

18DEVPLAN1165

Churchill Downs Barn



Louisville Metro Board of Zoning Adjustment

Lacey Gabbard, Planner I

November 19, 2018

Request

- **Nonconforming rights request**

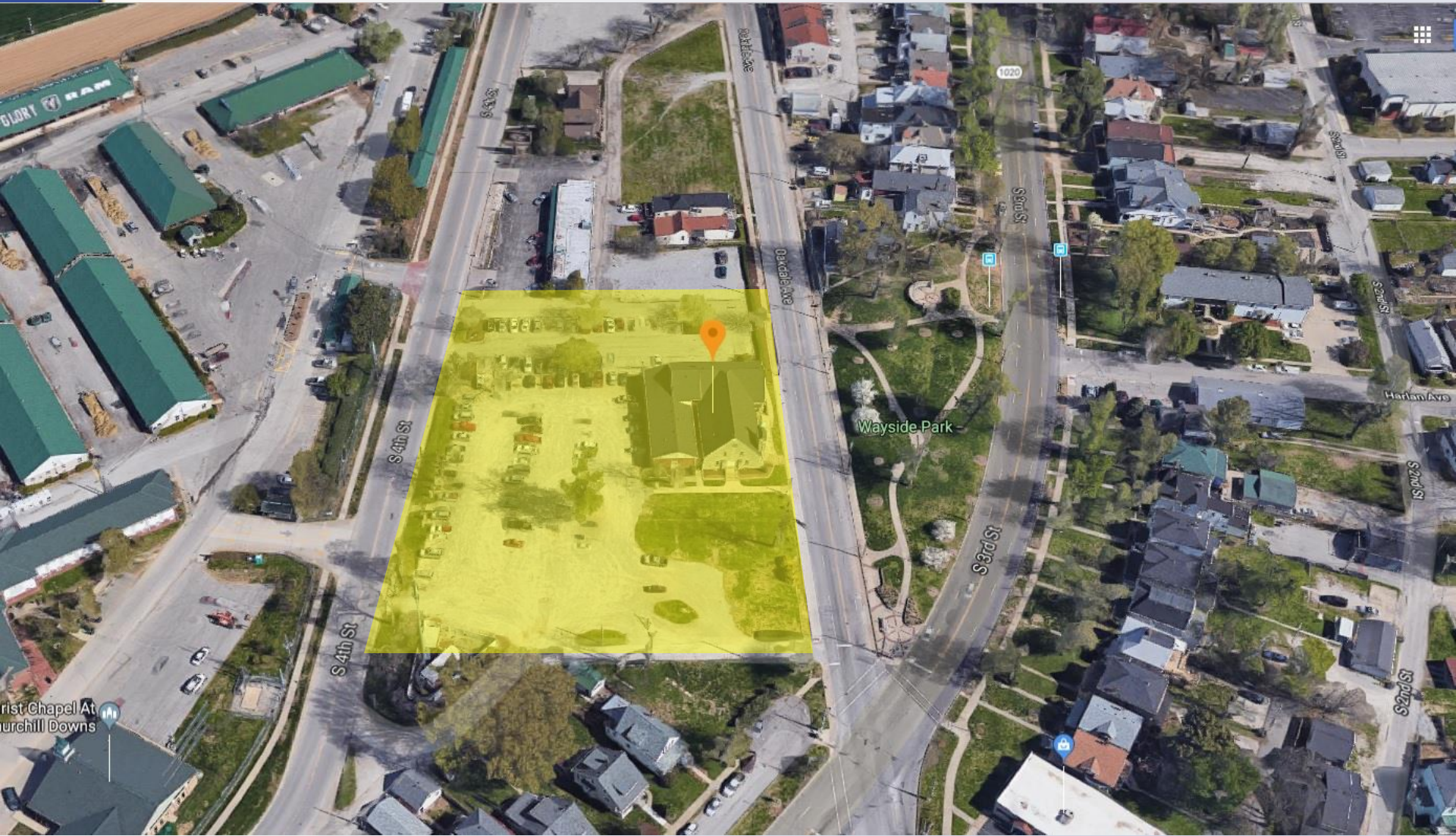
- KRS.100.253:

