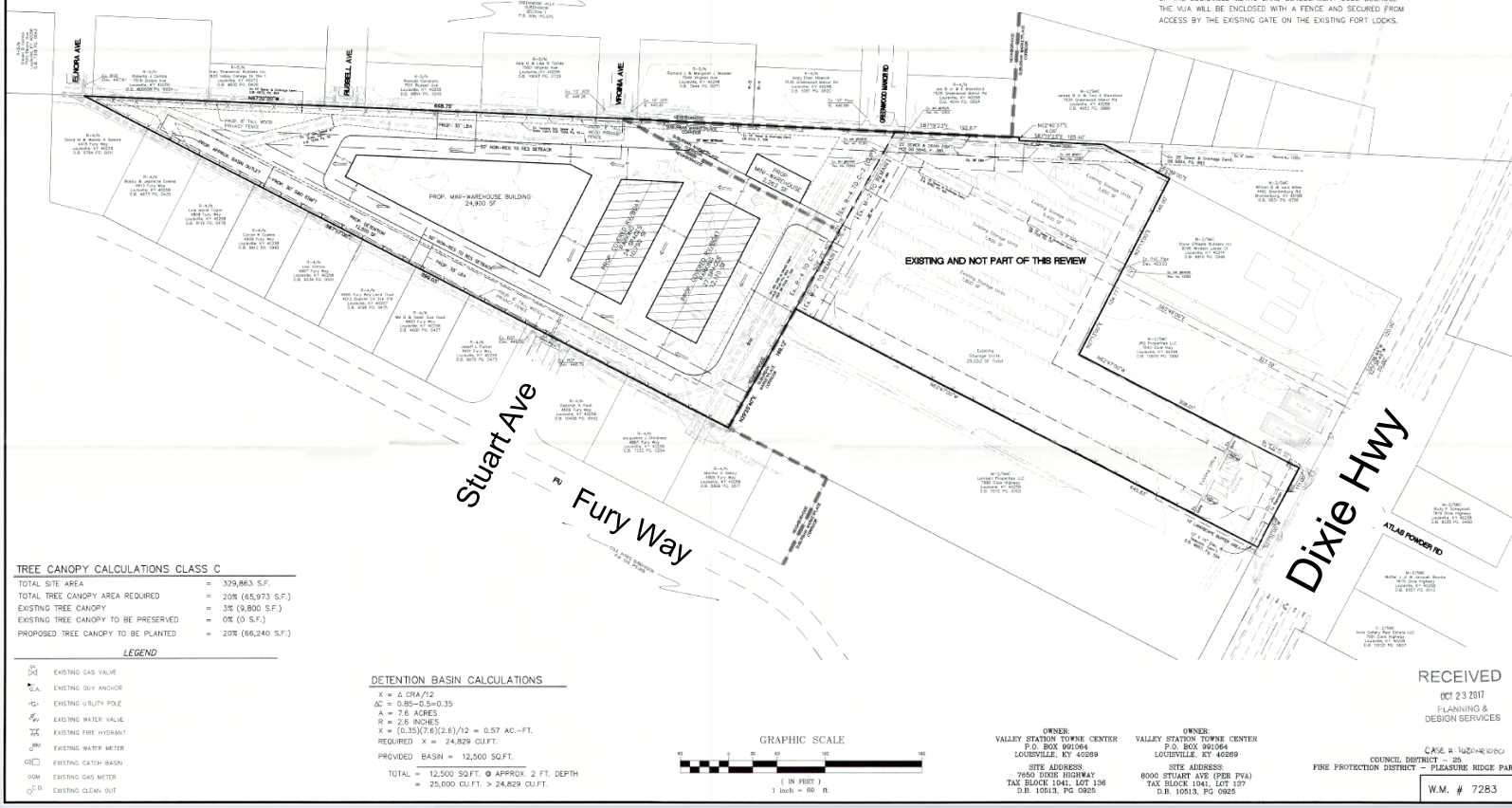
| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-------------------|----|
| 1 | 10-14-17 | ADD SHEET REQUEST | DT |

L&D
LAND DESIGN & DEVELOPMENT, INC.
4801 IRON VALLEY ROAD
LOUISVILLE, KENTUCKY 40219

FORT LOCKS SELF-STORAGE
DEVELOPER
FORT LOCKS SELF-STORAGE, INC.
4801 IRON VALLEY ROAD
LOUISVILLE, KENTUCKY 40219

RECEIVED
OCT 23 2017
PLANNING & DESIGN SERVICES
COUNCIL DISTRICT - 39
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
W.M. # 7283

PROJECT DATA
FILE NAME: 4800-1000-4800-4800
DATE: 12-28-16
PROJECT NO.: 4800
SHEET NO.: 1
SHEET TOTAL: 1 OF 1



TREE CANOPY CALCULATIONS CLASS C

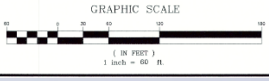
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|--------------------------------------|---|-------------------|
| TOTAL SITE AREA | = | 329,863 S.F. |
| TOTAL TREE CANOPY AREA REQUIRED | = | 20% (65,973 S.F.) |
| EXISTING TREE CANOPY | = | 3% (9,800 S.F.) |
| EXISTING TREE CANOPY TO BE PRESERVED | = | 0% (0 S.F.) |
| PROPOSED TREE CANOPY TO BE PLANTED | = | 20% (66,240 S.F.) |

