

CASE NO. 18 ZONE 1061
Property: 13501 and 13505 Factory Lane

- Change in Zoning from R-4 to R-5
- Major Preliminary Subdivision
- Variance from Section 5.3.1 (C) – Table 5.3.1 to allow a 30' setback (of the required 40') along Factory Lane and to allow a 15' setback for all front yards (of the required 25')

Kevin Young
Land Design & Development, Inc.

Clifford H. Ashburner,
Dinsmore & Shohl, LLP





Google Earth



13501 & 13505 FACTORY LANE

PRELIMINARY SUBDIVISION PLAN

LAND OWNERSHIP
JULIA MARIE MULLEN, TRUSTEE
C/O KARDO, LLC, 8200
10TH AVENUE, SUITE 100
MINNEAPOLIS, MN 55401

REPORTS TO:
LAND DESIGN & DEVELOPMENT, INC.
901 E. 10TH AVENUE, SUITE 200
MINNEAPOLIS, MN 55401
PHONE: 612-338-5378
FAX: 612-338-5379

SITE ADDRESS:

13501 & 13505 FACTORY LANE
LOT 13501 & 13505, PLAT. FIVE HUNDRED SEVEN HUNDRED FORTY
TAX PLATE 2018, LOT 0004, PLAT. FIVE HUNDRED SEVEN HUNDRED
D.R. 1-0006, PG. 0007

COUNTY: HENRICKSON - 13
STATE: MN VS. 111517
MUNICIPALITY - MINNEAPOLIS
FILE NUMBER: 15202N11051
DATE: 08/27/18

GENERAL
 1. All new storm sewer lines shall be established or re-established resulting in the creation of a greater number of new linear feet as required by the planning board.
 2. The developer is required to file the proposed Metrolink Plan for Preliminary Plat and approved, and be granted a variance from the requirements of the City of Louisville Stormwater Management Plan prior to any grading, earthmoving, or construction activities that will be performed on the site.
 3. Construction activity at or around the site of the utility lines of disturbance areas prior to any grading, earthmoving, or construction activities that will be performed on the site.
 4. A set of plans and engineering information shall be submitted and implemented in accordance with the Louisville Metro Development Plan.
 5. All open spaces shall be recorded as open space and utility easements.
 6. There shall be no erosion in any lot within proposed subdivisions from Planning Board.
 7. Inundation and Impaired Interception storm sewer lines shall be derived from City data, including hydrology and base flow levels.
 8. Engineering, design, and proposed interception storm sewer lines shall be derived from City data.
 9. Designated storm sewer interceptors shall be placed in a manner which will reduce impact to appropriate interceptors.
 10. Mitigation measures shall be taken to prevent damage to existing drainage infrastructure to prevent negative impacts to adjacent properties.
 11. Street trees shall be planted in a manner that does not affect poles, utility, or larger right-of-ways.
 12. A KARP survey was conducted by Karp, Inc. on July 2014. 2014 and no KARP features were found.

- SECTION D-2: DESIGN REQUIREMENTS**
1. All roads within the subdivision shall have curb and gutters. Cul-de-sacs shall have a present width of 30' or 30' feet or a radius of 30' feet on each side. All other roads, shall be 30' wide or 30' feet wide + 30' feet for shoulders and 30' feet for sidewalks and other curb and gutter widths shall be determined by the Louisville Metro Development Plan.
 2. Stormwater management areas shall be developed in an effective manner to reduce the volume of runoff and the rate of runoff to the capacity of the stormwater system, where applicable to areas outside the 100-year flood plain or to the capacity of the stormwater system, where applicable to areas inside the 100-year flood plain.
 3. Stormwater management areas shall be developed in an effective manner to reduce the volume of runoff and the rate of runoff to the capacity of the stormwater system, where applicable to areas outside the 100-year flood plain or to the capacity of the stormwater system, where applicable to areas inside the 100-year flood plain.
 4. A set of plans and engineering information shall be submitted and implemented in accordance with the Louisville Metro Development Plan.
 5. All open spaces shall be recorded as open space and utility easements.
 6. There shall be no erosion in any lot within proposed subdivisions from Planning Board.
 7. Inundation and Impaired Interception storm sewer lines shall be derived from City data, including hydrology and base flow levels.
 8. Engineering, design, and proposed interception storm sewer lines shall be derived from City data.
 9. Designated storm sewer interceptors shall be placed in a manner which will reduce impact to appropriate interceptors.
 10. Mitigation measures shall be taken to prevent damage to existing drainage infrastructure to prevent negative impacts to adjacent properties.
 11. Street trees shall be planted in a manner that does not affect poles, utility, or larger right-of-ways.
 12. A KARP survey was conducted by Karp, Inc. on July 2014. 2014 and no KARP features were found.

