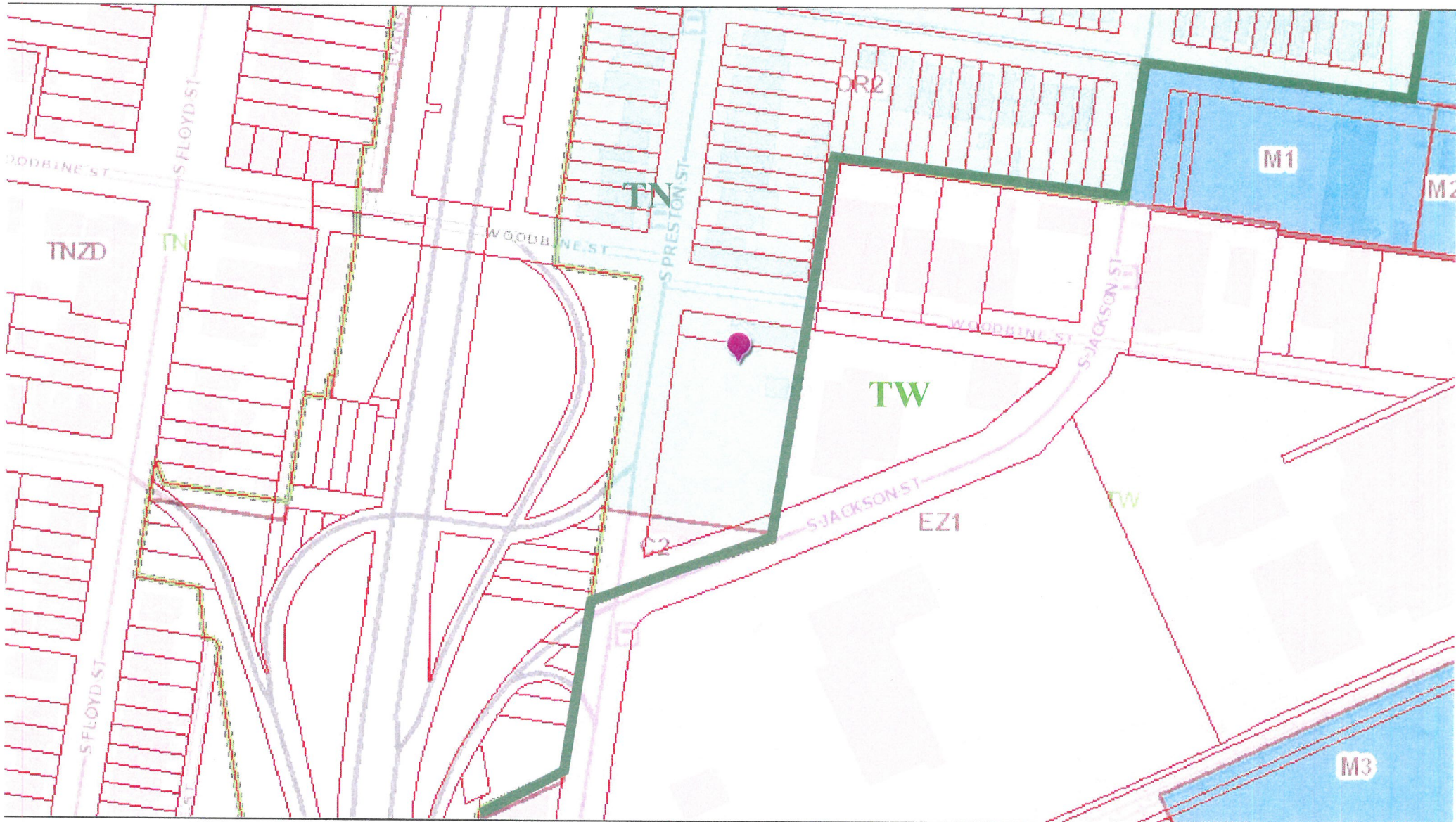


**EXHIBITS FOR APPLICANT
Midwest Sprinkler Corporation
1375 South Preston Street**

**Louisville Metro Planning Commission
Case No. 18Zone1080**

- 1) Zoning Map
- 2) Aerial Photography
- 3) Development Plan
- 4) Building Example
- 5) Shelby Park Murals
- 6) Waiver Justification
- 7) Variance Justifications
- 8) Zoning Change Demonstration of Appropriateness
- 9) Zoning Change Proposed Findings of Fact

**Tanner Nichols, Attorney for Applicant
Frost Brown Todd LLC
400 West Market Street, 32nd Floor
Louisville, Kentucky 40202
502/779-8616
tnichols@fbtlaw.com**



3/25/2019, 5:04:22 PM



Louisville Metro, MSD, LWC & PVA © 2019

This map is not a legal document and should only be used for general reference and identification.



0 50 100ft

1/11/2019, 12:14:23 PM



Louisville Metro, MSD, LWC & PVA © 2019

This map is not a legal document and should only be used for general reference and identification.





SHELBY PARK

1375 South Preston Street

Google









Take a walk...
Shelby Park Murals Up Close & Personal

Mural Map

Shelby Park: Artful Evolution

Rachel Peterson

November 1, 2017

My last count has Shelby Park at 11 murals and some are exceptional. The murals came about from various sources over the past few years: a private equity firm, individuals, local independent businesses, a non-profit specializing in streetscape beautification and a few of the local neighborhood associations, including Shelby Park Neighborhood Association, of course. Just a fun fact for others that would like to incorporate public art into their communal landscapes.

