

Development Review Committee

Staff Report

October 30, 2019



Case No:	17DEVPLAN1162
Project Name:	Koppel Center
Location:	102 Outer Loop
Owner:	100 Outer Loop, LLC
Applicant:	Mark Madison – Milestone Design Group, Inc.
Jurisdiction:	Louisville Metro
Council District:	13 – Mark Fox
Case Manager:	Zach Schwager, Planner I

REQUEST(S)

- Category 3 Development Plan

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct five buildings on the subject property that is zoned M-2 Industrial. The three structures in the rear will be used for, as the applicant states, contractor shops. The two in the front will be used as retail space and there is an existing structure that will be used for office space. Retail and office space are not permitted uses in the M-2 Industrial zoning district unless accessory to a permitted use based on the building configuration of the development plan. The applicant has added a note in two locations on the plan which states, "The proposed retail and office uses will be subordinate, customary and incidental to the permitted uses for the M-2 zone." Staff has concerns whether these uses will in fact be subordinate, customary, incidental, or accessory to the permitted use. Staff has let the applicant know about these concerns, however, the applicant wanted to move forward with the Development Review Committee hearing. Planning & Design staff will review the construction plans once submitted to determine if the retail and office space uses are in fact accessory to the permitted use.

STAFF FINDING

The proposed development plan is in compliance with the Land Development Code other than the issues stated above.

TECHNICAL REVIEW

The development plan has received preliminary approval from Health, Transportation Planning, and MSD.

INTERESTED PARTY COMMENTS

No interested party comments were received by staff.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the **Development Plan**

NOTIFICATION

Date	Purpose of Notice	Recipients
10/16/19	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 13

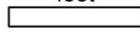
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan

1. Zoning Map



102 Outer Loop
feet



180

Map Created: 10/24/2019

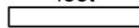


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2. Aerial Photograph



102 Outer Loop
feet



180

Map Created: 10/24/2019



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3. Site Plan



EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED FROM THE FIRST CONSTRUCTION ACTIVITY ON THE SUBSEQUENT DAY. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MISSOURI DEVELOPMENT REVIEW OFFICE (MDRO) SHALL BE RETAINED FOR THE PLAN AND ANY STRONGHOLD.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL REMAIN AS DETENTION BASINS DURING CONSTRUCTION PERIOD. THE CONSTRUCTION OF DETENTION BASINS SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THE REMAINDER OF THE PROJECT.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MISSOURI STANDARD DRAWING 5-200.

MAJOR CONSTRUCTION OF LAND DISTURBANCE ACTIVITY SHALL BE TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEMI-ANNUAL INSPECTIONS (PROVIDED DURING FLOODING PERIODS) SHALL BE CONDUCTED AND RECORDS SHALL BE MAINTAINED TO A DETENTION SYSTEM (DRAINAGE SYSTEM).

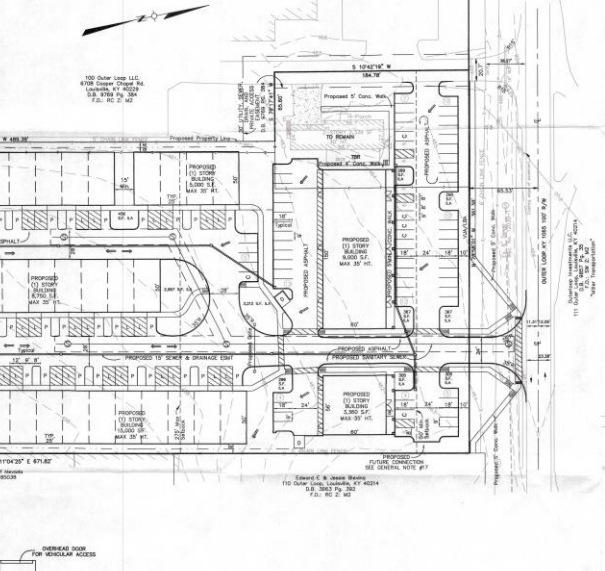
PRELIMINARY APPROVAL DEVELOPMENT PLAN

10/16/19

LOUISVILLE CITY PLANNING & DESIGN SERVICES, INC.
100 OULDER LOOP, LOUISVILLE, KY 40214
P.L.L.C.

GENERAL NOTES

1. (CON-) DIRECTION OF STORM WATER FLOW SHALL BE INDICATED BY ARROWS. THE DRAINAGE PLAN SHALL BE SUBMITTED TO MDRO FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
2. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JOHNSON COUNTY MUNICIPAL ORDINANCES AND ORDINANCES OF ANY APPLICABLE JURISDICTION, STATE AND FEDERAL REGULATIONS AND JOHNSON COUNTY, STATE AND FEDERAL REGULATIONS.
3. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DISTURBANCE FROM 5' TO 6' AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PROTECT THE EXISTING TREE, SOIL, AND SURFACE FROM DAMAGE. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL ADJACENT PROPERTY ACTIVITIES ARE PERMITTED WITHIN THE AREA.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SCHEDULED CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
5. CONSTRUCTION PLANS, ROAD AND ENVIRONMENTAL IMPACT STATEMENTS, AND OTHER DOCUMENTS SHALL BE SUBMITTED TO MDRO FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ANY CHANGES TO THE APPROVED PLANS SHALL BE REVIEWED AND APPROVED BY MDRO PRIOR TO CONSTRUCTION.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SCHEDULED CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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PROJECT SUMMARY

