

22-WAIVER-0066

Ninth & O Baptist Church



**Louisville Metro Development Review Committee
Public Hearing**

**Zach Schwager, Planner I
May 25, 2022**

Request

- Waiver to eliminate the required landscape buffer areas along the northern, eastern, and southern property lines.

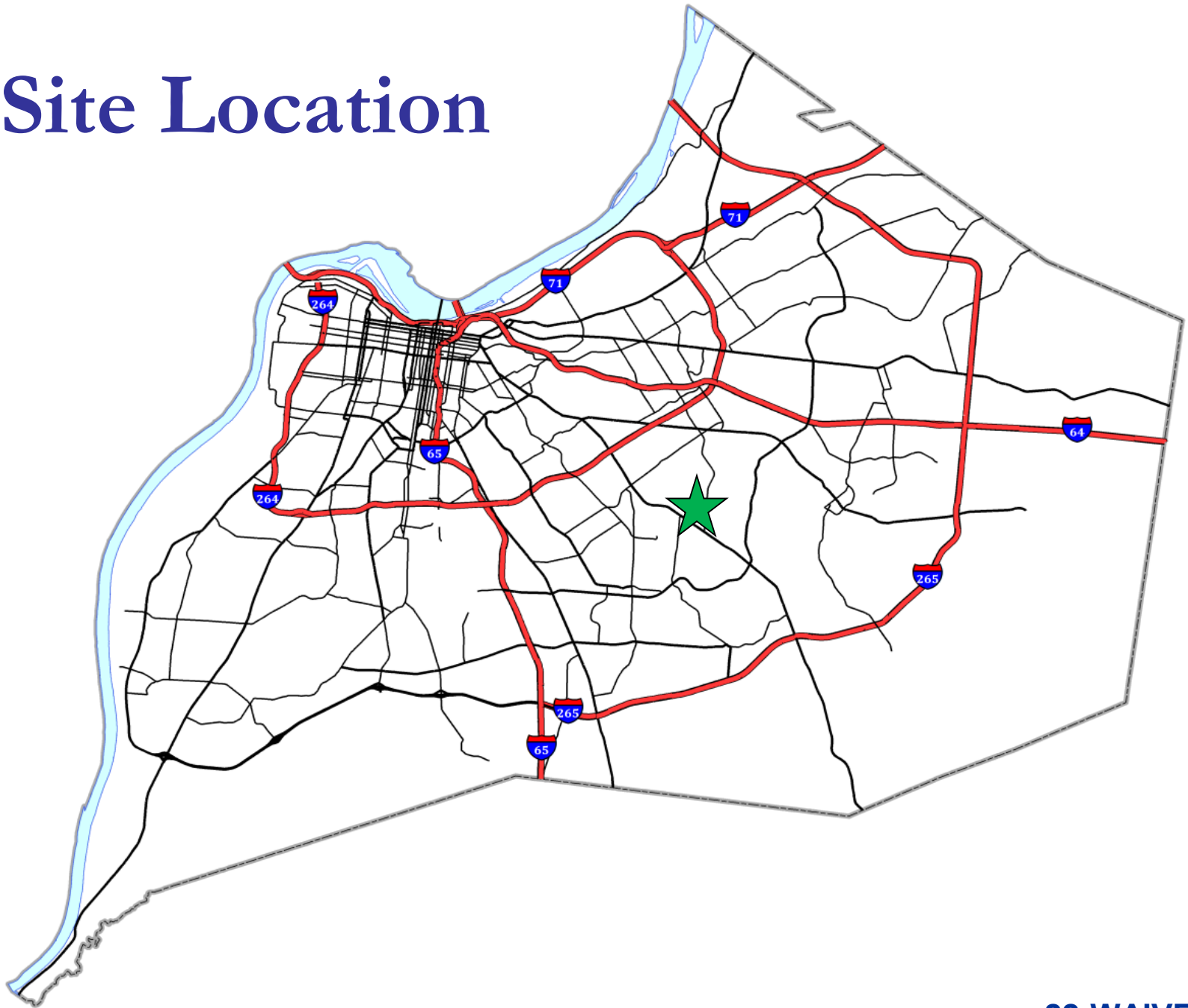
Case Summary/Background

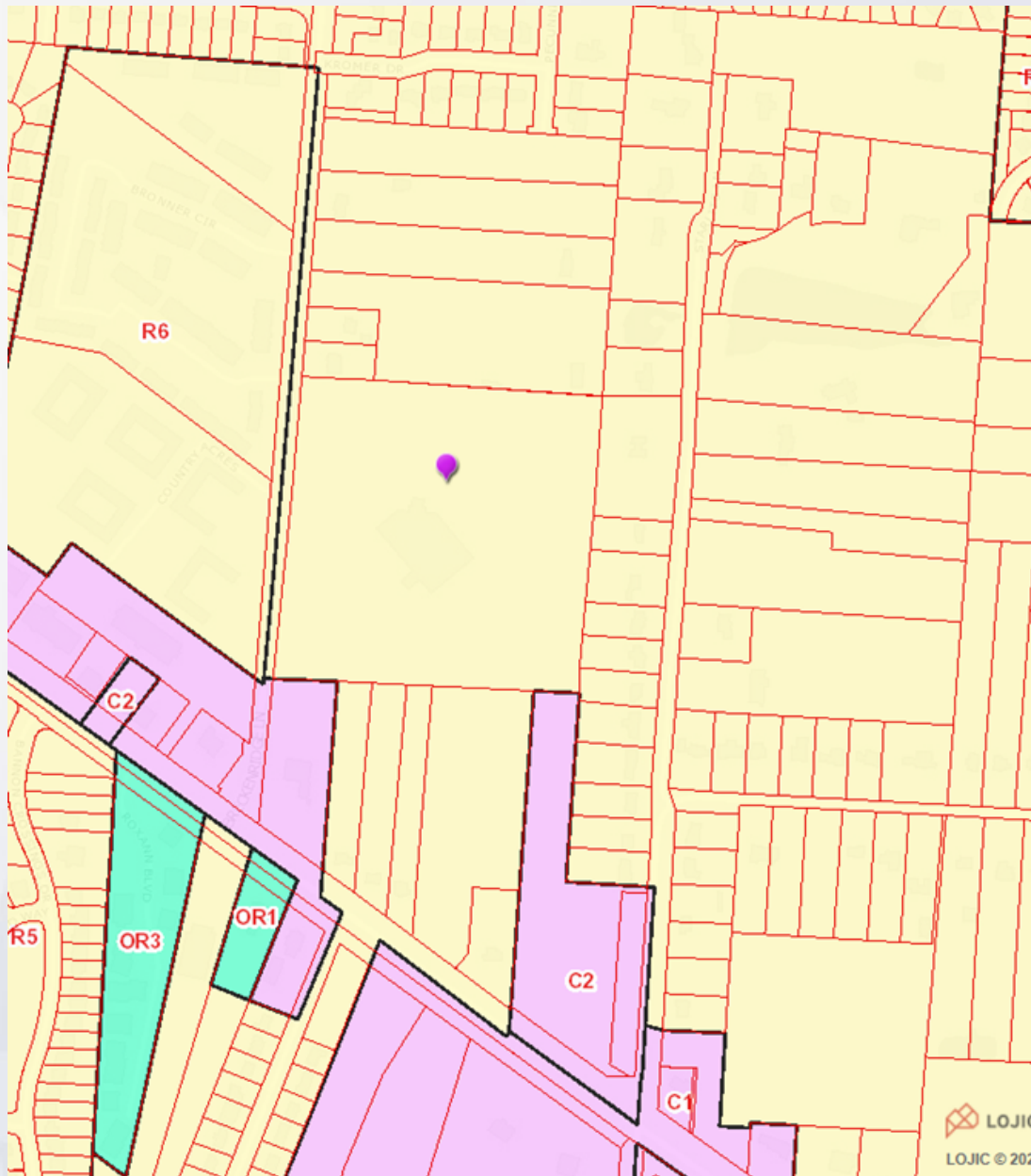
- The subject property is located on the east side of Breckenridge Lane in between Kromer Drive and Bardstown Road and is 18.2 acres.
- It is zoned R-4 Single Family Residential and is in the Neighborhood Form District.

Case Summary/Background

- There is an existing private institutional structure and the applicant is proposing to construct a 1,500 sq. ft. open pavilion 150 ft. off the rear property line.
- The applicant is applying for the waiver to not provide the landscape buffer areas along the northern, eastern, and southern property lines as shown on the approved landscape plan from January 26, 2004.

