

ORDINANCE No. 176, SERIES 2014

AN ORDINANCE CHANGING THE ZONING FROM R-4 SINGLE FAMILY RESIDENTIAL TO C-1 COMMERCIAL ON PROPERTY LOCATED AT 6511 PRESTON HIGHWAY CONTAINING 0.9 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 14ZONE1021).

SPONSORED BY: COUNCILWOMAN MADONNA FLOOD

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 14ZONE1021; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 14ZONE1021 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records;

NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

Section I: That the zoning of the property located at 6511 Preston Highway containing 0.9 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 14ZONE1021, is hereby changed from R-4 Single Family Residential to C-1 Commercial; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 14ZONE1021.

Section II: This Ordinance shall take effect upon its passage and approval.

H. Stephen Ott

H. Stephen Ott
Metro Council Clerk

Jim King

Jim King
President of the Council

Greg Fischer

Greg Fischer
Mayor

Approved:
Date

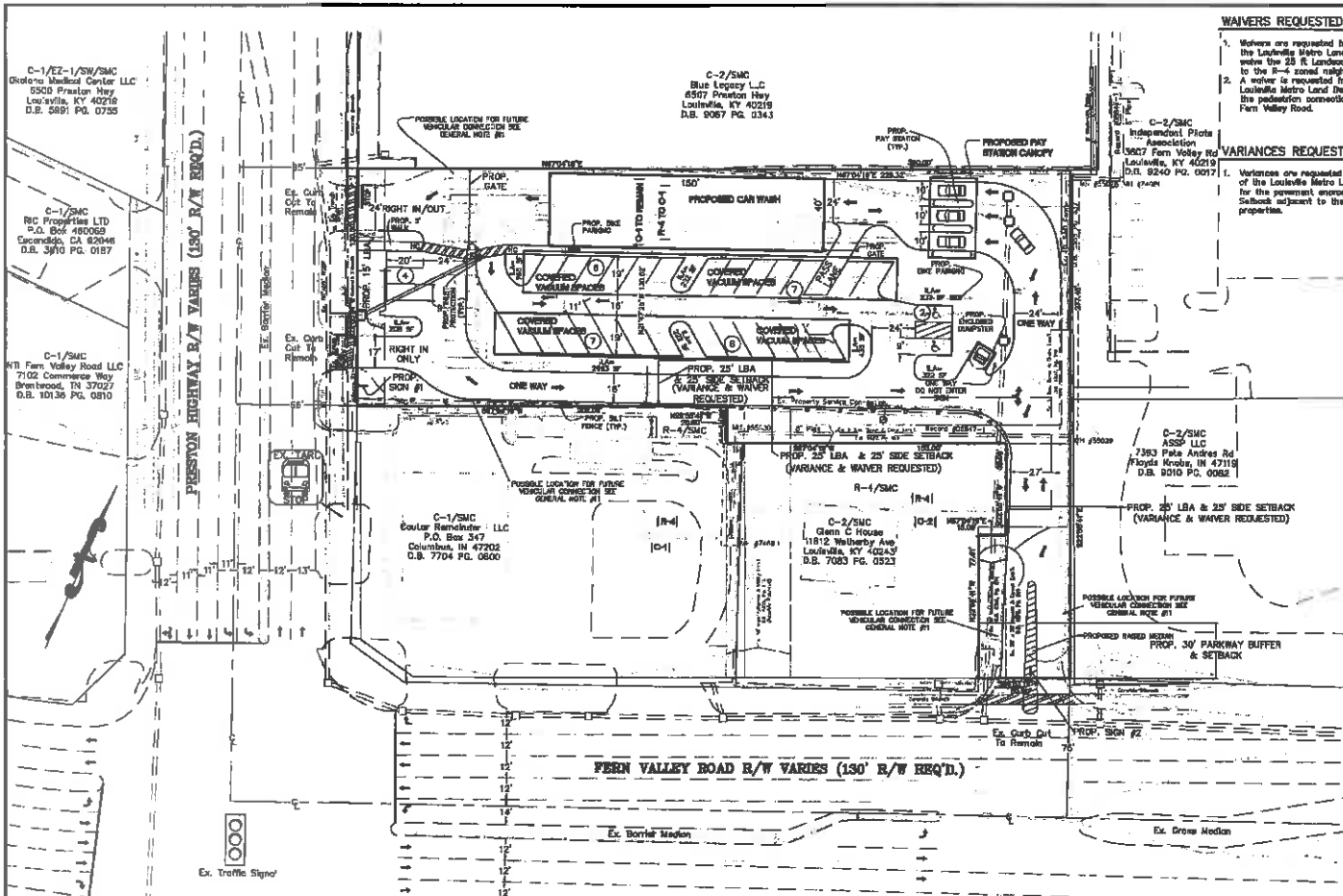
11/10/14

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: *Paul V. Ryland*

LOUISVILLE METRO COUNCIL
READ AND PASSED
November 6, 2014



C-1/EZ-1/SW/SWC
Orlando Medical Center LLC
5500 Preston Hwy
Louisville, KY 40219
D.B. 5891 PG. 0735

C-2/SWC
Blue Legacy LLC
6507 Preston Hwy
Louisville, KY 40219
D.B. 9067 PG. 0343

C-1/SWC
RC Properties LTD
P.O. Box 480069
Cincinnati, OH 45208
D.B. 3910 PG. 0187

C-1/SWC
NTI Farm Valley Road LLC
7102 Commerce Way
Brentwood, TN 37027
D.B. 10139 PG. 0810

C-1/SWC
Coular Remediator LLC
P.O. Box 347
Columbus, IN 47202
D.B. 7704 PG. 0600

C-2/SWC
Glenn C House
1812 Waltherby Ave
Louisville, KY 40243
D.B. 7083 PG. 0523

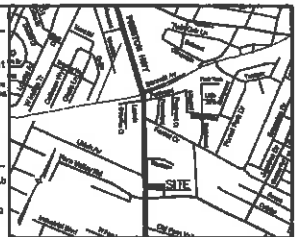
C-2/SWC
ASPP LLC
5827 Fern Valley Rd
Louisville, KY 40219
D.B. 9240 PG. 0017

WAIVERS REQUESTED:

1. Waivers are requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the 25' Landscape Buffer Area adjacent to the R-4 zoned neighboring properties.
2. A waiver is requested from Section 5.2.2 of the Louisville Metro Land Development Code to waive the pedestrian connection from the building to Fern Valley Road.

VARIANCES REQUESTED:

1. Variances are requested from Section 3.3.2.C.2.2 of the Louisville Metro Land Development Code for the present encroachments into the 25' Setback adjacent to the R-4 zoned neighboring properties.