A new mural is being painted on the old Keswick Democratic Club building as I write this. It's fun to watch the progress and I'm excited to see the final piece.

I live a few houses away from 'Sunshine & Shadow,' which is great because I'm a big fan of geometrics, muted colors and Scarlet's cinnamon rolls. Every time I walk by, it just makes me happy. Corny, but I don't care.

Spend a minute to really have a look at 'Sunshine & Shadow.' You'll soon realize the serious skill and effort it took. Consider how difficult it is to draw an even-looking circle on a flat piece of paper. Now, imagine painting multiple circles within circles that intersect with other circles on a brick and mortar building with ornate stone trim and pipes, lots of pipes. If you can't appreciate this mural, you might not be human.



My hope is that more people become familiar with all the good things happening in Shelby Park. Like any other place, and life in general, Shelby Park has lots of good, some bad, some exceptionally beautiful stuff and a bit of ugliness. We need all of that in order to appreciate the good things when we come across them.

And hey, you can't stop to smell the roses, or see the murals, when you're zipping by in a car. So take a walk.

Our lovely Olmsted Park is a nice place to walk, too. Enjoy.

Site by Rachel Peterson | 2017

Code Lou Front End Web Development Sept 2017 Project

Made with Bootstrap v4.0 + a little custom CSS + a dash of JS. Yum.

Infinite Thanks to Code Louisville!



Take a walk...
Shelby Park Murals Up Close & Personal

Mural Map



Sunshine & Shadow Gibbs Rounsavall 2015

Scarlet's Bakery
714 East Oak Street
Louisville, KY

Map It



We're All Just Bones Miss Birdy 2017

AA Auto Repair
1200 Logan Street
Louisville, KY

Map It



Three Points Henry Cunningham & Chris Chappell 2015

Abell Elevator Co.
1256 Logan Street
Louisville, KY

[Map It](#)

Site by Rachel Peterson | 2017
Code Lou Front End Web Development Project
Made with Bootstrap v4.0 + a little custom CSS + a dash of JS. Yum.

Infinite Thanks to Code Louisville!

LAND DEVELOPMENT CODE WAIVER REQUEST
Land Development Code §10.2.4
Midwest Sprinkler Corporation, Applicant
1375 South Preston Street

REQUEST. This is a request to waive the Landscape Buffer Area and associated plant material along the north property line because the proposed building and the adjacent vacant building provide buffering for the OR-2 zoned property.

The requested waiver should be granted because of the reasons stated in this request below.

1. The waiver will not adversely affect adjacent property owners.

The requested waiver will not adversely affect adjacent property owners because the adjacent vacant building was originally built to the extremities of the property line. The proposed storage shed backs up to this vacant existing building with minimal impact to the adjacent parcel and the surrounding area.

2. The waiver will not violate the Comprehensive Plan.

The requested waiver will not violate the Comprehensive Plan. Plan 2040 Community Form Goal 1 encourages flexible site design and respect for the traditional pattern of development. The surrounding area has traditionally developed with little to no buffer areas between parcels. Goal 5 encourages public art. The proposed storage shed intends to have a mural on the visible portion of the structure.

3. The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant.

The existing adjacent vacant building was originally built to the property lines. The proposed storage shed sits between an existing garage and the existing adjacent building. The location of the storage shed allows for future development of the site while minimizing impacts. Thus, the request constitutes the minimum necessary to afford relief to the Applicant.

4. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land. Strict application would require the removal of the existing garage or limit future development of the site.

RECEIVED
FEB 7 2018
PLANNING &
DESIGN SERVICES

LAND DEVELOPMENT CODE WAIVER REQUEST

**Land Development Code §5.5.5.A.1
Midwest Sprinkler Corporation, Applicant
1375 South Preston Street**

REQUEST. This is a request to waive the required screening along the north property line because the proposed building and the adjacent vacant building provide buffering for the OR-2 zoned property.

The requested waiver should be granted because of the reasons stated in this request below.

1. The waiver will not adversely affect adjacent property owners.

The requested waiver will not adversely affect adjacent property owners because the adjacent vacant building was originally built to the extremities of the property line. The proposed storage shed backs up to this vacant existing building with minimal impact to the adjacent parcel and the surrounding area.

2. The waiver will not violate the Comprehensive Plan.

The requested waiver will not violate the Comprehensive Plan. Plan 2040 Community Form Goal 1 encourages flexible site design and respect for the traditional pattern of development. The surrounding area has traditionally developed with little to no buffer areas between parcels. Goal 5 encourages public art. The proposed storage shed intends to have a mural on the visible portion of the structure.

3. The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant.

The existing adjacent vacant building was originally built to the property lines. The proposed storage shed sits between an existing garage and the existing adjacent building. The location of the storage shed allows for future development of the site while minimizing impacts. Thus, the request constitutes the minimum necessary to afford relief to the Applicant.

4. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land. Strict application would require the removal of the existing garage or limit future development of the site.