(2) The board of adjustment shall not allow the enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation which makes its use nonconforming was adopted, nor shall the board permit a change from one (1) nonconforming use to another unless the new nonconforming use is the same or a more restrictive classification, provided, however, the new nonconforming use is in the same or a more restrictive classification, provided, however, the board of adjustment may grant approval, effective to maintain nonconforming-use status, for enlargements or extensions, made or to be made, of the facilities of a nonconforming use, where the use consists of the presenting of a major public attraction or attractions, such as a sports event or events, which has been presented at the same site over such period of years and has such attributes and public acceptance as to have attained international prestige and to have achieved the status of a public tradition, contributing substantially to the economy of the community and state, of which prestige and status the site is an essential element, and where the enlargement or expansion was or is designed to maintain the prestige and status by meeting the increasing demands of participants and patrons.

Request

- Variances:
 1. Section 4.4.9.A to allow the refuse disposal container to be located in the required 15 foot setback area
 2. 5.1.7.D to allow the barn to encroach into the 15 foot setback

Site Context



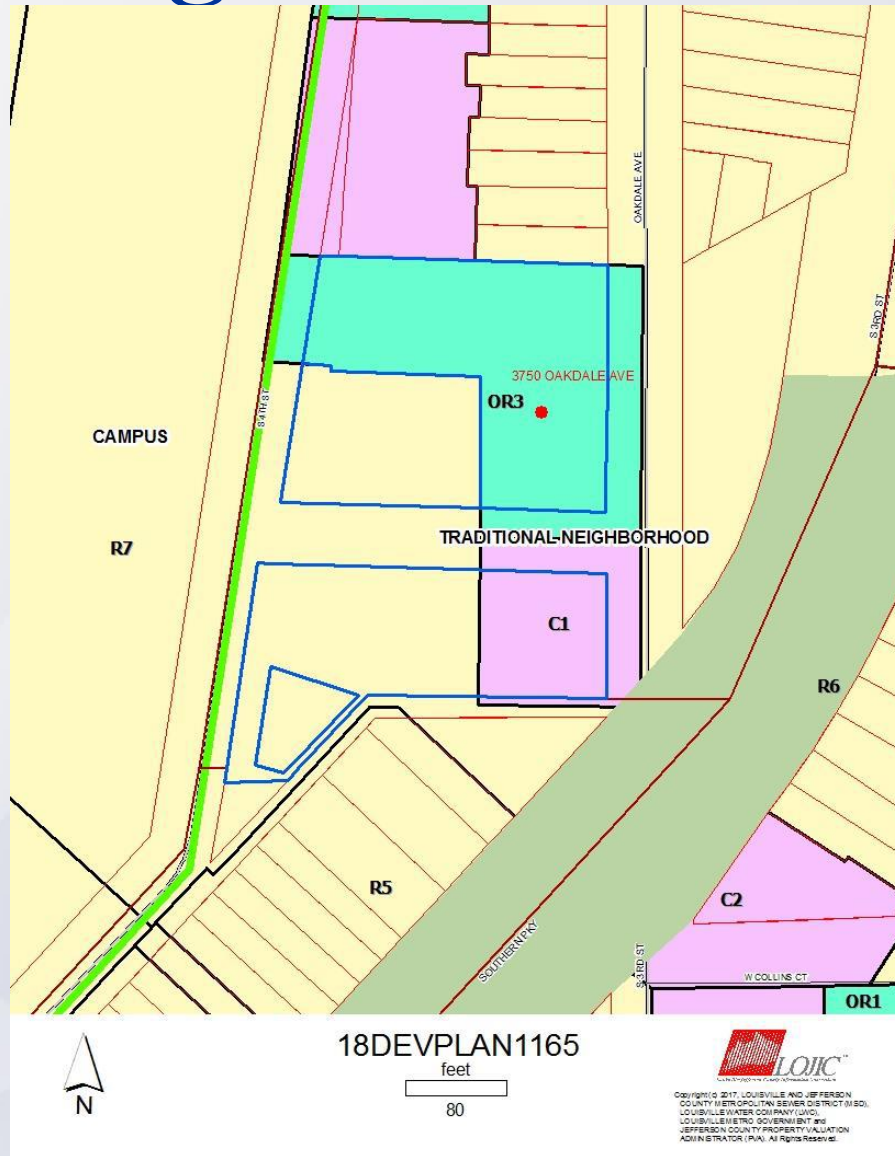
Case Summary

- The applicant proposes to construct a barn and an administrative building.