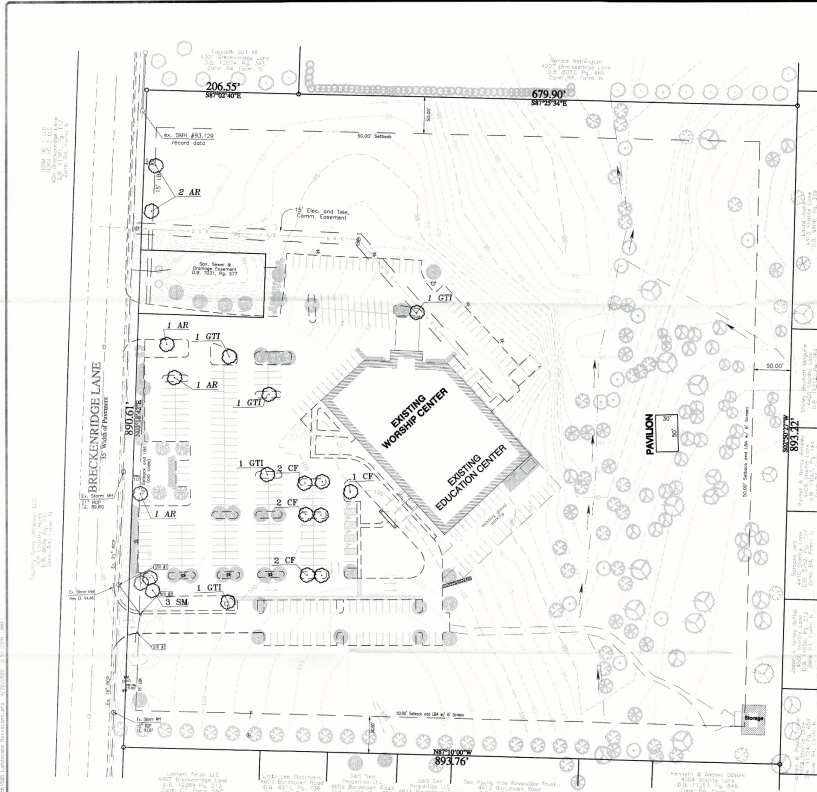
Site Location







Site Plan



PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
13	CM	MAGNOLIA VIRGINICA	SWEETBAY MAGNOLIA	1 3/4"
5	AR	ACER RUBRUM	OCTOBER GLORY RED MAPLE	1 3/4"
3	CTI	CLEOSTRA TRAWANTHOS INFERAS	SHADEMASTER LOCUST	1 3/4"
7	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	1 3/4"

*TREE INSTALLATION: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PRESENTING COMPANIES OF THE SOIL SYSTEMS TO BE RECEIVED. THIS CONSTRUCTION FENCING SHALL ENCLOSE THE AREA BELOW THE SURFACE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THIS FENCED AREA.

*FENCING: PROVIDE HARDWOOD BULK MASON, INSTALLED TO A 3' DEPTH.

*SOIL TO BE FESCUE BLEND, INSTALLED WITHIN 24 HOURS OF HARVEST.

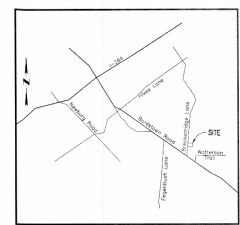
*PLANTING: PLANTING SHALL BE COMPLETED WITHIN 24 HOURS OF HARVEST. PLANTING SHALL BE COMPLETED WITHIN 24 HOURS OF HARVEST. PLANTING SHALL BE COMPLETED WITHIN 24 HOURS OF HARVEST.

SITE DATA

Location: 4401 Woodbridge Lane
 Owner: Louisville Metro
 Call: 502.438.1100
 Date: 04/23/2022
 Project: 22-0066
 Form: Suburban Neighborhood
 Sub: 22-01-01-0001

Building Summary:
 Use Area: 76,134.45 S.F.
 Building Area: 371,263 S.F.
 F.A.R. Ratio: 4.87
 Building Height: 33'

Setbacks:
 Front: 10' (As per Ordinance)
 Side: 5' (As per Ordinance)
 Rear: 20' (As per Ordinance)



VICINITY MAP

GENERAL NOTES

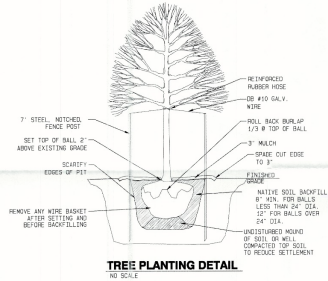
THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL AND EROSION CONTROL, AND DRAINAGE MEASURES PRIOR TO AND DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS AND ADJUSTMENTS TO THE UTILITIES. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS AND ADJUSTMENTS TO THE UTILITIES.

ELEVATION AND DEPOSITS OF MATERIAL SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, CODES, AND ENVIRONMENTAL REGULATIONS. ALL REMOVAL/DEMOLITION SHALL INCLUDE FOUNDATION REMOVAL AND ALL THE MATERIALS.

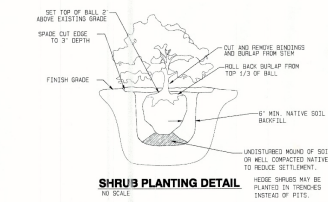
SEWAGE TREATMENT PLANT SHALL BE PROVIDED FOR THE PROJECT. SANITARY SEWER TO EXISTING PROPERTY SERVICE CONNECTION.

LANDSCAPE NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL, SLOPE, AND EROSION CONTROL, AND DRAINAGE MEASURES PRIOR TO AND DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS AND ADJUSTMENTS TO THE UTILITIES.
- FOUNDATION REMOVAL OF MATERIAL SHALL BE DONE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
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TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

NOTE:

AS A CONDITION OF APPROVAL OF THE CONSTRUCTION USE PERMIT CASE #22-0066, THE CITY OF LOUISVILLE HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF LOUISVILLE ORDINANCES AND REGULATIONS. THE CITY OF LOUISVILLE HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF LOUISVILLE ORDINANCES AND REGULATIONS.



L-59-98
 GRAPHIC SCALE 1"=60'
 0 60 120 180

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LANDSCAPE PLAN

REVISIONS: 1
 DATE: 4/23/22



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Staff Findings

- Staff finds that the requested waiver is adequately justified and meets the standard of review.

Required Actions

Approve or Deny:

- Waiver to eliminate the required landscape buffer areas along the northern, eastern, and southern property lines.