

18ZONE1080

Midwest Sprinkler Corp.



Louisville Metro Planning Commission

Dante St. Germain, AICP, Planner II

April 18, 2019

Requests

- Form district change from Traditional Neighborhood to Traditional Workplace
- Zoning change from C-2 and OR-2 to EZ-1
- Variances:
 1. Variance from 5.2.5.C.3.c to allow a structure to encroach into the required 20' rear yard setback (13' variance)
 2. Variance from 5.5.1.A.2 to allow a structure on a corner lot to exceed the maximum allowable setback of 5' as shown on the development plan
- Waivers:
 1. Waiver from 5.5.5.A.1 to not screen an accessory structure from the adjacent public street
 2. Waiver from 10.2.4 to not provide required landscape buffer and required plant material on the north property

Requests

- Request to amend restriction:
 1. 2.6.1.A.1 states: All uses other than uses permitted in the C-2 and M-1 districts shall observe a 200-foot setback from any residential use not zoned EZ-1 or to the first street intersection, whichever is less. The Planning Commission may amend this restriction if it finds, following a public hearing with notice to residential property owners within said distance, that the proposed use will conform to a general district development plan with binding elements and conforms to the Comprehensive Plan.
- Detailed District Development Plan with Binding Elements

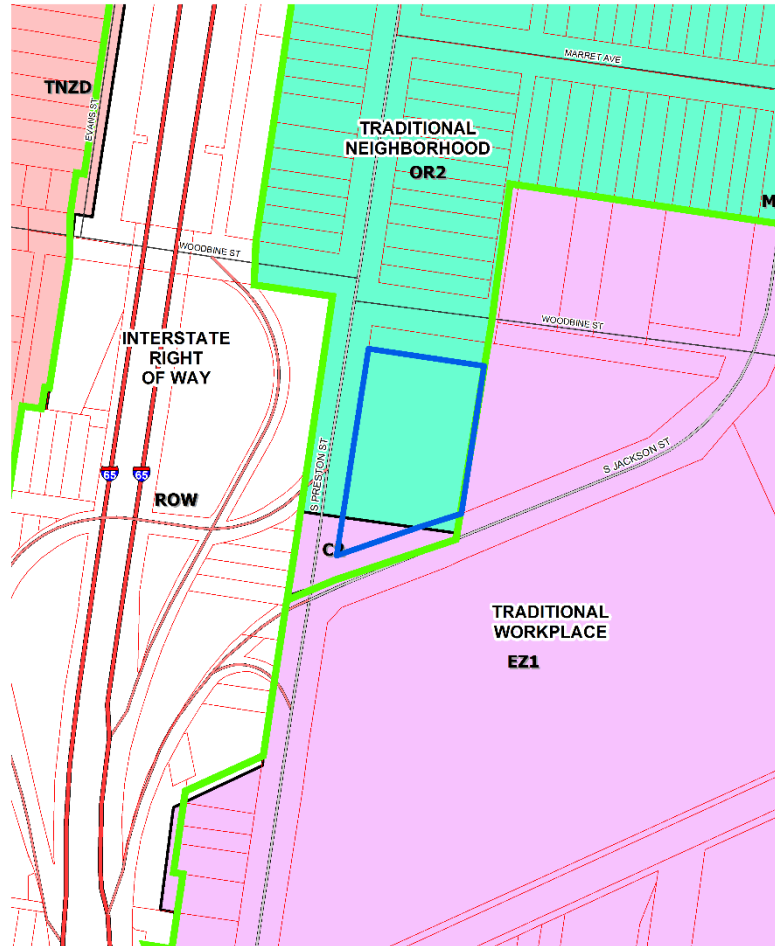
Site Context



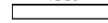
Case Summary

- Existing structures to remain
- Three-sided storage building proposed at the north of the property
- Existing business is located immediately to the east