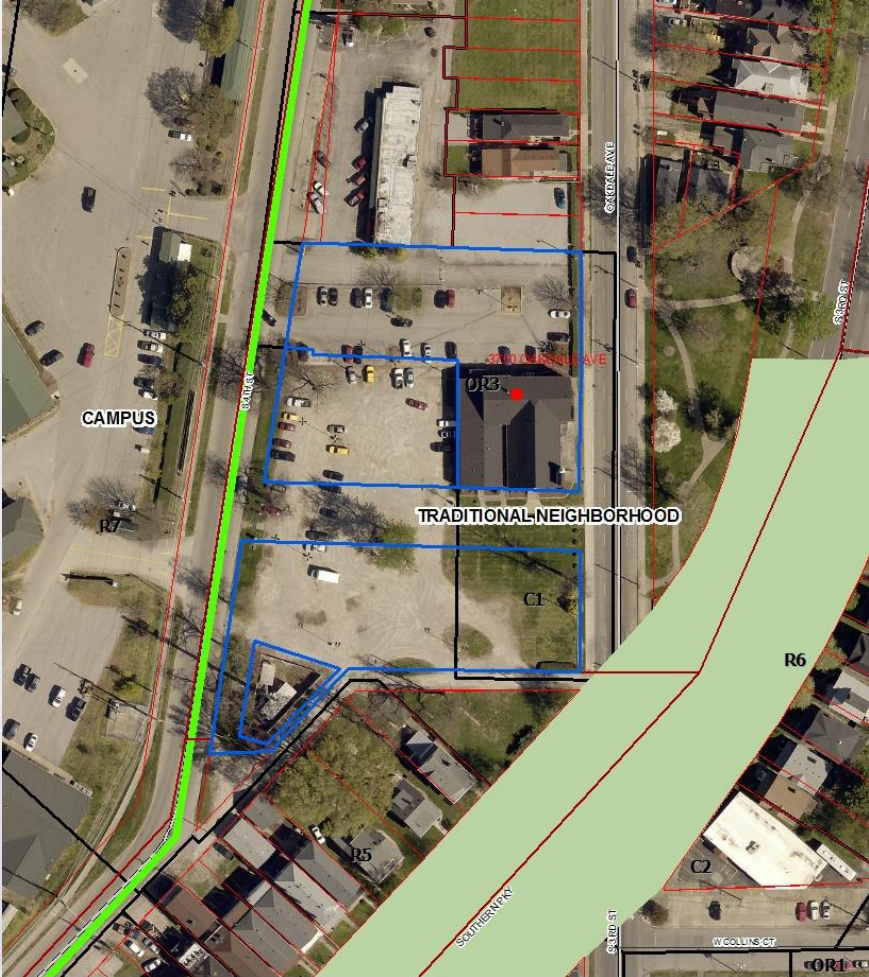
Previous Cases on Site

- 9-63-97 - A portion of the property was rezoned in 1997 from R-7 Multi-Family Residential to OR-3 Office Residential.
- 18DEVPLAN1165 - Development plan currently under review.