LEGEND

| | |
|---|-----------------------|
| □ | EXISTING GAS VALVE |
| ⊙ | EXISTING DIRT ANCHOR |
| ⊖ | EXISTING UTILITY POLE |
| ⊕ | EXISTING WATER VALVE |
| ⊗ | EXISTING FIRE HYDRANT |
| ⊙ | EXISTING WATER METER |
| ⊖ | EXISTING CATCH BASIN |
| ⊕ | EXISTING GAS METER |
| ⊗ | EXISTING CLEAR-CUT |

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.88 - 0.5 = 0.35$
 $A = 7.6$ ACRES
 $R = 2.6$ INCHES
 $X = (0.35)(7.6)(2.6)/12 = 0.57$ AC.-FT.
 REQUIRED $X = 24,829$ CUFT.
 PROVIDED BASIN = 12,500 SOFT.
 TOTAL = 12,500 SOFT. @ APPROX 2 FT. DEPTH
 = 25,000 CUFT. > 24,829 CUFT.



OWNER
VALLEY STATION TOWNE CENTER
P.O. BOX 901064
LOUISVILLE, KY 40299
SITE ADDRESS
7850 DIXIE HIGHWAY
TAX BLOCK 1041, LOT 136
D.B. 10513, PG 0265

OWNER
VALLEY STATION TOWNE CENTER
P.O. BOX 901064
LOUISVILLE, KY 40299
SITE ADDRESS
8030 STUART AVE. (PER PFA)
TAX BLOCK 1041, LOT 137
D.B. 10513, PG 0265

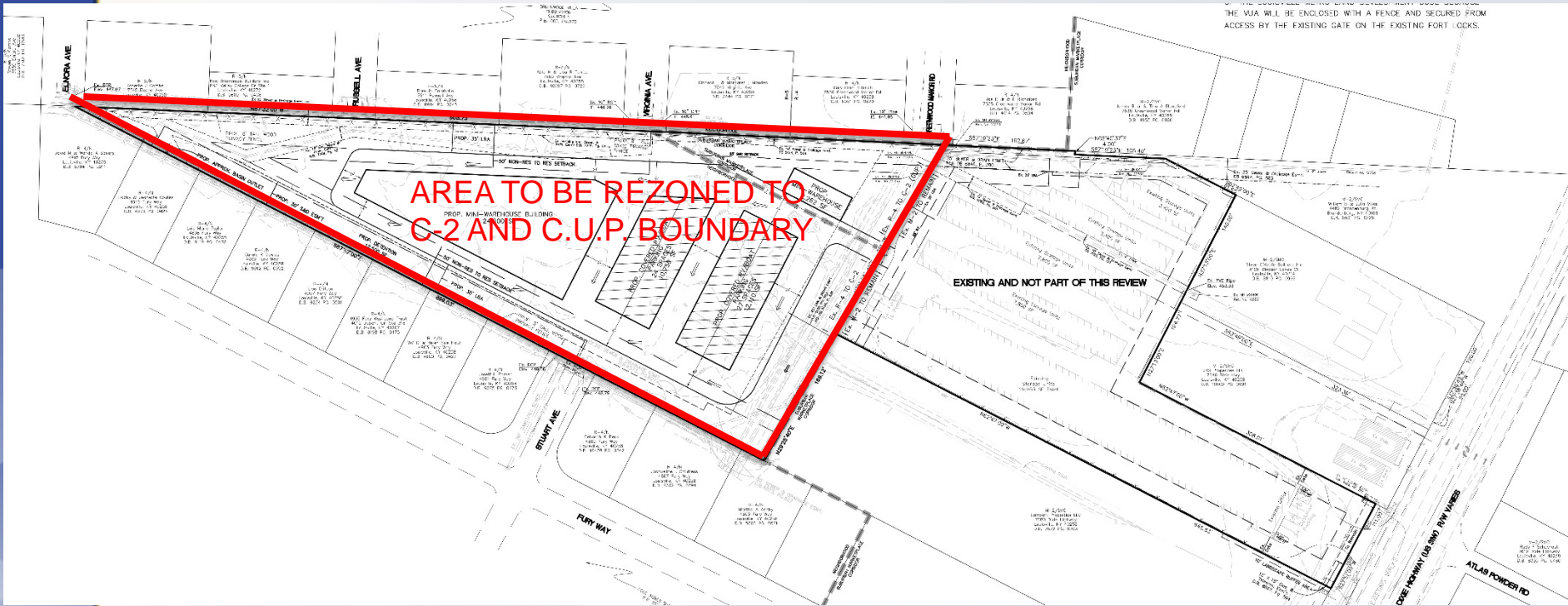


Proposed Buildings: 47,760 sf

THE EXISTING RETAIL STORE FRONT SHALL BE SECURED
THE VIA WILL BE ENCLOSED WITH A FENCE AND SECURED FROM
ACCESS BY THE EXISTING GATE ON THE EXISTING FORT LOCKS.

