



# Land Development Report

January 12, 2018 11:01 AM

[About LDC](#)

## Location

**Parcel ID:** 080700470000  
**Parcel LRSN:** 8103225  
**Address:** MULTIPLE ADDRESSES

## Zoning

**Zoning:** EZ1  
**Form District:** SUBURBAN WORKPLACE  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** R.H. KNOPP SUBDIVISION  
**Plat Book - Page:** 07-121  
**Related Cases:** NONE

## Special Review Districts

**Overlay District:** NO  
**Historic Preservation District:** NONE  
**National Register District:** NONE  
**Urban Renewal:** NO  
**Enterprise Zone:** YES  
**System Development District:** NO  
**Historic Site:** NO

## Environmental Constraints

### Flood Prone Area

**FEMA Floodplain Review Zone:** YES  
**FEMA Floodway Review Zone:** NO  
**Local Regulatory Floodplain Zone:** YES  
**Local Regulatory Conveyance Zone:** NO  
**FEMA FIRM Panel:** 21111C0092E

### Protected Waterways

**Potential Wetland (Hydric Soil):** NO  
**Streams (Approximate):** NO  
**Surface Water (Approximate):** NO

### Slopes & Soils

**Potential Steep Slope:** NO  
**Unstable Soil:** NO

### Geology

**Karst Terrain:** NO

## Sewer & Drainage

**MSD Property Service Connection:** YES  
**Sewer Recapture Fee Area:** NO  
**Drainage Credit Program:** MS4 (outside of incentive area)

## Services

**Municipality:** LOUISVILLE  
**Council District:** 13  
**Fire Protection District:** OKOLONA  
**Urban Service District:** NO

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PLANNING & DESIGN SERVICES

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# PRISM ENGINEERING & DESIGN GROUP, LLC

2309 WATTERSON TRAIL, SUITE 200  
LOUISVILLE, KENTUCKY 40299

TELEPHONE (502) 491-8891  
FAX (502) 491-8898

January 12, 2018

Louisville Metro Planning & Design Services  
444 S. 5<sup>th</sup> Street, Suite 300  
Louisville, Kentucky 40202

**Re: Category 2B Development Plan  
Redden Mobile Mechanic  
4612 Knopp Avenue**

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PLANNING &  
DESIGN SERVICES

Dear Planning & Design Services:

Please find enclosed the application for a Category 2B Development Plan for the existing industrial property at 4612 Knopp Avenue. As shown on the plan, the applicant intends to construct a proposed 7,700 sq. ft. addition to the existing building in the northeastern corner of the site. The proposed addition will be constructed to match the existing building.

The proposed addition will operate as a repair/storage area for heavy trucks to supplement the existing building. The existing building and related site improvements will remain in existing condition.

If any additional information is needed to complete the review, please feel free to contact me at (502) 491-8891, Ext. 1 or by email at [Jason@PEDGLLC.com](mailto:Jason@PEDGLLC.com)

Sincerely,

**Prism Engineering & Design Group, LLC**

Jason L. Hall, PE  
Principal

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**Please submit the completed application along with the following items:**

**Project application and description**

- Land Development Report <sup>1</sup>
- Detailed letter of explanation for the proposed development

**Site plan** (please refer to the site plan requirements below)

- Six copies of the site plan, 24" x 36" or other appropriate size to legibly convey the site plan requirements. All plans should be folded no larger than 9" x 9" with the bottom right corner as the front.
- One set of renderings of the building(s) proposed for the site. The rendering must contain views of **ALL** sides of the building(s).