Zoning/Form Districts



Aerial Photo



18DEVPLAN1165
feet
80



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Site Photos-Subject Property



11/02/2018 08:46

Site Photos-Subject Property



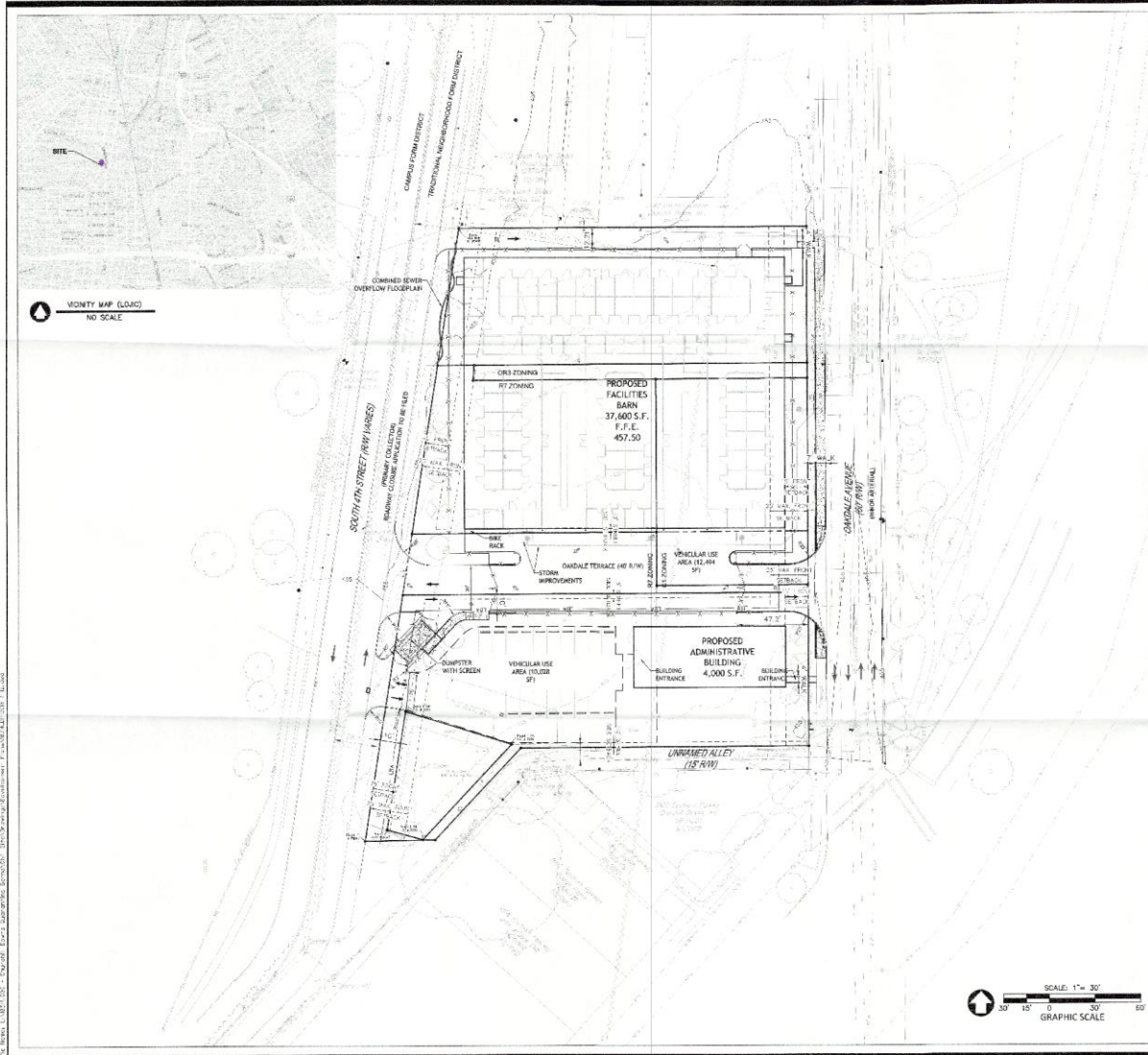
Site Photos-Subject Property



Site Photos-Subject Property



Applicant's Development Plan



SITE DATA

LANDUSE:
 SITE ADDRESS: 3750, 3756 DANDALE AVE., 32 TERRACE PARK
 TAX BLOCK & L.O.D.: T.B. S1C, T.L. 87, 185, 86
 EXISTING ZONING DISTRICT: R-7, G-1, OR-3
 EXISTING FORM DISTRICT: TRM
 EXISTING USE: VACANT/TEMPORARY PARKING
 PROPOSED USE: ADMINISTRATION/BARN FACILITY
 EXISTING PARCEL AREA: 1.92 ACRES (83,329 S.F.)
 DEED BOOK & PAGE: 9033 & 370