EXISTING ZONE	NC
EXISTING FIRM DISTRICT	NC
EXISTING USE	EXISTING OFFICE/CANTR
PROPOSED USE	EXISTING OFFICE/NET/CONTRACTOR SHOP
EXISTING BUILDING S.F.	2,338 S.F.
PROPOSED BUILDING S.F.	20,310 S.F.
TOTAL BUILDING S.F.	22,648 S.F.
EXISTING DRIVE S.F.	2,448 S.F.
PROPOSED DRIVE S.F.	17,400 S.F.
TOTAL DRIVE S.F.	19,848 S.F.
F.A.S.	0.00

BICYCLE PARKING REQUIRED

RETAIL	2 BICYCLE SPACES
SHORT TERM	0 BICYCLE SPACES

PARKING SUMMARY

REQUIRED CONTRACTOR SHOP (300 CAPACITY)	45 SPACES
RETAIL (1500 S.F.)	88 SPACES
OFFICE (1500 S.F.)	82 SPACES
OFFICE (1500 S.F.)	7 SPACES
OFFICE (1500 S.F.)	12 SPACES
TOTAL REQUIRED (MIN)	132 SPACES
TOTAL PROVIDED (MAX)	150 SPACES
STANDARD	13 SPACES
COMPACT	2 SPACES
1 SPACE IN EACH CONTRACTOR SHOP GARAGE	2 SPACES
1.5M SPACES	1.5M SPACES

LEGEND

- EXISTING WATER METERS
- EXISTING CATCH BASIN
- EXISTING SINK
- EXISTING HEADWALL
- EXISTING CONCRETE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FENCE
- EXISTING 14" CAST IRON WATER MAIN
- EXISTING 8" GAS FORCE MAIN
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- HANDICAPPED (HCS) SPACE
- STORM WATER FLOW ARROW
- EXISTING TREE LINE
- EXISTING 8" SEWER LINE
- EXISTING CONTOUR
- PROPOSED PARKING
- PROPOSED BIKE RACK
- PROPOSED LOADING / UNLOADING GARAGE ACCESS
- PROPOSED DAMPSTER W/ SCREENING FENCE
- PROPOSED CARPOOL SPACE

PRELIMINARY DRAINAGE CALCULATIONS

TYPICAL CONTRACTOR SHOP

AREA: 300 S.F.

PERMEABILITY: 0.15

ROUGHNESS: 0.01

VELOCITY: 4.00

DEPTH: 2.00

TREE CANOPY CALCULATIONS

CLASS: C

SITE AREA: 100.00 S.F.

EXISTING TREES PRESERVED: 0 S.F. (0%)

REQUIRED NEW TREE CANOPY: (20%) = 20.00 S.F.

TREE CANOPY TO BE PLANTED: (20%) = 20.00 S.F.

FLOOD NOTE

FLOOD PLANNING IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) LATEST EDITION AND SHALL NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE FLOOD INFORMATION. THE PROPERTY OWNER SHOULD CONSULT WITH THE MISSOURI DEVELOPMENT REVIEW OFFICE (MDRO) PRIOR TO CONSTRUCTION WITH AN SPECIFIC DATE OF DECEMBER 5, 2008.

Milestone
design group
108 Coventry Lane, Suite 300, Louisville, KY 40222
502.327.7075 www.milestonedesigngroup.org

Outer Loop LLC
102 & 104 Outer Loop, Louisville, KY 40214

DATE: 5/23/17
DRAWN BY: J.L.M.
CHECKED BY: J.L.M.
SCALE: 1"=40' (HORZ)
SCALE: N/A, (VERT)

REVISIONS	
1	AGENCY COMMENTS 9/13/17
2	AGENCY COMMENTS 10/17/17
3	AGENCY COMMENTS 2/14/18
4	AGENCY COMMENTS 2/27/18
5	AGENCY COMMENTS 3/14/18
6	AGENCY COMMENTS 3/17/18
7	AGENCY COMMENTS 3/15/19
8	AGENCY COMMENTS 9/26/19
9	AGENCY COMMENTS 10/14/19

CASE #17DEVPLAN1162
RELATED CASE(S) #120319 1MINORPLAT1097

CATEGORY 3 DEVELOPMENT PLAN

102 & 104 OUTER LOOP
LOUISVILLE, KY 40214
1/8, 104A, LOT #12
1/8, 104B, LOT #13

FOR:

OWNER:	100 OUTER LOOP LLC	DEVELOPER:	KOPPEL BUILDING AND CONSTRUCTION COMPANY, INC
	6700 COOPER CHAPEL ROAD		1614 MANUEL BUILDING, LOUISVILLE, KY 40214
	LOUISVILLE, KY 40224		D.S. 8798, P.O. 384

JOB NUMBER
17006

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OF
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