Zoning/Form Districts



1375 S Preston Street
feet



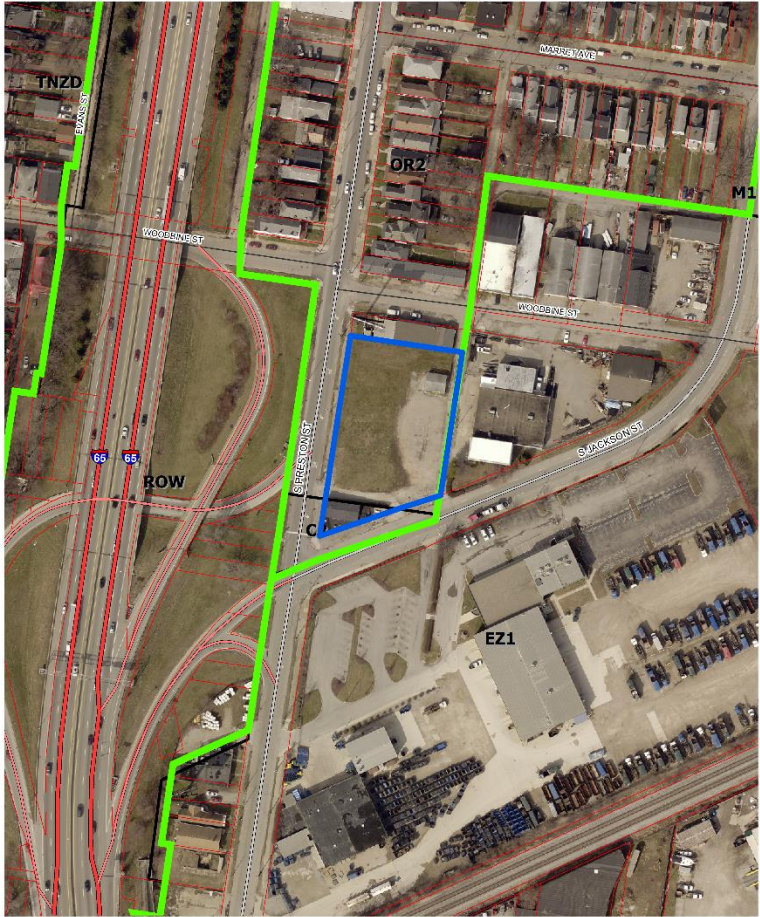
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Map Created: 11/30/2018

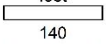


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Aerial Photo



1375 S Preston Street
feet

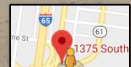


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Map Created: 11/30/2018



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Site Photos-Subject Property



Site Photos-Surrounding Areas



Applicant's Development Plan

UTILITIES NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "NOTIFY 811" (TOLL FREE PHONE NO. 1-800-735-6007 OR LOCAL NO. 502-264-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THE PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTRACTING THE "NOTIFY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED HOUSING OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

SANITARY SEWER NOTES

1. THE PROPOSED BUILDING WILL NOT HAVE ANY FACILITIES THAT REQUIRE A SPC CONNECTION.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
3. SITE DRAINAGE SHALL BE DIRECTED TO THE S. PRESTON STREET RIGHT-OF-WAY. KYTC APPROVAL REQUIRED PRIOR TO HOUS CONSTRUCTION PLAN APPROVAL FOR THE INCREASE IN RUN OFF TO THE RIGHT-OF-WAY.
4. AN EPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH HOUS DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

GENERAL NOTES

1. NO PARKING AREAS ARE TO BE PROVIDED WITH THIS DEVELOPMENT. THE ONLY SITE IMPROVEMENT WILL BE THE ADDITION OF THE NEW BUILDING.
2. NO PORTION OF THE SITE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA MAPS NO. 21111C0018E IS 21111C0042E, BOTH DATED DECEMBER 5TH, 2006.
3. NO TRANSPORTATION CONTAINERS OR SERVICE STRUCTURES ARE TO BE PROVIDED WITH THIS DEVELOPMENT.
4. NO ADDITIONAL LIGHTING WILL BE PROVIDED WITH THIS DEVELOPMENT.
5. THERE ARE NO WETLANDS OR FLOODPLAIN RECORDS ON THIS PROPERTY.
6. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO HOUS FOR APPROVAL.
7. NO ADDITIONAL WATER SERVICES WILL BE REQUIRED FOR THIS DEVELOPMENT.
8. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
9. COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
10. MATERIALS STORED WITHIN THE PROPOSED BUILDING SHALL BE MOVED BY HAND, AND THEREFORE WILL NOT REQUIRE ANY TRUCK HANDLING ON THE SITE.
11. IF, DURING CONSTRUCTION, EXISTING SIDEWALKS ARE DAMAGED, RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
12. A RECROCAL ACCESS AND CROSSOVER AGREEMENT SHALL BE CREATED AND RECORDED BETWEEN THE ADJOINING PROPERTY OWNERS TO THE SITE.
13. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
14. CONTACT SHALL BE MADE WITH METRO EMERGENCY SERVICES PRIOR TO THE CONSTRUCTION PERMITTING PROCESS TO ESTABLISH AN ADDRESS FOR THE PROPOSED STRUCTURE.
15. CONSTRUCTION WORK SHALL NEITHER IMPACT NOR BE PERMITTED IN THE KYTC STATE RIGHT-OF-WAY.