RECEIVED
FEB 11 2015
PLANNING &
DESIGN SERVICES

**A REQUEST FOR A VARIANCE FROM LAND DEVELOPMENT CODE SECTION
5.5.1.A.2 TO ALLOW THE PROPOSED STORAGE SHED TO BE LOCATED
FURTHER THAN 5-FEET FROM BOTH SOUTH JACKSON STREET AND SOUTH
PRESTON STREETS IN THE TRADITIONAL WORKPLACE FORM DISTRICT.**

1375 SOUTH JACKSON STREET

1. State the reasons that the granting of the variance:

**A. WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY
OR WELFARE.**

The proposed storage building is proposed to be situated toward the rear of the site. If granted, the variance will not affect any issue or concern relating to public health, public safety or the general welfare. It is anticipated that the proposal will receive the approval of Transportation Review, which will demonstrate that the location of the building does not adversely affect the public health, safety or welfare.

**B. WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE
GENERAL VICINITY.**

The proposed building encroaches into the minimum rear yard setback. The proposed storage building is in character with the surrounding industrial uses, while at the same time a much lower impact, both visually and materially. The current site is largely vacant. Any development on the site would be more in character with the general vicinity.

C. WILL NOT CAUSE A HAZARD OR A NUISANCE TO THE PUBLIC.

The proposed variance will not cause a hazard or nuisance to the public because the location of the building causes no potentially threatening condition nor does it cause any nuisance related to excess lighting, noise, dust, visual or otherwise.

**D. WILL NOT ALLOW AN UNREASONABLE CIRCUMVENTION OF THE
REQUIREMENTS OF THE ZONING REGULATIONS.**

The proposed variances will not allow an unreasonable circumvention of the requirements of the zoning regulations because the building is proposed to be situated near the rear of the property, allowing for future development on the site. There is an existing building holding the corner in a manner

RECEIVED
FEB 11 2019
PLANNING &
DESIGN SERVICES

intended by the regulation. Thus, the granting of the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations,

2. **Additional consideration:**

B. **THE STRICT APPLICATION OF THE PROVISIONS OF THE REGULATION WOULD DEPRIVE THE APPLICANT OF THE REASONABLE USE OF THE LAND OR WOULD CREATE AN UNNECESSARY HARDSHIP.**

The strict application of the provisions of the regulation would deprive the Applicant of the reasonable use of its land because it would disallow the use of the property as part of the operations of the adjacent business.

RECEIVED
FEB 11 1998
DESIGN SERVICES

**A REQUEST FOR A VARIANCE FROM LAND DEVELOPMENT CODE SECTION
5.2.5.C.3.c TO ALLOW THE PROPOSED STORAGE SHED TO ENCROACH INTO
THE REQUIRED 20-FOOT REAR YARD SETBACK IN THE TRADITIONAL
WORKPLACE FORM DISTRICT.**

1375 SOUTH JACKSON STREET

1. State the reasons that the granting of the variance:

**A. WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY
OR WELFARE.**

The proposed storage building is proposed to be situated toward the rear of the site. If granted, the variance will not affect any issue or concern relating to public health, public safety or the general welfare. It is anticipated that the proposal will receive the approval of Transportation Review, which will demonstrate that the location of the building does not adversely affect the public health, safety or welfare.

**B. WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE
GENERAL VICINITY.**

The proposed building encroaches into the minimum rear yard setback. The proposed storage building is in character with the surrounding industrial uses, while at the same time a much lower impact, both visually and materially. The current site is largely vacant. Any development on the site would be more in character with the general vicinity.

C. WILL NOT CAUSE A HAZARD OR A NUISANCE TO THE PUBLIC.

The proposed variance will not cause a hazard or nuisance to the public because the location of the building causes no potentially threatening condition nor does it cause any nuisance related to excess lighting, noise, dust, visual or otherwise.

**D. WILL NOT ALLOW AN UNREASONABLE CIRCUMVENTION OF THE
REQUIREMENTS OF THE ZONING REGULATIONS.**

The proposed variances will not allow an unreasonable circumvention of the requirements of the zoning regulations because the building is proposed to be situated near the rear of the property, allowing for future development on the site. The rear of the proposed storage shed would back up to the rear

RECEIVED
FEB 11 2013
PLANNING &
COMMUNITY SERVICES

of the adjacent building. Landscaping will still be provided in more appropriate areas on the site. Thus, the granting of the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations,

2. **Additional consideration:**

- B. **THE STRICT APPLICATION OF THE PROVISIONS OF THE REGULATION WOULD DEPRIVE THE APPLICANT OF THE REASONABLE USE OF THE LAND OR WOULD CREATE AN UNNECESSARY HARDSHIP.**

The strict application of the provisions of the regulation would deprive the Applicant of the reasonable use of its land because it would disallow the use of the property as part of the operations of the adjacent business.

RECEIVED
FEB 11 2019
PLANNING &
DESIGN SERVICES

ZONE AND FORM DISTRICT CHANGE JUSTIFICATION STATEMENT

Midwest Sprinkler

**1375 South Preston Street
18ZONE1080**

This application involves an approximately .91 acre tract located at the intersection of South Preston Street and South Jackson Street. The site is a consolidation of 8 lots pursuant to that Deed of Consolidation dated December 15, 2016 as recorded in Book 10781, Page 519 in the Jefferson County Clerk's Office. The site was also expanded with an alley closure on May 2, 2017 through Ordinance No. 073, Series 2017 and as identified as Case No. 16Streets1010. Most of the site is unimproved, but there are two existing garage/storage buildings with approximately 3,000 square feet of storage space.