PROJECT DATA

TOTAL SITE AREA	= 1,382 AC.
R-4 TO C-1 REZONING	= 0.902 AC.
C-1 ZONING REZONING	= 0.482 AC.
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	= C-1/R-4
PROPOSED ZONING	= C-1
EXISTING USE	= BANK
PROPOSED USE	= CAR WASH
BUILDING AREA	= 8000 SF
BUILDING HEIGHT	= 30' (60' MAX. ALLOWED)
F.A.R.	= 0.10 (1.2 MAX. ALLOWED)
PARKING REQUIRED	
1 SP/1 CONVERTER UNIT MAX.	= MIN.
2 SP/1 CONVERTER UNIT MAX.	= 1 SF
1 SP/25 VACUUM SPACES MIN.	= 28 SF
1 SP/25 VACUUM SPACES MAX.	= 28 SF
1 SP/25 EMPLOYEE USE (18 EMPLOYEES)	= 5 SF
1 SP/EMPLOYEE SPACE MAX. (NO EMPLOYEES)	= 10 SF
TOTAL PARKING REQUIRED	= 33 SF
-10X TARC CREDIT REDUCTION	= 28 SF
TOTAL PARKING PROVIDED	= 28 SF
SIZE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED: 28/28)
GREEN SPACES REQUIRED/PROVIDED	= 4 SPACES
TOTAL VEHICULAR USE AREA	= 38,832 SF
INTERIOR LANDSCAPE AREA REQUIRED (7.5%)	= 2,717 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 4,884 SF

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 Fern Valley Road Preston Highway right-of-way.
3. KTC permit will be required prior to construction plan approval.
4. No trees to be removed in the site or adjacent to the site.
5. There shall be no commercial signs in the Preston Highway or Fern Valley Road Right of Way.
6. There shall be no landscaping in the Preston Highway or Fern Valley Road 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 loading shall be avoided prior to any construction or grading activities preventing compaction of rock systems of trees to be preserved. The loading shall include the area beneath the canopy of the tree canopy and shall include 15' plus. No parking, material storage, or construction activities shall be permitted within the canopy 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. Compatible utilities shall be placed in a common trench unless otherwise required by applicable agencies.
11. Upon development or redevelopment of adjacent properties, a utility access and circulation system shall be developed to maintain pedestrian walk ways and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A Drive Access agreement to run with the land and in a form acceptable to the Planning Commission must be recorded prior to construction approval for the adjacent property to be developed.