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: *[Signature]*
 DATE: 3/28/17
 LOCAL OFFICE: *[Signature]*
 PRELIMINARY APPROVAL
 Condition of Approval:
[Signature]
 LOCAL OFFICE: JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

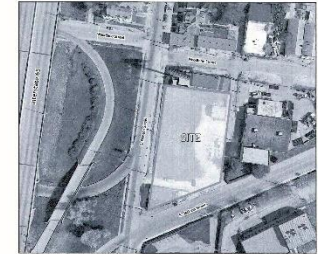
NOTE: THIS DRAWING IS INTENDED TO BE PLOTTED IN COLOR. IF THIS SHEET APPEARS IN BLACK AND WHITE, THE PLOTTING HAS OCCURRED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING.

ADJACENT PROPERTY INFO (1st Flr)

1. PARCEL ADDRESS: 1333 S. Preston Street
 FORM/ZONING: TW / OR-2
 OWNER INFO: George & Magella Pantoja
 6807 John Paul Lane,
 Louisville, KY 40229-1538
 8915 / 8491
 DB/PG: [Blank]
2. PARCEL ADDRESS: 1420 S. Jackson Street
 FORM/ZONING: TW / E7-1
 OWNER INFO: Andrew Spratler Corp.
 1420 S. Jackson Street
 Louisville, KY 40208
 8386 / 1333
 DB/PG: [Blank]
3. PARCEL ADDRESS: 1419 S. Jackson Street
 FORM/ZONING: TW / E7-1
 OWNER INFO: Redoubt-Simmons of Kentucky, LLC
 PO Box 27246
 Phoenix, AZ 85028-9246
 9442 / 5
 DB/PG: [Blank]
4. PARCEL ADDRESS: 1402 S. Preston Street
 FORM/ZONING: N/A (Parcel 03240170000)
 OWNER INFO: N/A (Parcel 03240170000)
 FORM/ZONING: N/A (Expressway R/W)
 OWNER INFO: Commonwealth of Kentucky
 Department of Highways, District 5
 8310 Westport Road
 Louisville, KY 40242
 707 / 327
 DB/PG: [Blank]

ADJACENT PROPERTY INFO (2nd Flr)

1. PARCEL ADDRESS: 1338 S. Preston Street
 FORM/ZONING: TW / OR-2
 OWNER INFO: Brooke Realty, LLC
 10221 Fair Street Road
 Louisville, KY 40223-5609
 9453 / 543
 DB/PG: [Blank]
2. PARCEL ADDRESS: 1334 S. Preston Street
 FORM/ZONING: N/A (Expressway R/W)
 OWNER INFO: Commonwealth of Kentucky
 Department of Highways, District 5
 8310 Westport Road
 Louisville, KY 40242
 707 / 327
 DB/PG: [Blank]
3. PARCEL ADDRESS: 1331 S. Preston Street
 FORM/ZONING: TW / OR-2
 OWNER INFO: 1331 S. Preston Street Land Trust
 PO Box 3354
 Louisville, KY 40232-3354
 9929 / 938
 DB/PG: [Blank]
4. PARCEL ADDRESS: 413 Woodbine Street
 FORM/ZONING: TW / E2-1
 OWNER INFO: Striner Bank Inc.
 413 Woodbine Street
 Louisville, KY 40208-2039
 5400 / 663
 DB/PG: [Blank]
5. PARCEL ADDRESS: 421 Woodbine Street
 FORM/ZONING: TW / E2-1
 OWNER INFO: 421 East Woodbine LLC
 421 Woodbine Street
 Louisville, KY 40208-2039
 9497 / 450
 DB/PG: [Blank]
6. PARCEL ADDRESS: 423 Woodbine Street
 FORM/ZONING: TW / E2-1
 OWNER INFO: 421 East Woodbine LLC
 421 Woodbine Street
 Louisville, KY 40208-2039
 9497 / 450
 DB/PG: [Blank]
7. PARCEL ADDRESS: 427 Woodbine Street
 FORM/ZONING: TW / E2-1
 OWNER INFO: 421 East Woodbine LLC
 421 Woodbine Street
 Louisville, KY 40208-2039
 9497 / 450
 DB/PG: [Blank]
8. PARCEL ADDRESS: 501 Woodbine Street
 FORM/ZONING: TW / E2-1
 OWNER INFO: Spauldett Investments LLC
 4006 Laidlaw Drive
 Louisville, KY 40299-6470
 8398 / 401
 DB/PG: [Blank]
9. PARCEL ADDRESS: 500 Bergepan Street
 FORM/ZONING: TW / E2-1
 OWNER INFO: Mercedes Group Real Estate, LLC
 500 Bergepan Street
 Louisville, KY 40210-3617
 11330 / 274
 DB/PG: [Blank]
10. PARCEL ADDRESS: N/A (Parcel 032401570000)
 OWNER INFO: N/A (Parcel 032401570000)
11. PARCEL ADDRESS: N/A (Parcel 032401580000)
 OWNER INFO: N/A (Parcel 032401580000)
12. PARCEL ADDRESS: N/A (Parcel 032401700000)
 OWNER INFO: N/A (Parcel 032401700000)
13. PARCEL ADDRESS: N/A (Parcel 032401720000)
 OWNER INFO: Commonwealth of Kentucky
 Department of Highways, District 5
 8310 Westport Road
 Louisville, KY 40242
 707 / 327
 DB/PG: [Blank]
14. PARCEL ADDRESS: 1420 S. Preston Street
 FORM/ZONING: TW / E7-1
 OWNER INFO: Eric K. & Nancy Werner
 18209 State Road 60
 Bartles, IA 51206-8810
 5998 / 691
 DB/PG: [Blank]
15. PARCEL ADDRESS: 1426 S. Preston Street
 FORM/ZONING: TW / E2-1
 OWNER INFO: Duquenois Systems Inc.
 PO Box 404
 Brookway, NJ 08008-0404
 6234 / 662
 DB/PG: [Blank]
16. PARCEL ADDRESS: 1428 S. Preston Street
 FORM/ZONING: TW / E2-1
 OWNER INFO: White Lava
 3016 Christiana Woods Court
 Louisville, KY 40299-3903
 10312 / 1730
 DB/PG: [Blank]
17. PARCEL ADDRESS: 1420 S. Preston Street
 FORM/ZONING: TW / E2-1
 OWNER INFO: Daniel & Beth Rose
 1840 Sherrillwood Avenue
 Louisville, KY 40205-1041
 11296 / 327
 DB/PG: [Blank]
18. PARCEL ADDRESS: 1428 S. Preston Street
 FORM/ZONING: TW / E2-1
 OWNER INFO: Transour Real Estate LLC
 1200 Fair Lane
 Louisville, KY 40223-3745
 10146 / 42
 DB/PG: [Blank]



