

20-VARIANCE-0130

4200 Wallingford Ln



Board of Zoning Adjustment

Jay Lockett, AICP, Planner I
November 16, 2020

Requests

Variance from Table 5.3.1 to allow a building and parking area to encroach into the 15' minimum required front and street side yards by up to 10 feet as shown on the proposed development plan.

Proposed Plan

GENERAL NOTES:

- Parking areas and drive lanes to be hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-way, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Construction plans, bonds and permits are required by Metro Public Works prior to construction approval.
- Street trees will be shown on Landscape Plan per LDC Section 10.2.8.
- Right-of-Way to be dedicated prior to construction approval.

MSD NOTES:

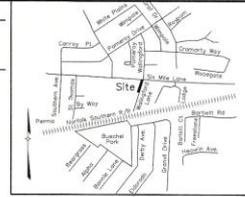
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100-year flood plain per FEMA Map No. 21111 C 0051 E dated December 5, 2008.
- Drainage pattern depicted by arrows ("ms") is for conceptual purposes.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- Drainage for this site will continue to sheet flow in a pattern similar to existing conditions. The proposed site has a net decrease in impervious area.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.

WAIVER REQUESTED:

- A Waiver is requested from Section 10.2.4 Table 10.2.3 of the Louisville Metro Land Development Code to allow a building and pavement encroachment into the 15' Landscape Buffer Area along the North property line.

VARIANCE REQUESTED:

- A Variance is requested from Section 5.3.1, Table 5.3.2 of the Louisville Metro Land Development Code to allow a building and pavement encroachment into the 15' setback requirement along Wallingford Lane.
- A Variance is requested from Section 5.3.1 Table 5.3.2 of the Louisville Metro Land Development Code to allow an existing parking area to encroach into the setback along Six Mile Lane.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 0.384 Ac. (16,571 SF)
R/W DEDICATION AREA	= 0.028 Ac. (967 SF)
NET SITE AREA	= 0.356 Ac. (15,604 SF)
EXISTING ZONING	R-6
FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	DANCARE (VACANT)
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
BUILDING HEIGHT	= 2 STORY (30' MAX. ALLOWED)
NO. OF UNITS	= 6 UNITS
BUILDING AREA	= 4,385 SF (FOOTPRINT) / 8,770 SF (TOTAL AREA)
GROSS DENSITY	= 0.58 (0.75 MAX. ALLOWED)
F.A.R.	= (8,770/15,604 SF)
NET DENSITY	= 16.67 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED

1.5 SP/UNIT MIN. (6 UNITS)	=	MIN.	9 SP	MAX.	15 SP
3.0 SP/UNIT MAX. (6 UNITS)	=				

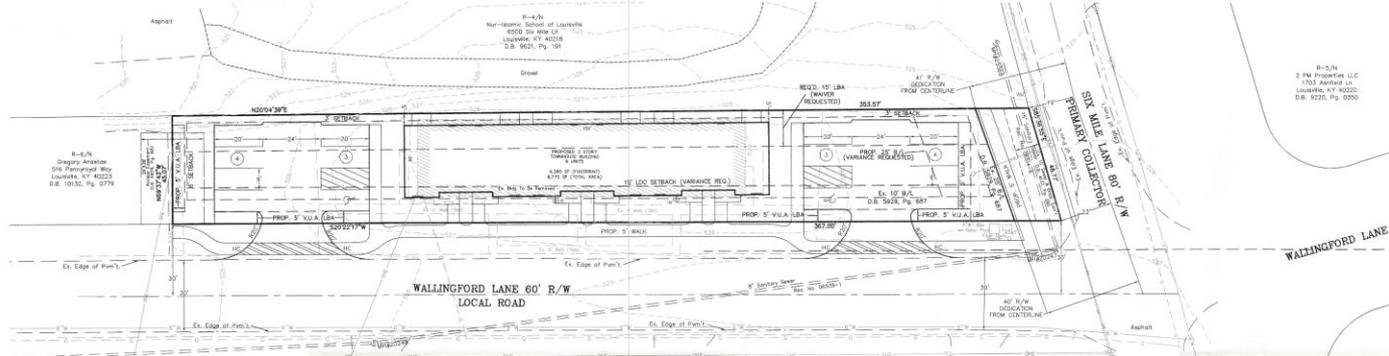
TOTAL PARKING PROVIDED = 14 SPACES
(2 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA = 4,922 SF