BUILDING DATA:
 PROPOSED BUILDING HEIGHT: 33'-0" AT TALLEST POINT
 BARN: 37,600, ADMIN: 10,000
 TOTAL BUILDING FOOTPRINT/GFA: TOTAL 47,600
 PROPOSED FLOOR TO AREA RATIO: 0.57

PARKING CALCULATION:
 MINIMUM REQUIRED (1 SPACE/200 S.F.): 8 SPACES
 MAXIMUM PERMITTED (1 SPACE/200 S.F.): 30 SPACES
 PARKING PROVIDED: 18 SPACES
 EXC PARKING: 2 SHORT TERM

TREE CANOPY AND OPEN SPACE CALCULATION:
 SITE AREA: 83,329 S.F.
 TREE CANOPY CATEGORY: CLASS A
 EXISTING TREE COVERAGE: 0% (0 S.F.)
 PRESERVED TREE CANOPY: 0% (0 S.F.)
 REQUIRED TREE CANOPY: 8,353 S.F. (10%)

IRREGULAR CALCULATION:
 PROPOSED I.A.: 26,180 S.F.
 REQUIRED I.A. (50%): 1,309 S.F.
 PROPOSED I.A.: MIN. 1,309 S.F.
 I.A. TREES REQUIRED/PROVIDED (1/4000 S.F.): 7 TREES

PERMITTING REQUIREMENTS:
 NO NEW SOILS PROPOSED

EPSC DATA:
 EXISTING IMPERVIOUS AREA: 71,658 S.F.
 PROPOSED IMPERVIOUS AREA: 67,763 S.F.
 DECREASE IN IMPERVIOUS: 3,873 (5.4%)
 SENSITIVE FEATURES: NONE
 SOIL TYPE: ASSUMED C
 HYDROLOGIC SOIL GROUP: URBAN LAND
 SITE DISTURBANCE: 83,329 S.F.

WAIVERS & VARIANCES

WAIVERS:
 2.1.2 TO WAIVE 5' SIDEWALKS ON 4TH STREET
 3.2.1.1.3 TO WAIVE PEDESTRIAN CONNECTIONS FROM 4TH STREET TO BUILDING
 3.2.1.1.3 TO WAIVE PROVIDING ACCESS TO EXISTING ALLEY
 3.2.1.1.3 TO NOT PROVIDE A MASONRY, STONE OR CONCRETE WALL
 3.2.1.2 TO PERMIT DAMPSTER TO ENDOURCH INTO C/L.A.

VARIANCES:
 2.1.2 TO PERMIT BARN TO ENDOURCH INTO 15' FRONT YARD SETBACK
 3.2.1.1 TO PERMIT DAMPSTER TO ENDOURCH INTO 15' FRONT YARD SETBACK

AGENCY NOTES

AGENCY:
 1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA AND JEFFERSON COUNTY METROPOLITAN AREA DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND GREAT LOCAL, STATE, FEDERAL REQUIREMENTS.
 2. SANITARY SEWER SHALL BE BY EXISTING PISC AND MAY BE SUBJECT TO FEES AND CHARGES. SEWER SHALL BE TREATED AT THE NEAREST TREATMENT PLANT.
 3. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MS4. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPERTY SIZING OR GREEN SPACE MANAGEMENT PRACTICES.
 4. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MS4 DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 5. ANY PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN, LOWEST FINISHED FLOOR TO BE AT OR ABOVE 456.58 AND LOWEST BASEMENT TO BE AT OR ABOVE 456.54.
 6. ANY REQUIRED FILL IN THE COMBINED OVERFLOW FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1.
 7. SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL BE AT THE 100-YEAR FLOOD DISCHARGE DISCHARGE TO THE NEAREST FREE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MS4 DESIGN MANUAL. DETENTION/FILTRATION BASIN TO BE PROVIDED OFF SITE.