VICINITY MAP
 NOT TO SCALE

SITE DATA

PROJECT DATA	VALUE
SITE AREA	39,712.29' (4.09 AC.)
EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING USE	TRADITIONAL WORKSPACE
PROPOSED ZONING	C-2 to OR-2
PROPOSED USE	VACANT BUILDINGS (HOUSING/LIT)
PROPOSED USE	OPEN STORAGE BUILDING

BUILDING INFORMATION

PROPOSED BUILDING (PIPE STORAGE)	4,080 SF
EXISTING VACANT BUILDING (TO REMAIN)	2,352 SF
EXISTING GARAGE (TO REMAIN)	718 SF
TOTAL BUILDING AREA	7,150 SF
MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWED	0.18
PROPOSED F.A.R.	0.18
MAXIMUM BUILDING HEIGHT ALLOWED	45'-0"
PROPOSED BUILDING HEIGHT	16'-0"

SITE DIMENSIONAL REQUIREMENTS (E1)

MINIMUM FRONT YARD / STREET SIDE YARD SETBACK	8' FT
MINIMUM FRONT YARD / STREET SIDE YARD SETBACK	25' FT
SIDE YARD SETBACK	10' FT
REAR YARD SETBACK	15' FT

* PER SECTION 5.1.2.1.1. MINIMUM FRONT YARD SETBACKS ON CORNER LOTS SHALL BE 20.00 FT.
 * YARD / STREET SIDE YARD SETBACKS SHALL BE 10.00 FT. UNLESS OTHERWISE NOTED.

PARKING REQUIREMENTS

PROPOSED USE	STORAGE
UNIT OF CALCULATION	EMPLOYEES
NO. OF EMPLOYEES	0
MIN. REQUIRED PARKING	1 SPACE PER 1.5 EMPLOYEES
MAX. REQUIRED PARKING	1 SPACE PER EMPLOYEE
TOTAL REQUIRED	0

TREE CANOPY REQUIREMENTS (CLASS A)

TOTAL SITE AREA	39,712 SF
TREE CANOPY TO BE PRESERVED	N/A (NO EXISTING TREES)
NEW TREE CANOPY REQUIRED	105
TOTAL TREE CANOPY PROVIDED	4,330 SF, OR 11.15%

- VARIANCE REQUESTS**
1. A VARIANCE IS REQUESTED TO REDUCE THE REQUIRED 20'-0" REAR YARD SETBACK (LDC 5.2.2.3.C.3) BY 13'-0". THIS RESULTING IN A 7'-0" REAR YARD SETBACK.
 2. A VARIANCE IS REQUESTED TO ALLOW THE PROPOSED STORAGE STRUCTURE TO BE PLACED FURTHER THAN 5'-0" AWAY FROM THE RIGHT-OF-WAY LINE OF BOTH S. JACKSON STREET AND S. PRESTON STREET. (LDC 5.5.1.A.2).