MSD NOTES:

1. Sanitary sewer service will be provided by existing connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FEMA Map No. 22111 C 0275 E dated December 3, 2006.
3. Drainage system depicted by owner (msd) is for conceptual purposes. Final determination of site and drainage plan and stormwater shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. If the site has other drainage an agreement plan will be required prior to MSD grading/construction plan approval.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. The final design of this project must meet all MSD water quality requirements established by MSD. Site layout may change if the design phase does not comply with Clean Water Management Practices.
7. Erosion & Sediment Control shall be completed only and final design will be determined on construction plans. Prior to any construction activities on the site a Storm & Sediment Control Plan shall be provided to MSD for approval.

DETENTION BASIN CALCULATIONS

EXISTING IMPERVIOUS = 48,893 SF
PROPOSED IMPERVIOUS = 40,658 SF
NO DETENTION NEEDED

PRELIMINARY DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 8-2-14
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Condition of Approval:

[Signature]
DATE: 9/5/14

LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LEGEND

— PROPOSED STORM SEWER, CATCH BASIN
— PROPOSED SALT FLUSH
— PROPOSED STONE BAG SALT PROTECTION

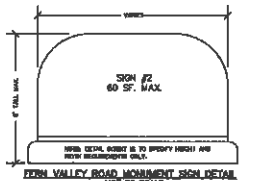
TYPICAL PARKING SPACE LAYOUT

NO SCALE

24' MINIMUM WIDTH OF DRIVEWAY

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 59,566 S.F.
TOTAL TREE CANOPY AREA REQUIRED = 202 (11,913 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED = 05 (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED = 20% (12,240 S.F.)



PRELIMINARY SIGN DETAIL

NOT TO SCALE

OWNER:
PNC Bank National Association
c/o PNC Realty Services
620 Liberty Avenue, 19th Floor
Pittsburgh, PA 15222

SITE ADDRESS:
6811 PRESTON HWY
LOUISVILLE, KY 40219
TAX BLOCK 0269, LOT 0482
D.B. 4469, PG. 065

COUNCIL DISTRICT - B
FIRE PROTECTION DISTRICT - OROLONA

RECEIVED

SEP 23 2014
PLANNING & ZONING DEPARTMENT

REV.	DATE	DESCRIPTION
1	8-2-14	ISSUED PER 0-100-11-001

REVISIONS:

DATE: 8-2-14

ISSUED PER: 0-100-11-001

PROJECT DATA:

PREPARED BY: [Signature]

CHECKED BY: [Signature]

DATE: 8/2/14

SCALE: AS SHOWN

PROJECT NO. 14044

ENGINEER'S SEAL

SURVEYOR'S SEAL

DD&D

LAND DESIGN & DEVELOPMENT, INC.

1415 BARSTOWN ROAD
LOUISVILLE, KY 40218

PH: 502.251.1234
FAX: 502.251.1235
WWW.DDANDD.COM

DETAILED DISTRICT DEVELOPMENT PLAN

THOMAS CAR WASH

6811 PRESTON HIGHWAY

THOMAS CAR WASH
4139 BARSTOWN ROAD
LOUISVILLE, KY 40218
(402) 251-1234

JOB NO. 14044

SHEET 1 OF 1

DATE: 8/2/14

SCALE: AS SHOWN

PROJECT NO. 14044

ENGINEER'S SEAL

SURVEYOR'S SEAL

C-1/2/3-1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

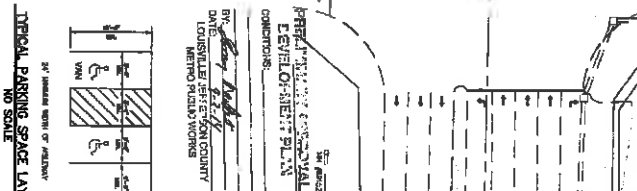
C-1/2/3-1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

PRESTON HIGHWAY R/W VARIES (150' R/W REQ'D.)