AGENCY:
 1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT:
 1. CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISIANA JEFFERSON COUNTY METRO ORDINANCES.
 2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISIANA JEFFERSON COUNTY METRO ORDINANCES.

PISC:
 1. DAMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 2. COMPACTIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 3. ADMINISTRATIVE BUILDING SHALL COMPLY WITH S.S.1.A.

MIN:
 1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 2. COMPACTIBLE UTILITIES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 3. CONSTRUCTION PLANS, SODS AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 4. 4TH STREET ROAD CLOSURE PRE-APPLICATION TO BE SUBMITTED PRIOR TO DEVELOPMENT PLAN APPROVAL.

LEGEND

- PROPERTY BOUNDARY
- FENCE
- CONTOUR
- FORM DISTRICT BOUNDARY
- SETBACK
- ZONING LINE

RECEIVED
 801 S. GLEBO
 PLANNING & DESIGN SERVICES

450 WM # 3796
 18DEVPLAN165, 09-063-97

Churchill Downs Barn Facilities

DB 8033 PG 270
 Louisville, Kentucky 40214
 AAD Architects, LLC
 100 N. Main Street, Suite 400
 Louisville, Kentucky 40202

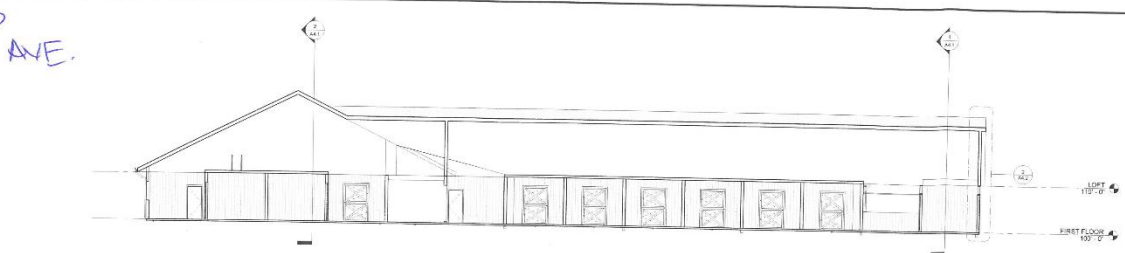
| NO. | DATE | DESCRIPTION |
|-----|-----------|-------------|
| 1 | 10/1/2019 | PRELIMINARY |
| 2 | 10/1/2019 | REVISED |
| 3 | 10/1/2019 | REVISED |
| 4 | 10/1/2019 | REVISED |
| 5 | 10/1/2019 | REVISED |
| 6 | 10/1/2019 | REVISED |
| 7 | 10/1/2019 | REVISED |
| 8 | 10/1/2019 | REVISED |
| 9 | 10/1/2019 | REVISED |
| 10 | 10/1/2019 | REVISED |

Sheet No: 18DEVPLAN165
 Date: Oct 1, 2019
 Scale: 1" = 30'
 Drawn By: AAD
 Checked By: AAD

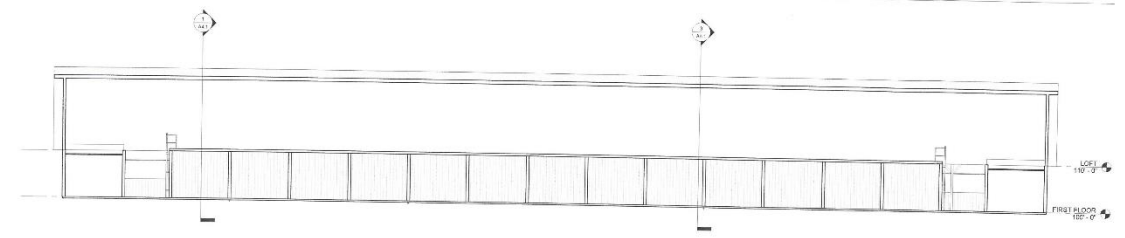
Quantity Title: Churchill Downs Barn Facilities Site Plan
 Development Plan
 Drawing No: 1 of 1

Applicant's Rendering

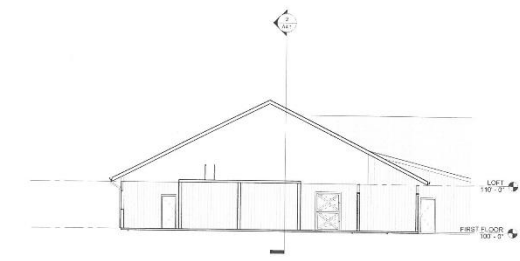
18DEVPLAN 1165
3750 OAKDALE AVE.