**AREA TO BE REZONED TO
C-2 AND C.U.P. BOUNDARY**

EXISTING AND NOT PART OF THIS REVIEW





| ID | DATE | DESCRIPTION |
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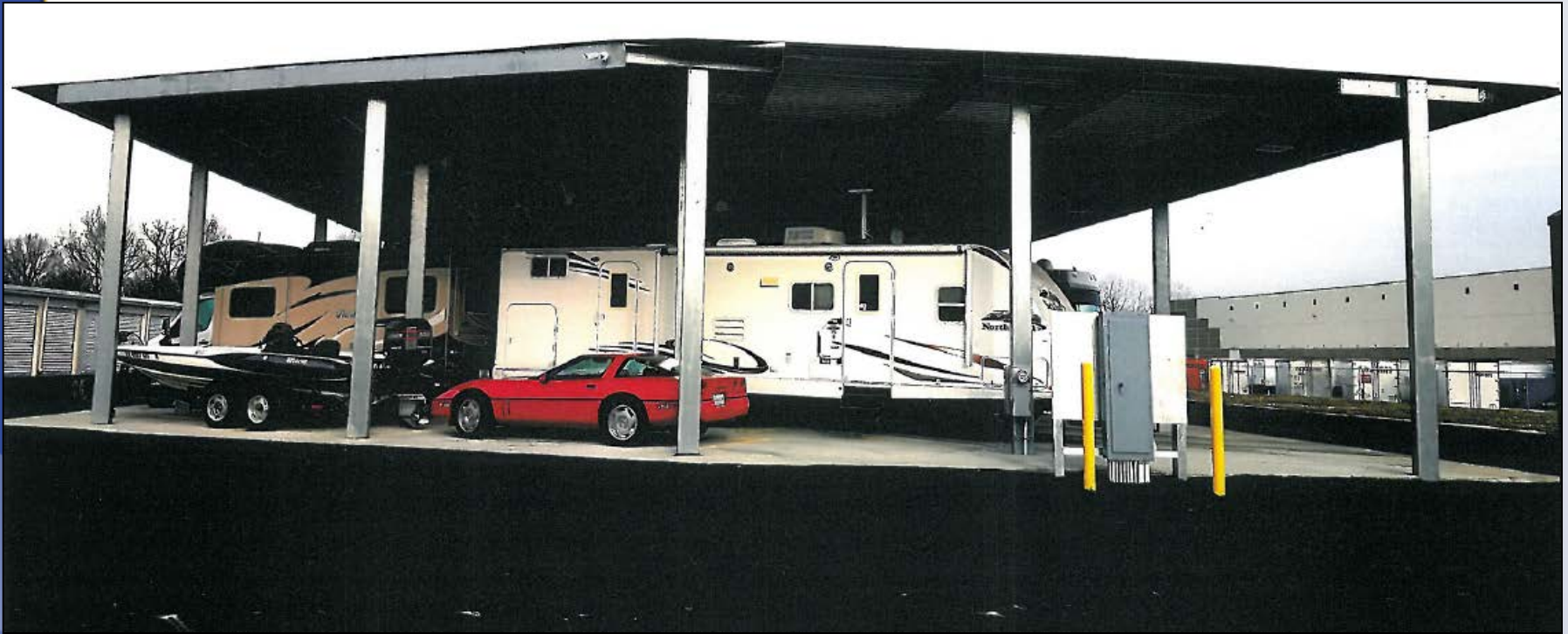
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| PROJECT DATA |
| PROJECT NUMBER |
| SHEET DATE |
| DRAWN BY (DATE) |
| CHECKED BY (DATE) |
| DATE OF REVISION |
| REVISIONS |

| |
|-------------------|
| PROJECT DATA |
| PROJECT NUMBER |
| SHEET DATE |
| DRAWN BY (DATE) |
| CHECKED BY (DATE) |
| DATE OF REVISION |
| REVISIONS |

L&D
 L&D DESIGN & DEVELOPMENT, INC.
 ARCHITECTS & ENGINEERS
 4801 FERN VALLEY ROAD
 LOUISVILLE, KENTUCKY 40219
 TEL: 502.261.1111 FAX: 502.261.1112

SITE RENDERING
FORT LOCKS SELF-STORAGE
 DEVELOPER
FORT LOCKS SELF-STORAGE, INC.
 4801 FERN VALLEY ROAD
 LOUISVILLE, KENTUCKY 40219

PROJECT NO. 041003
 SHEET 1 OF 1



Public Meetings

- Neighborhood Meeting on 06/01/17
 - Held by applicant
- LD&T meeting on 12/14/17
- Planning Commission public hearing on 01/18/2018

Planning Commission

- Planning Commission public hearing on 01/18/2017
 - 1 person spoke in opposition.
 - The Commission recommended approval of the change in zoning with a vote of 5-2. 3 members were not present.