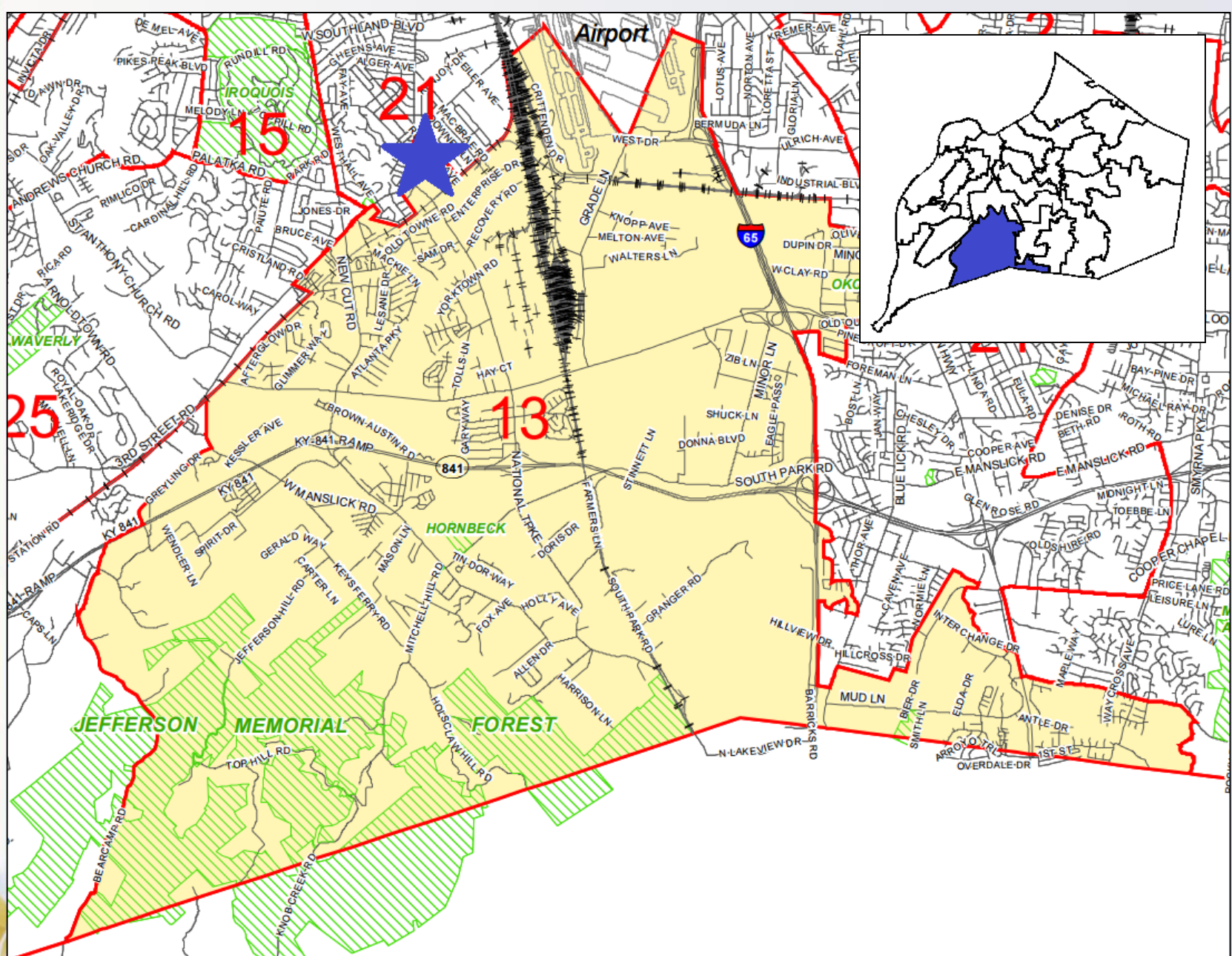


16ZONE1025

- Thompson Brothers Plumbing, Lago's Logos, & Jesse's Lawn Service



Planning/Zoning, Land Design & Development
January 31, 2017



Louisville

436-452 Roberts Avenue
 District 13 - Vicki Aubrey Welch

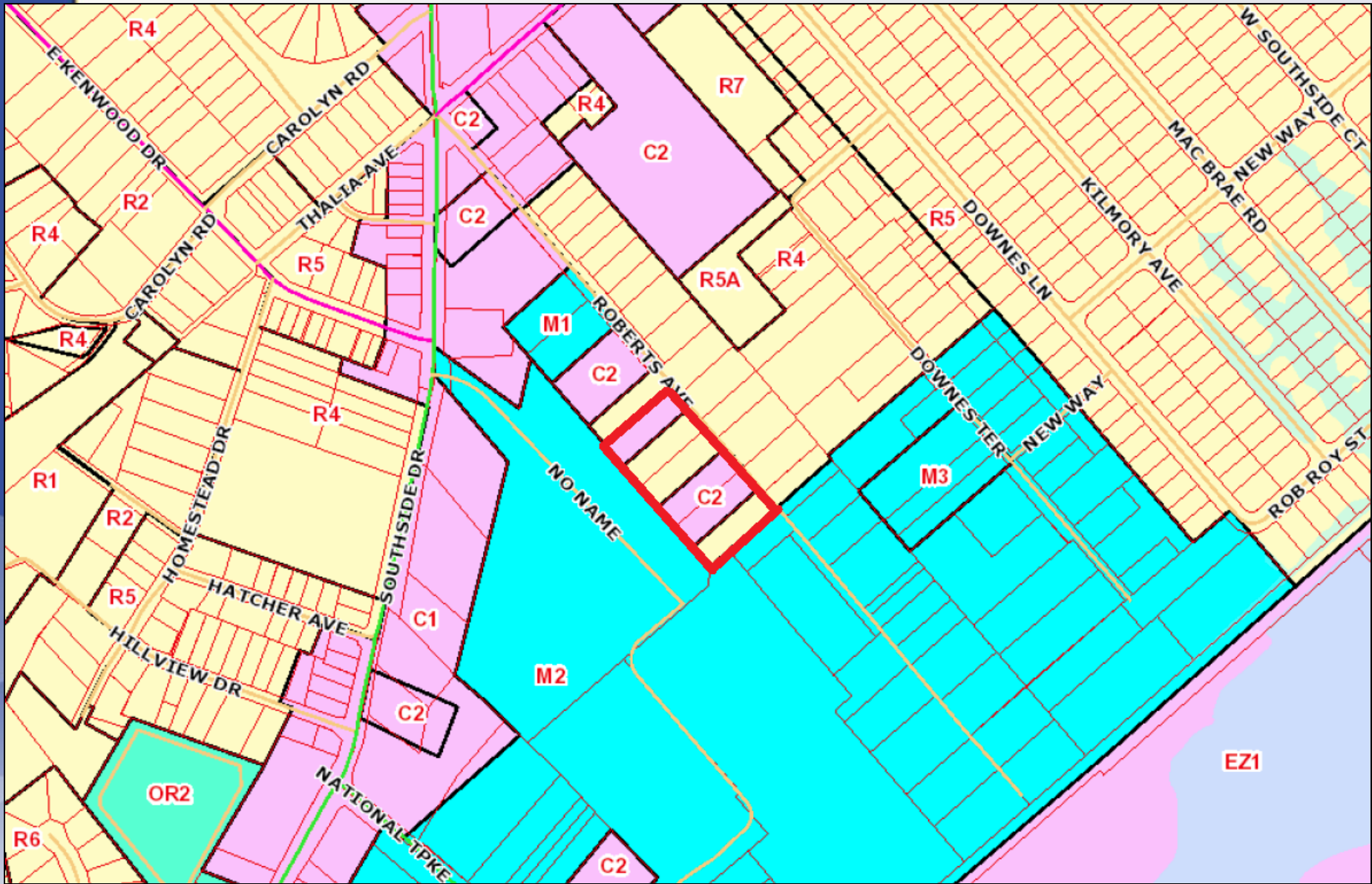
16ZONE1025

Request(s)

- Change in zoning from R-4 to C-2 on 1.36 acres (1.45 acres already zoned C-2)
- Variance from 5.1.12. A.2 to permit the proposed buildings to be set back further than the range of the two closest principal structures.
- Waiver from Chapter 10.2.4 to permit an existing building to encroach into a 15' LBA along the south property line and to permit proposed buildings to encroach into the buffers where C-2 is adjacent to R-4 and M-2 zoning as shown on the development plan
- General and Detailed Development Plan 16ZONE1025