INTERIOR LANDSCAPE AREA REQUIRED = (N/A) PER SECTION 10.2.12

EXISTING IMPERVIOUS = 10,744 SF

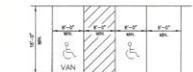
PROPOSED IMPERVIOUS = 10,495 SF (2.3% DECREASE)



R-6/N 7788 Properties LLC 5302 Frontier Court Louisville, KY 40291 D.B. 9714, Pg. 0025	R-6/N Joseph Egan Vaughan & Ernestine O'Neil 4271 Wallingford Ln. Louisville, KY 40228 D.B. 11470, Pg. 0027	R-6/N 4209 Wallingford Ln LLC 7211 Poppatent Ct Louisville, KY 40228 D.B. 8274, Pg. 0337	R-6/N 4307 Wallingford Ln LLC 7211 Poppatent Ct Louisville, KY 40228 D.B. 9118, Pg. 0338	R-6/N 4309 Wallingford Ln LLC 7211 Poppatent Ct Louisville, KY 40228 D.B. 8274, Pg. 0334	R-6/N Virginia Pulliam 8613 Wooded Glen Rd Louisville, KY 40222 D.B. 4561, Pg. 0210	R-6/N Arius Allen Young 3190 Mountain Blvd S Shelby, CA 98611 D.B. 11273, Pg. 0855	R-6/N 2 PM Properties LLC 1103 S.W. 1st St. Louisville, KY 40202 D.B. 9226, Pg. 0350	R-6/N Jeffrey S. Frazier P 6501 Six Mile Ln Louisville, KY 40220 D.B. 11330, Pg. 0718
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LEGEND

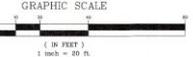
- ~ Fire Hydrant
- ~ Meter
- ~ Meter
- ~ Power Pole
- ~ Light Pole
- ~ Sanitary Sewer Manhole
- ~ Sewer Clean-Out
- ~ Underground 12" Water Line
- ~ Underground 6" Water Line
- ~ Underground Gas Line
- ~ Overhead Electric, Telephone & Cable Lines
- ~ Overhead Electric Line
- ~ 12" by 18" man hole with gas storm "MAN 3482"
- ~ PROPOSED STORM SEWER CATCH BASIN
- ~ PROPOSED SEWER AND MANHOLE
- ~ PROPOSED DRAINAGE SWALE



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	16,571 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	35% (5,800 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	35% (5,800 S.F.)

GRAPHIC SCALE



RECEIVED
OCT 22 2020
PLANNING & DESIGN SERVICES

PROJECT ADDRESS:
4200 WALLINGFORD LANE
TAX BLOCK 0504, LOT 0052
D.B. 11530, PG. 0676

COUNCIL DISTRICT - 10
FIRE PROTECTION DISTRICT - BECKHEIL
MUNICIPALITY - LOUISVILLE

RELATED CASE: 09-056-87
WM# 12190

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
WALLINGFORD LANE TOWNHOUSE
OWNER/DEVELOPER
LD&D INTERNATIONAL, INC.
7835 S. PRESSLEY
LOUISVILLE, KY 40219

PROJECT DATA
FILE NAME: 200906
DATE: 10/19/20
SCALE: 1/8" = 1'-0"
DESIGNED BY: JH
CHECKED BY: JH

RELATIONS
NO. DATE REVISION
1 8/27/20
2 9/17/20
3 10/20/20
4 10/20/20

AGENCY COMMENTS
AGENCY REVIEW
AGENCY SIGNATURE
AGENCY DATE

DATE: 10/20/20
SCALE: 1/8" = 1'-0"
DRAWN BY: JH
CHECKED BY: JH

ENGINEER'S SEAL
SURVEYOR'S SEAL

NO. 200906
SHEET 1 OF 1

20-DDP-0046

20-VARIANCE-0130

Site Aerial



20-DDP-0046

Wednesday, October 14, 2020 | 4:58:40 PM



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

Site From Six Mile Ln



Site From Wallingford



Staff Findings

- The request is adequately justified and meets the standards of review.
- The Development Review Committee approved a Revised Detailed District Development Plan and a Waiver at the October 28, 2020 meeting.

Required Actions

- Approve or Deny the Variance