The existing zoning in the surrounding area is office/residential and enterprise zone. Immediately to the north of the site at 1353 South Preston Street is zoned OR2. To the west of the site is Interstate 65 right-of-way. To the south of the site at 1419 South Jackson Street is zoned EZ1 and to the east of the site at 1420 South Jackson Street is zoned EZ1.

The majority of the subject property is currently zoned OR2 with a small portion at the corner of South Preston and South Jackson zoned C2. The applicant is requesting a change in zoning to an Enterprise Zone ("EZ1") to allow for construction of a three-sided storage building ("Storage Building"). The Storage Building will be approximately 4,080 square feet. The site is located in a Traditional Neighborhood Form District ("TN") and applicant is requesting (at the recommendation of the staff) a change to a Traditional Workplace Form District ("TW").

The applicant initially filed an application on November, 19th, 2018. In addition, the applicant conducted a neighborhood meeting with no attendees on January 15, 2019.

COMPREHENSIVE PLAN 2040

Compliance with specific applicable plan elements, goals, objectives and policies of the Plan 2040 A Comprehensive Plan for Louisville Metro ("Plan") are set forth in this Justification Statement.

Plan Element 4.1 Community Form.

According to LOJIC Online the property currently lies within the TN form district, but the applicant has requested a change to the TW form district. The TW form district applies to older established industrial and employment areas that contain primarily small-to-medium scale industrial and employment uses. The uses in a TW form district are often integrated with or

adjacent to residential neighborhoods. The TW form district should be served by public transportation and parking should be encouraged mostly off-street and behind buildings. To encourage redevelopment in a TW, flexible and creative site design should be encouraged.

The proposed rezoning from OR2/C2 to EZ1 is appropriate for the site and is in compliance with the intent of the newly proposed TW form district. The Storage Building is of a design appropriate in mass, scale and style to the buildings in the neighborhood. The project is the kind of improvement that is encouraged by the Plan and allows for the expansion of an existing business. It conforms to the intent of the Community Form Plan Element because promotes the prosperity of the neighborhood. The zoning change and new Storage Building is also adaptive infill development which is a clear objective of the Community Form Plan Element. The new use allows for the expansion of a business that is located near the major transportation corridor or I-65. The site encourages the expanded industry to be located in a new workplace form district and in an area already served by existing infrastructure. Finally, Goal 5 of the Community Form Plan Element is to integrate art and the specific objective is to have art infused into the build environment. The applicant has met with a member of the neighborhood association and plans to allow appropriate murals to be painted on the walls of buildings at the property.

Plan Element 4.2 Mobility

The plan element of Mobility promotes effective connectivity through the community via a safe and effective transportation system. Goal 3 of the Mobility plan element is to encourage land use and transportation patterns that connect Louisville Metro and support future growth. There are existing sidewalks along the western and southern boundaries of this property. The property is near a public transportation route along South Preston. Policy 3 under Goal 3 of the Mobility plan element is to evaluate developments for their ability to promote public transportation and pedestrian use. Policy 4.5 under Goal 3 is to encourage linkage between neighborhoods and employment. Although air quality relating to automobile emissions, noise and traffic flow concerns will not be an issue as no additional traffic will be generated by this proposal, this location for the new development will actually promote air quality and access to public transportation routes. The proximity of the subject property to I-65 and other neighborhood will continue to result in shorter trips for residents, resulting in further reduction of automobile emissions. The existing sidewalks are sufficient to accommodate expected pedestrian movement. Also, as previously indicated, there will be no increase in vehicular traffic and no adverse effect on air quality.

Plan Element 4.3 Community Facilities

Although the proposal does not include any new community facilities, it does comply with Policy 1 of Goal 2 of the Community Facilities plan element. The development is located in an area that is being served by existing utilities. In addition, the Metro Louisville Fire Department will provide fire safety services to the site and the Metro Louisville Police Department will provide police service to the site.

Plan Element 4.4 Economic Development

The intent of the Economic Development plan element is to provide a framework for a healthy economic climate. The goals, objectives and policies advance Louisville Metro's economic development vision by supporting small and mid-sized businesses and encouraging investment in areas facing disinvestment. Clearly allowing the applicant to expand the business with the Storage Building would further to strategy of promoting small businesses and encouraging investment in a distressed area. Objective (b) of Goal 1 of this plan element is the redevelopment of underused commercial or industrial areas. This property is currently being used for limited storage in the existing garages but is otherwise underused. Policy 2 of Goal 1 of this plan element is to encourage industries to locate adjacent to existing industry. This property is located next to applicant's current operations which is currently zoned EZ1 and in a TW form district. The property to the south of this location is also zoned EZ1 and in a TW form district. Policy 5 of Goal 1 of this plan element is to require industrial development to locate with appropriate transportation connectivity near an arterial street which is the case with this location. Policy 2 of Goal 2 of this plan element encourages opportunities for adaptive re-use and encourages infill development through flexible land use regulations. Policy 3 of Goal 2 of this plan element encourages tree plantings that will be a part of applicant's development. The reinvestment and redevelopment of this property is consistent with and supported by the Plan.