**Fee** (Cash, charge or check made payable to Planning & Design Services)

- Application fee: \$180.00

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**Resources:**

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2<sup>nd</sup> floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

**Site Plan Requirements:**

*(Plans must be drawn to engineer's scale)*

**Description**

- Owner's name and address
- Developer's name and address
- Engineer's name and address
- Site Address
- Tax block and lot number
- Zoning of property
- Zoning of adjacent properties
- Existing Use
- Proposed Use
- Plan date
- Revision date

**Map Elements**

- North Arrow
- Vicinity Map
- Legend
- Plan Scale

**Site Information & Labels**

- Street names
- Property lines with dimensions (new lots shall show bearings)
- Location, ownership, deed book & page of all adjacent property owners
- Form District boundaries and transition zones shown if required by regulations

**Project Plan**

- Right of way / sidewalks (with widths shown)
- Existing and/or proposed structures shown and identified
- Gross building footprint area
- Gross floor area of buildings
- Net and gross acreage of site
- Height of structures
- Off-street loading areas if applicable
- Accessory structures shown with required screening if applicable
- ILA/VUA calculations (may be shown on tree canopy plan) if applicable
- Landscape buffer areas in accordance with Chapter 10 of the LDC
- Parking calculations (minimums and maximums)
- Required building setbacks with dimensions

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**Contact Information:**

Owner:  Check if primary contact

Applicant:  Check if primary contact

Name: Phil Charmoli

Name: Mr. Chris Guffey

Company: Charmoli-Knopp Properties, LLC

Company: Allegiant Construction, LLC

Address: 3519 Hedgewick Place

Address: 15505 Crystal Valley Way

City: Louisville State: KY Zip: 40245

City: Louisville State: KY Zip: 40299

Primary Phone: 502-589-5150

Primary Phone: 502-609-2071

Alternate Phone: 502 905-8486

Alternate Phone: 502-873-5551

Email: PCharmoli@CommercialKentucky.com

Email: chris@thinkallegiant.com

Owner Signature (required): George P. Charmoli

Attorney:  Check if primary contact

Plan prepared by:  Check if primary contact

Name: \_\_\_\_\_

Name: Jason L. Hall, PE

Company: \_\_\_\_\_

Company: Prism Engineering & Design Group, LLC

Address: \_\_\_\_\_

Address: 2309 Watterson Trail, Suite 200

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: Louisville State: KY Zip: 40299

Primary Phone: \_\_\_\_\_

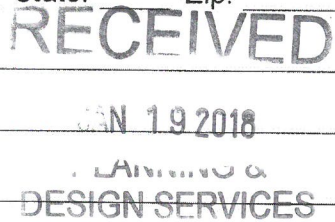
Primary Phone: 502-491-8891 EXT 1

Alternate Phone: \_\_\_\_\_

Alternate Phone: 502-494-1317

Email: \_\_\_\_\_

Email: Jason@PEDGLLC.com



**Certification Statement:** A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Phil Charmoli, in my capacity as Member, hereby *representative/authorized agent/other*

certify that Charmoli-Knopp Properties, LLC is (are) the owner(s) of the property which *name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: George P. Charmoli Date: 1/12/18

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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# Category 2B Plan Application

Louisville Metro Planning & Design Services

Case No.: 18DEVPLAN1004 Intake Staff: NH

Date: 1/19/18 Fee: 180

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

### Project Information:

Project Description (e.g., retail center and office development, etc.): Proposed 7,700 SF Building Addition

Project Name: Redden Mobile Mechanic

Primary Project Address: 4612 Knopp Avenue

Additional Address(es): \_\_\_\_\_

Primary Parcel ID: 0807 0047 0000

Additional Parcel ID(s): \_\_\_\_\_

# of Residential Units: 0 Commercial Square Footage: 0

Proposed Use: Heavy Truck Repair/Storage Existing Use: Heavy Truck Repair/Storage

Existing Zoning District: EZ-1 Existing Form District: Suburban Workplace

Deed Book(s) / Page Numbers<sup>2</sup>: 10325 x 12

The subject property contains 3.41 acres. Number of Adjoining Property Owners: 16

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*<sup>1</sup>  Yes  No

If yes, please list the docket/case numbers:

Docket/Case #: 15MISC1006 Docket/Case #: \_\_\_\_\_

Docket/Case #: 15LSCAPE1165 Docket/Case #: \_\_\_\_\_

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