Case Summary / Background

- Expansion of existing businesses: Thompson Brothers Plumbing (436 & 438 Roberts); Lago's Logos (440, 448 & 450 Roberts) and Jesse's Lawn Service (452 Roberts)
- Mixed use area
- Residential zoning nearby, many vacant
- Railroad to the east
- Roberts Avenue and Southside Drive is commercial



Adjacent Properties:

North: R-4/TN

South: M-2/SW

East: R-4/TN, SW

West: M-2/SW



16ZONE1025

Aerial Photo/Land Use

Subject Property:

- Existing: Commercial/ Residential
- Proposed: Commercial

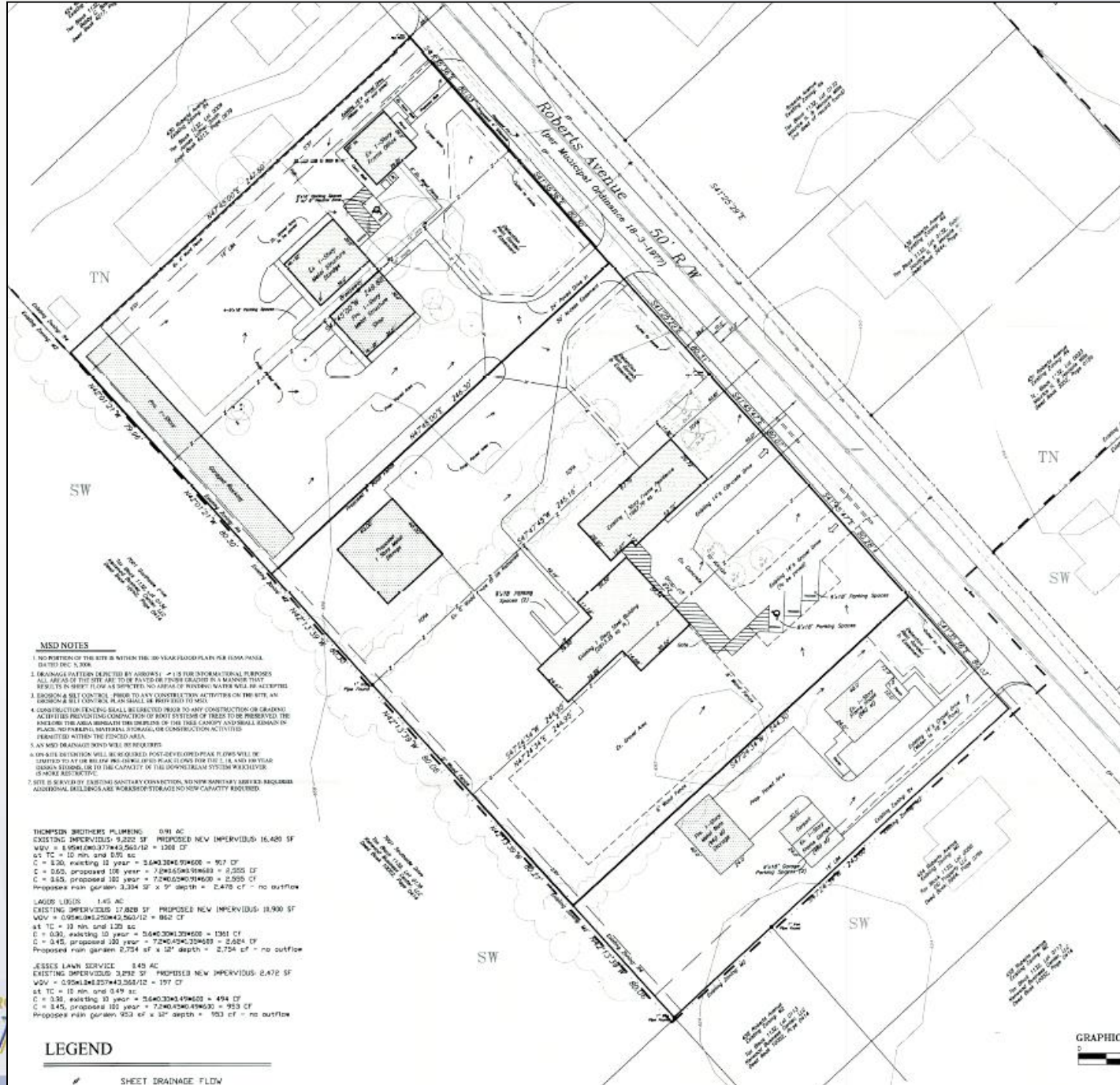
Adjacent Properties:

- North: Single Family Residential
- South: Industrial
- East: Vacant/ Residential
- West: Industrial



Site Photos-Subject Property





MSD NOTES

1. NO PORTION OF THE SITE IS WITHIN THE 100-YEAR FLOODPLAIN PER FEMA PANEL 04103 DRC X, 300A.
2. DRAINAGE PATTERN INDICATED BY ARROWS. A 1:5 SLOPE FOR STRUCTURAL PURPOSES. ALL AREAS OF THE SITE ARE TO BE PAVED OR FURNISHED IN A MANNER THAT RESULTS IN FREE FLOW AS SHOWN. NO AREAS OF STANDING WATER WILL BE ACCEPTED.
3. EROSION & SILT CONTROL. PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
4. CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING CONSTRUCTION TO ROOT SYSTEMS OF TREES TO BE PRESERVED. THE AREAS IMMEDIATELY ADJACENT TO THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO FERTILIZERS, HERBICIDES, OR PESTICIDES SHALL BE APPLIED TO ANY AREAS PERMITTED WITHIN THE FENCED AREA.
5. AN MSD DRAINAGE DESIGN WILL BE REQUIRED.
6. ON-SITE EXTENSION WILL BE REQUIRED. POST-DEVELOPMENT PEAK FLOWS WILL BE LIMITED TO OR BELOW PRE-EXISTING PEAK FLOWS FOR THE 10, 100, AND 1000 YEAR DRAINAGE RETURN PERIODS TO THE CAPACITY OF THE DRAINAGE SYSTEM RECEIVING. IS-NR-01-RS-01-01-01.
7. SITE IS SERVED BY EXISTING SANITARY CONSTRUCTION. NO NEW SANITARY SERVICES REQUIRED. ADDITIONAL BUILDINGS ARE ROBERTS STREET STORAGE. NO NEW CAPACITY REQUIRED.

THOMPSON BROTHERS PLUMBING 0.91 AC
 EXISTING IMPERVIOUS: 9,202 SF PROPOSED NEW IMPERVIOUS: 16,480 SF
 WOV = 0.090104250425602/12 = 1262 CF
 at TC = 10 min. and 0.50 ac
 C = 0.20, existing 10 year = 2,640,304.914600 = 927 CF
 C = 0.65, proposed 100 year = 7,240,430.414600 = 2,555 CF
 C = 0.45, proposed 100 year = 7,240,430.414600 = 2,555 CF
 Proposed rain garden 3,334 sf x 9" depth = 2,478 cf = no outflow

LAUS LUXOR 1.45 AC
 EXISTING IMPERVIOUS: 17,828 SF PROPOSED NEW IMPERVIOUS: 18,900 SF
 WOV = 0.090104250425602/12 = 862 CF
 at TC = 10 min. and 0.50 ac
 C = 0.20, existing 10 year = 2,640,304.914600 = 1301 CF
 C = 0.45, proposed 100 year = 7,240,430.414600 = 2,524 CF
 Proposed rain garden 2,734 sf x 12" depth = 2,734 cf = no outflow

JESSE LAWN SERVICE 0.43 AC
 EXISTING IMPERVIOUS: 2,178 SF PROPOSED NEW IMPERVIOUS: 2,472 SF
 WOV = 0.090104250425602/12 = 197 CF
 at TC = 10 min. and 0.49 ac
 C = 0.20, existing 10 year = 2,640,304.914600 = 494 CF
 C = 0.45, proposed 100 year = 7,240,430.414600 = 933 CF
 Proposed rain garden 453 sf x 12" depth = 543 cf = no outflow

LEGEND

➔ SHEET DRAINAGE FLOW



PC Recommendation

- Public Hearing was held on 12/1/2016
 - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 and C-2 by a vote of 9-0 (9 members voted)