Plan Element 4.5 Livability

The intent of the Livability plan element is to provide guidance and direction for the provision and maintenance of resources necessary for the health and well-being of the citizens. Objective (c) and policy 41 of Goal 1 of this plan element is encourage new tree plantings and the restoration of the tree canopy. There are currently no trees on the property, but the applicant intends to fully comply with any new tree canopy requirements. Policy 2 of Goal 2 of this plan element is to streamline the application and permitting process for the appropriate vacant properties. While there is not an absent property owner, this property as currently zoned does not allow for its adaptive reuse and the zoning change would allow for appropriate reuse. Finally, Goal 3 of this plan element promotes equitable access to land use planning to not only those large developers and industry, but also to small business owners looking to expand operations and business opportunities which in turn leads to better neighborhoods and prosperity of the citizens of those neighborhoods.

Plan Element 4.6 Housing

This plan element seeks to enhance housing opportunities to all citizens of Louisville. Specifically Goal 2 of this element is to facilitate the development of connected neighborhoods with an objective to promote infill development and adaptive re-use. This site was previously eight individual lots that have been consolidated to allow for the expansion of an existing business. The zoning change and form district change will allow for the construction of the new Storage Building which will allow for the adaptive re-use of the property. The commerce in this TW form district will expand and benefit the adjacent TN form district. The uses in TW are often integrated with or adjacent to residential neighborhoods and allow for residents of the neighborhood local employment opportunities.

FINDINGS OF FACT

Midwest Sprinkler

**1375 South Preston Street
18ZONE1080**

WHEREAS, The Planning Commission finds the Proposal to change the applicable zoning district from C2 and OR2 to EZ1 “Enterprise Zone” and from a Traditional Neighborhood Form District (“TN”) to a Traditional Workplace Form District (“TW”) to allow for the construction of a three-sided storage building (“Storage Building”) conforms to KRS 100.213 because it is in agreement with the Plan 2040 Comprehensive Plan for Louisville Metro (“Plan 2040”), as detailed in these Findings of Fact; and

WHEREAS, The Planning Commission further finds the Proposal conforms to the Community Form Plan Element 4.1. The TW form district applies to older established industrial and employment areas that contain primarily small-to-medium scale industrial and employment uses. The uses in a TW form district are often integrated with or adjacent to residential neighborhoods. The TW form district should be served by public transportation and parking should be encouraged mostly off-street and behind buildings. Flexible and creative site design should be encouraged in the redevelopment in a TW form district. The proposed rezoning from OR2/C2 to EZ1 is appropriate for the site and is in compliance with the intent of the newly proposed TW form district. The Storage Building is of a design appropriate in mass, scale and style to the buildings in the neighborhood. The project is the kind of improvement that is encouraged by Plan 2040 and allows for the expansion of an existing business. It conforms to the intent of the Community Form Plan Element because it promotes the prosperity of the neighborhood. The zoning change and new Storage Building is also adaptive infill development which is a clear objective of the Community Form Plan Element. The new use allows for the expansion of a business that is located near the major transportation corridor or I-65. The site encourages the expanded industry to be located in a new workplace form district and in an area already served by existing infrastructure. Finally, Goal 5 of the Community Form Plan Element is to integrate art and the specific objective is to have art infused into the build environment. The applicant has met with a member of the neighborhood association and plans to allow appropriate murals to be painted on the walls of buildings at the property.

WHEREAS, The Planning Commission further finds the Proposal conforms to the Mobility Plan Element 4.2. The plan element of Mobility promotes effective connectivity through the community via a safe and effective transportation system. Goal 3 of the Mobility plan element is to encourage land use and transportation patterns that connect Louisville Metro and support future growth. There are existing sidewalks along the western and southern boundaries of this property. The property is near a public transportation route along South Preston. Policy 3 under Goal 3 of the Mobility plan element is to evaluate developments for their ability to promote public transportation and pedestrian use. Policy 4.5 under Goal 3 is to encourage linkage between neighborhoods and employment. Although air quality relating to automobile emissions, noise and traffic flow concerns will not be an issue as no additional traffic will be generated by this proposal,

this location for the new development will actually promote air quality and access to public transportation routes. The proximity of the subject property to I-65 and other neighborhood will continue to result in shorter trips for residents, resulting in further reduction of automobile emissions. The existing sidewalks are sufficient to accommodate expected pedestrian movement. Also, as previously indicated, there will be no increase in vehicular traffic and no adverse effect on air quality.

WHEREAS, The Planning Commission further finds the Proposal conforms to the Community Facilities Plan Element 4.3. Although the proposal does not include any new community facilities, it does comply with Policy 1 of Goal 2 of the Community Facilities plan element. The development is located in an area that is being served by existing utilities. In addition, the Metro Louisville Fire Department will provide fire safety services to the site and the Metro Louisville Police Department will provide police service to the site.

WHEREAS, The Planning Commission further finds the Proposal conforms to the Economic Development Plan Element 4.4. The intent of the Economic Development plan element is to provide a framework for a healthy economic climate. The goals, objectives and policies advance Louisville Metro's economic development vision by supporting small and mid-sized businesses and encouraging investment in areas facing disinvestment. Clearly allowing the applicant to expand the business with the Storage Building would further to strategy of promoting small businesses and encouraging investment in a distressed area. Objective (b) of Goal 1 of this plan element is the redevelopment of underused commercial or industrial areas. This property is currently being used for limited storage in the existing garages but is otherwise underused. Policy 2 of Goal 1 of this plan element is to encourage industries to locate adjacent to existing industry. This property is located next to applicant's current operations which is currently zoned EZ1 and in a TW form district. The property to the south of this location is also zoned EZ1 and in a TW form district. Policy 5 of Goal 1 of this plan element is to require industrial development to locate with appropriate transportation connectivity near an arterial street which is the case with this location. Policy 2 of Goal 2 of this plan element encourages opportunities for adaptive re-use and encourages infill development through flexible land use regulations. Policy 3 of Goal 2 of this plan element encourages tree plantings that will be a part of applicant's development. The reinvestment and redevelopment of this property is consistent with and supported by the Plan.