- WALKER REQUESTS**
1. A WALKER IS REQUESTED TO NOT PROVIDE THE SCREENING REQUIRED BETWEEN THE ACCESSORY STRUCTURE AND SOUTH PRESTON STREET (LDC 5.5.5.A.11).
 2. A WALKER IS REQUESTED TO PROVIDE THE LANDSCAPE BUFFER AND ASSOCIATED PLANT MATERIAL ALONG THE NORTH PROPERTY LINE THAT IS ADJACENT TO OR-2 ZONING (LDC 10.1.7.4).

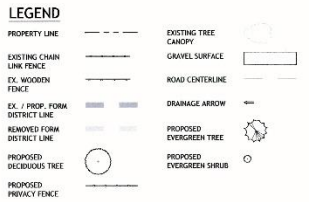
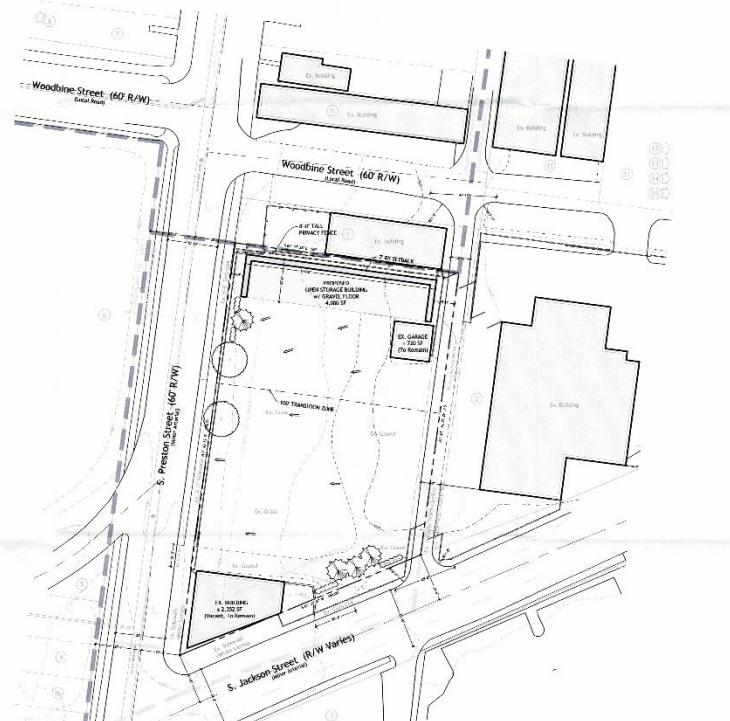
AMENDMENT REQUEST
 IT IS REQUESTED THAT THE PLANNING COMMISSION AMEND THE RESTRICTION SET FORTH IN LDC 2.6.1.A.1, WHICH REQUIRES A 200'-0" SETBACK FROM ANY RESIDENTIAL USE ADJACENT TO THE PROPERTY.



OWNER/DEVELOPER
 Midwest Sprinkler Corp.
 1420 S. Jackson Street
 Louisville, KY 40208

OWNER SOURCE OF TITLE
 DB 10781 / PG 519

SITE ADDRESS
 1375 S. Preston St.
 Louisville, KY 40208
 (Parcel: 03170010000)



Project: DP-101
 Date: 3/28/17
 Status: [Blank]

Midwest Sprinkler Corp.
New Storage Building
 1375 S. Preston St.
 Louisville, KY

RECEIVED
 MAR 29 2018
 DESIGN SERVICES

Staff Finding

- The site is located in a pocket of Traditional Neighborhood surrounded by Interstate ROW and Traditional Workplace on three sides
- Placing the storage building at the northern property line allows the remainder of the lot to be reserved for future development
- The site is adjacent to existing EZ-1
- Zoning district expands an existing industrial activity center
- Permits a more efficient land use pattern

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change in Form District** from TN to TW
- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from C-2 and OR-2 to EZ-1
- **APPROVE** or **DENY** the **Variances**
- **APPROVE** or **DENY** the **Waivers**
- **APPROVE** or **DENY** the **Request to Amend Restriction**
- **APPROVED** or **DENY** the **Detailed District Development Plan** with adoption of the Proposed Binding Elements