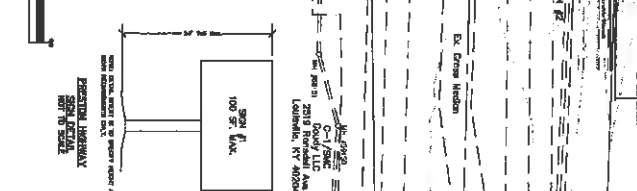
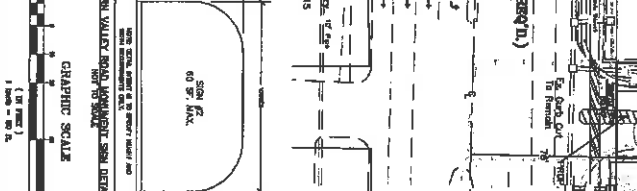
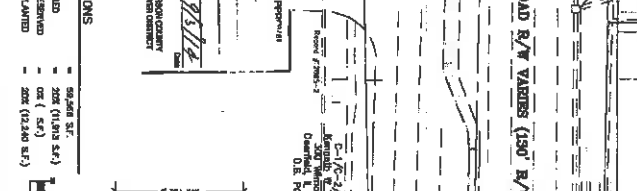
C-1/2/3-1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

PRESTON HIGHWAY R/W VARIES (150' R/W REQ'D.)

DETENTION BASIN CALCULATIONS



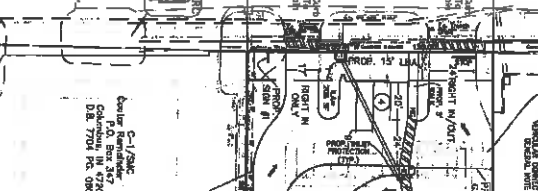
THESE CANOPY CALCULATIONS



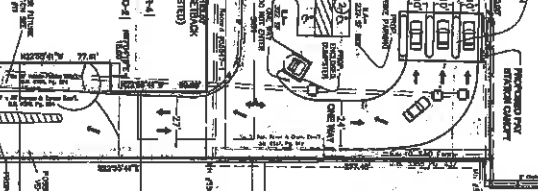
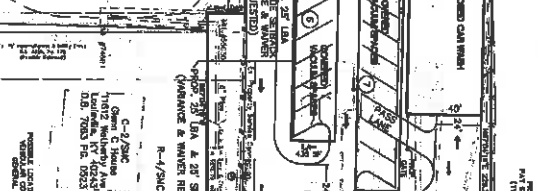
GENERAL NOTES

REVISIONS

DETENTION BASIN CALCULATIONS



THESE CANOPY CALCULATIONS



GENERAL NOTES

REVISIONS

408 NO. 14044

DETAILED DISTRICT DEVELOPMENT PLAN
THOMAS CAR WASH
 6511 PRESTON HIGHWAY
 DEVELOPER
THOMAS CAR WASH
 4139 BARDSTOWN ROAD
 LOUISVILLE, KY 40218
 1201 2ND ST

LDD&D
 LAND DESIGN & DEVELOPMENT, INC.
 1000 W. MARKET STREET, SUITE 100
 LOUISVILLE, KY 40203
 502-261-1111

PROJECT DATA
 FILE NAME: 1988-00P
 DATE: 8/1/88
 DRAWN BY: JMM
 CHECKED BY: JMM

ENGINEER'S SEAL
 SURVEYOR'S SEAL

NO.	DATE	DESCRIPTION	BY
1	8-28-16	ADDED NUMBER OF SPACES AND REVISION PER 8-28-16 L&D	JMM

RECEIVED
 PLANNING & DESIGN SERVICES

PROJECT ADDRESS:
 6511 PRESTON HIGHWAY
 LOUISVILLE, KY 40218

DATE: 8/1/88
 DRAWN BY: JMM
 CHECKED BY: JMM

PROJECT DATA
 FILE NAME: 1988-00P
 DATE: 8/1/88
 DRAWN BY: JMM
 CHECKED BY: JMM

ENGINEER'S SEAL
 SURVEYOR'S SEAL

NO.	DATE	DESCRIPTION	BY
1	8-28-16	ADDED NUMBER OF SPACES AND REVISION PER 8-28-16 L&D	JMM