WHEREAS, The Planning Commission further finds the Proposal conforms to the Livability Plan Element 4.5. The intent of the Livability plan element is to provide guidance and direction for the provision and maintenance of resources necessary for the health and well-being of the citizens. Objective (c) and policy 41 of Goal 1 of this plan element is encourage new tree plantings and the restoration of the tree canopy. There are currently no trees on the property, but the applicant intends to fully comply with any new tree canopy requirements. Policy 2 of Goal 2 of this plan element is to streamline the application and permitting process for the appropriate vacant properties. While there is not an absent property owner, this property as currently zoned does not allow for its adaptive reuse and the zoning change would allow for appropriate reuse. Finally, Goal 3 of this plan element promotes equitable access to land use planning to not only those large developers and industry, but also to small business owners looking to expand operations and

business opportunities which in turn leads to better neighborhoods and prosperity of the citizens of those neighborhoods.

WHEREAS, The Planning Commission further finds the Proposal conforms to the Housing Plan Element 4.1 This plan element seeks to enhance housing opportunities to all citizens of Louisville. Specifically Goal 2 of this element is to facilitate the development of connected neighborhoods with an objective to promote infill development and adaptive re-use. This site was previously eight individual lots that have been consolidated to allow for the expansion of an existing business. The zoning change and form district change will allow for the construction of the new Storage Building which will allow for the adaptive re-use of the property. The commerce in this TW form district will expand and benefit the adjacent TN form district. The uses in TW are often integrated with or adjacent to residential neighborhoods and allow for residents of the neighborhood local employment opportunities.

WHEREAS, the Planning Commission further finds the Proposal conforms to all other applicable sections of Plan 2040.

NOW, THEREFORE, BE IT RESOLVED, THAT THE LOUISVILLE METRO PLANNING COMMISSION DOES HEREBY RECOMMEND TO THE LOUISVILLE METRO COUNCIL THAT THE ZONING CLASSIFICATION ON THE SUBJECT PROPERTY BE CHANGED FROM C-2 COMMERCIAL AND OR-2 OFFICE/RESIDENTIAL TO EZ-1 ENTERPRISE ZONE AND FORM DISTRICT CLASSIFICATION BE CHANGED FROM TRADITIONAL NEIGHBORHOOD TO TRADITIONAL WORKPLACE.

0134633.0715728 4839-3626-6132v1

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, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION SO EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTRACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