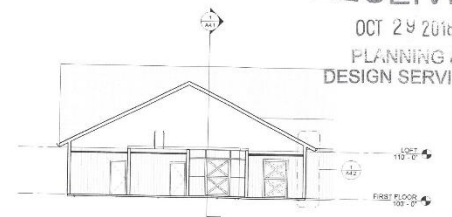
1 BUILDING SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



3 Section 1
1/8" = 1'-0"



4 BUILDING SECTION
1/8" = 1'-0"

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| GENERAL SYMBOLS | |
|-----------------|---|
| [Symbol] | WALL TYPE, SEE A-1 |
| [Symbol] | SHIBI RECEPTS |
| [Symbol] | ROOM NUMBER, SEE FLOOR PLAN |
| [Symbol] | WINDOW TYPE, SEE A-1 |
| [Symbol] | FLOOR TYPE, SEE A-1 |
| [Symbol] | ROOF TYPE, SEE A-1 |
| [Symbol] | RAIL TERMINAL, SEE A-1 |
| [Symbol] | RAILWAY PLATFORM, SEE A-1 & A-2 |
| [Symbol] | RAILROAD OR RAIL SECTION, SEE A-1 & A-2 |
| [Symbol] | DETAIL OF ENLARGED PLAN |
| [Symbol] | ELEVATION MARK |



Integrity
Architecture
2441 Poydras Drive, Suite 205
New Orleans, LA 70112
504.581.1129
www.integrityarch.com



BUILDING & WALL SECTIONS

Quarantine Barns
1819 Metairie Blvd

DATE: 10/29/18
SCALE: AS SHOWN
PROJECT: 18-015

A4.1
DEVPLAN



Applicant's Rendering

18DEVPLAN1165
3750 OAKDALE AVE.



- ELEVATION GENERAL NOTES**
1. ELEVATION RENDERING IS FOR INFORMATION ONLY. GENERAL NOTES APPLY TO ALL ELEVATION SHEETS.
 2. ELEVATION RENDERING IS FOR INFORMATION ONLY. ALL DIMENSIONS FOR INTERIOR FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL PLAN.
 3. REFER TO LAYOUT PLANS FOR LOCATION OF ALL FINISHES. REFER TO SPECIFICATIONS FOR MATERIALS AND FINISHES. REFER TO ARCHITECTURAL PLAN FOR LOCATION OF ALL FINISHES.
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 10. REFER TO ARCHITECTURAL PLAN FOR LOCATION OF ALL FINISHES. REFER TO SPECIFICATIONS FOR MATERIALS AND FINISHES.



Integrity Architecture
 1800 N. GARDNER AVE. SUITE 100
 OAKDALE, MO 64070
 WWW.INTegrityARCHITECTURE.COM

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BUILDING ELEVATIONS

Quarantine Barns
 3750 OAKDALE AVE.

- GENERAL SYMBOLS**
- WALL TYPE: SEE A61
 - SHIRT FINISHES
 - WOOD FINISHES: SEE FLOOR PLANS
 - WOOD TRIM: SEE A71
 - DOOR FINISH: SEE A71
 - ROOF FINISH: SEE A62
 - PAINT FINISHES: SEE A62
 - FINISHES OF WALL SECTION: SEE A41 & A42
 - DETAIL OF BALANCED PLAN

A3.1



Staff Finding

- Staff finds that the requested RDDP generally complies with the Comprehensive Plan and Land Development Code.
- Staff finds that Variance #1 and Variance #2 is adequately justified.
- Staff finds that the request for nonconforming rights is adequately justified.

Required Actions

- **Approve or Deny the Variances and request for nonconforming rights.**