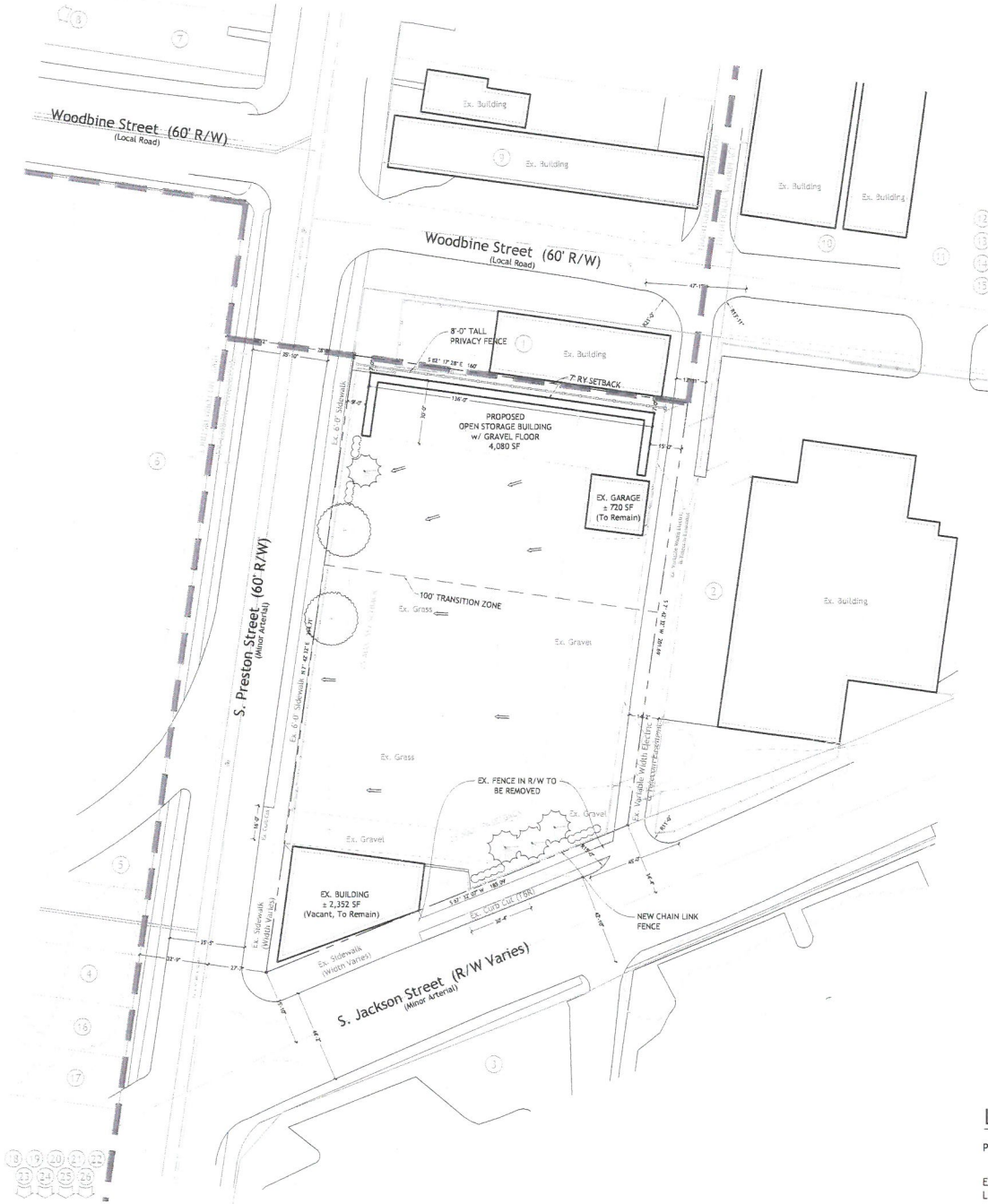
SANITARY SEWER NOTES

1. THE PROPOSED BUILDING WILL NOT HAVE ANY FACILITIES THAT REQUIRE A PSC 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 IS SUBJECT TO REGIONAL FACILITY FEES.
4. SITE DRAINAGE SHALL BE DIRECTED TO THE S. PRESTON STREET RIGHT-OF-WAY. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL FOR THE INCREASE IN RUN OFF TO THE RIGHT-OF-WAY.
5. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD 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 IS WITHIN THE 100-YEAR FLOODPLAIN PER FIRM MAPS No. 21111C0041E & 21111C0042E, BOTH DATED DECEMBER 5TH, 2006.
3. NO DUMPSTERS/REFUSE 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 RECORDED ON THIS PROPERTY.
6. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD 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 MANEUVERING 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 RECIPROCAL ACCESS AND CROSSOVER AGREEMENT SHALL BE CREATED AND RECORDED BETWEEN THE ADJOINING PROPERTY OWNERS TO THE EAST.
13. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUGITIVE 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.

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



LEGEND

PROPERTY LINE	---	EXISTING TREE CANOPY	
EXISTING CHAIN LINK FENCE	—	GRAVEL SURFACE	
EX. WOODEN FENCE	—	ROAD CENTERLINE	—
EX. / PROP. FORM DISTRICT LINE	—	DRAINAGE ARROW	→
REMOVED FORM DISTRICT LINE	---	PROPOSED EVERGREEN TREE	
PROPOSED DECIDUOUS TREE		PROPOSED EVERGREEN SHRUB	
PROPOSED PRIVACY FENCE	—		

ADJACENT PROPERTY INFO (1st Tier)

1	PARCEL ADDRESS: 1353 S. Preston Street FORM/ZONING: TN / OR-2 OWNER INFO: George & Magnolia Pantoja 6803 John Paul Lane Louisville, KY 40229-1538 8915 / 849
2	PARCEL ADDRESS: 1420 S. Jackson Street FORM/ZONING: TW / EZ-1 OWNER INFO: Midwest Sprinkler Corp. 1420 S. Jackson Street Louisville, KY 40208 8196 / 133
3	PARCEL ADDRESS: 1419 S. Jackson Street FORM/ZONING: TW / EZ-1 OWNER INFO: Republic Services of Kentucky, LLC PO Box 29246 Phoenix, AZ 85038-9246 9442 / 5
4	PARCEL ADDRESS: 1402 S. Preston Street FORM/ZONING: N/A (Parcel 032H01700000)
5	PARCEL ADDRESS: N/A (Parcel 032H01560000)
6	PARCEL ADDRESS: N/A (Parcel 032H01560000) FORM/ZONING: N/A (Expressway R/W) OWNER INFO: Commonwealth of Kentucky Department of Highways, District 5 8310 Westport Road Louisville, KY 40242 ???? / ???

ADJACENT PROPERTY INFO (2nd Tier)

7	PARCEL ADDRESS: 1356 S. Preston Street FORM/ZONING: TN / OR-2 OWNER INFO: Brooke Realty, LLC 10221 Linn Station Road Louisville, KY 40223-5609 9473 / 943
8	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 ???? / ???
9	PARCEL ADDRESS: 1351 S. Preston Street FORM/ZONING: TN / OR-2 OWNER INFO: 1351 S. Preston Street Land Trust PO Box 33354 Louisville, KY 40232-3354 9929 / 998
10	PARCEL ADDRESS: 415 Woodbine Street FORM/ZONING: TW / EZ-1 OWNER INFO: Steiner-Reck Inc. 415 Woodbine Street Louisville, KY 40208-2039 5400 / 663
11	PARCEL ADDRESS: 421 Woodbine Street FORM/ZONING: TW / EZ-1 OWNER INFO: 427 East Woodbine LLC 429 Woodbine Street Louisville, KY 40208-2039 9497 / 429
12	PARCEL ADDRESS: 423 Woodbine Street FORM/ZONING: TW / EZ-1 OWNER INFO: 427 East Woodbine LLC 429 Woodbine Street Louisville, KY 40208-2039 9497 / 429
13	PARCEL ADDRESS: 427 Woodbine Street FORM/ZONING: TW / EZ-1 OWNER INFO: 427 East Woodbine LLC 429 Woodbine Street Louisville, KY 40208-2039 9497 / 429
14	PARCEL ADDRESS: 501 Woodbine Street FORM/ZONING: TW / EZ-1 OWNER INFO: Spalted Investments LLC 4006 Landherr Drive Louisville, KY 40299-4470 8398 / 401
15	PARCEL ADDRESS: 500 Bergman Street FORM/ZONING: TW / EZ-1 OWNER INFO: Meredith Group Real Estate, LLC 500 Bergman Street Louisville, KY 40203-2617 11130 / 274
16	PARCEL ADDRESS: N/A (Parcel 032H01570000)
17	PARCEL ADDRESS: N/A (Parcel 032H01560000)
18	PARCEL ADDRESS: N/A (Parcel 032H01300000)
19	PARCEL ADDRESS: N/A (Parcel 032H01290000)
20	PARCEL ADDRESS: N/A (Parcel 032H01280000)
21	PARCEL ADDRESS: N/A (Parcel 032H01270000) FORM/ZONING: N/A (Expressway R/W) OWNER INFO: Commonwealth of Kentucky Department of Highways, District 5 8310 Westport Road Louisville, KY 40242 ???? / ???
22	PARCEL ADDRESS: 1420 S. Preston Street FORM/ZONING: TW / EZ-1 OWNER INFO: Ervin K & Nancy Mercer 18209 State Road 60 Borden, IN 47106-8610 5998 / 691
23	PARCEL ADDRESS: 1426 S. Preston Street FORM/ZONING: TW / EZ-1 OWNER INFO: Outdoor Systems Inc. PO Box 404 Broadway, NJ 08808-0404 6234 / 662
24	PARCEL ADDRESS: 1428 S. Preston Street FORM/ZONING: TW / EZ-1 OWNER INFO: Mike Lutz 3010 Christiansa Woods Court Louisville, KY 40299-2903 10312 / 730
25	PARCEL ADDRESS: 1430 S. Preston Street FORM/ZONING: TW / EZ-1 OWNER INFO: Daniel & Beth Rose 1840 Sherwood Avenue Louisville, KY 40205-1041 11296 / 327
26	PARCEL ADDRESS: 1438 S. Preston Street FORM/ZONING: TW / EZ-1 OWNER INFO: Treasured Real Estate LLC 1200 Falls Trace Louisville, KY 40223-3745 10146 / 42



VICINITY MAP
NOT TO SCALE

SITE DATA

PROJECT DATA

SITE AREA	39,712 SF (± 0.91 AC.)
DISTURBED AREA	5,000 SF
NET INCREASE OF IMPERVIOUS SURFACE	4,080 SF
EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
PROPOSED FORM DISTRICT	TRADITIONAL WORKPLACE
EXISTING ZONING	C2 & OR2
PROPOSED ZONING	EZ1
EXISTING USE	VACANT BUILDINGS (TO REMAIN)/LOT
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	5.0
PROPOSED F.A.R.	0.18
MAXIMUM BUILDING HEIGHT ALLOWED	45'-0"
PROPOSED BUILDING HEIGHT	18'-0"

SITE DIMENSIONAL REQUIREMENTS (EZ1)

MINIMUM FRONT YARD / STREET SIDE YARD SETBACK	0 FT ¹
MAXIMUM FRONT YARD / STREET SIDE YARD SETBACK	25 FT
SIDE YARD SETBACK	10 FT ²
REAR YARD SETBACK	15 FT

1. PER TABLE S.2.2, MIXED USE AND NON-RESIDENTIAL STRUCTURES ON CORNER LOTS MAY HAVE A ZERO FRONT YARD & STREET SIDE YARD SETBACK/BUILD-TO LINES IN THESE ZONING DISTRICTS.
2. SEE VARIANCE REQUEST

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	10%
TREE CANOPY TO BE PLANTED (6 TYPE "A" TREES @ 720 SF)	4,320 SF
TOTAL TREE CANOPY PROVIDED	4,320 SF, OR 11%

- VARIANCE REQUESTS**
1. A VARIANCE IS REQUESTED TO REDUCE THE REQUIRED 20'-0" REAR YARD SETBACK (LDC 5.2.5.C.3.c) BY 13'-0", THUS 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).

- WAIVER REQUESTS**
1. A WAIVER IS REQUESTED TO NOT PROVIDE THE SCREENING REQUIRED BETWEEN THE ACCESSORY STRUCTURE AND SOUTH PRESTON STREET (LDC 5.5.A.1).
 2. A WAIVER IS REQUESTED TO NOT PROVIDE THE LANDSCAPE BUFFER AND ASSOCIATED PLANT MATERIAL ALONG THE NORTH PROPERTY LINE THAT IS ADJACENT TO OR-2 ZONING (LDC 10.2.4).

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
(Parcels 023 F001 00000)

© 2014 KovertHawkins Architects
ALL RIGHTS RESERVED

4315 Walnut Street
Burlington, KY 40302
812.282.1971 FAX
www.koverthawkins.com

KovertHawkins
architects

Drawn	CP
Checked By	CP
Project No.	1832.01
Date	2.1.2019

Revisions

1	3.4.2019
2	3.25.2019
3	4.15.2019
4	
5	
6	

Certified By

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

Sheet
DP-101