- EXHIBIT D-1: GENERAL**
1. All roads within the subdivision shall have curb and gutters. Cul-de-sacs shall have a present width of 30' or 30' feet or a radius of 30' feet on each side. All other roads, shall be 30' wide or 30' feet wide + 30' feet for shoulders and 30' feet for sidewalks and other curb and gutter widths shall be determined by the Louisville Metro Development Plan.
 2. Stormwater management areas shall be developed in an effective manner to reduce the volume of runoff and the rate of runoff to the capacity of the stormwater system, where applicable to areas outside the 100-year flood plain or to the capacity of the stormwater system, where applicable to areas inside the 100-year flood plain.
 3. Stormwater management areas shall be developed in an effective manner to reduce the volume of runoff and the rate of runoff to the capacity of the stormwater system, where applicable to areas outside the 100-year flood plain or to the capacity of the stormwater system, where applicable to areas inside the 100-year flood plain.
 4. A set of plans and engineering information shall be submitted and implemented in accordance with the Louisville Metro Development Plan.
 5. All open spaces shall be recorded as open space and utility easements.
 6. There shall be no erosion in any lot within proposed subdivisions from Planning Board.
 7. Inundation and Impaired Interception storm sewer lines shall be derived from City data, including hydrology and base flow levels.
 8. Engineering, design, and proposed interception storm sewer lines shall be derived from City data.
 9. Designated storm sewer interceptors shall be placed in a manner which will reduce impact to appropriate interceptors.
 10. Mitigation measures shall be taken to prevent damage to existing drainage infrastructure to prevent negative impacts to adjacent properties.
 11. Street trees shall be planted in a manner that does not affect poles, utility, or larger right-of-ways.
 12. A KARP survey was conducted by Karp, Inc. on July 2014. 2014 and no KARP features were found.

VARIANCE REQUESTED

1. A variance is requested from Section 03.01.02 of The Louisville Metro Development Code for variances in the following areas, subject to 12 foot and Planning Board variance to 22 feet.
 - a. Total Site Area
 - b. Existing Impervious Area
 - c. Total Area of PWS
 - d. Net Site Area
 - e. Existing Impervious Area
 - f. PWS District
 - g. Existing Impervious Area
 - h. Proposed Use
 - i. Total Area of Lots
 - j. Density
 - k. Open Space Lots
 - l. Total Open Space Protection
 - m. Existing Impervious Area
 - n. Proposed Impervious Area



TREE CANOPY CALCULATIONS

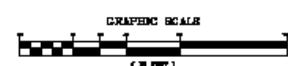
TOTAL SITE AREA	= 271,000 SF
TOTAL TREE CANOPY AREA REQUIRED	= 20% (54,200 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (54,200 SF)

DETENTION BASIN CALCULATIONS

X = 6.00' / 12	= 0.50' DEPTH
A = 7.00' INCHES	
B = 7.00' INCHES	
C = 7.00' INCHES	
D = 7.00' INCHES	
E = 7.00' INCHES	
F = 7.00' INCHES	
G = 7.00' INCHES	
H = 7.00' INCHES	
I = 7.00' INCHES	
J = 7.00' INCHES	
K = 7.00' INCHES	
L = 7.00' INCHES	
M = 7.00' INCHES	
N = 7.00' INCHES	
O = 7.00' INCHES	
P = 7.00' INCHES	
Q = 7.00' INCHES	
R = 7.00' INCHES	
S = 7.00' INCHES	
T = 7.00' INCHES	
U = 7.00' INCHES	
V = 7.00' INCHES	
W = 7.00' INCHES	
X = 7.00' INCHES	
Y = 7.00' INCHES	
Z = 7.00' INCHES	
PROPOSED BARN = 17.00' X 60' FT.	
TOTAL = 12,000 SF, OR APPROX. 2 FT. DEPTH	
TOTAL = 34,000 CUFT. > 20,000 CUFT.	

LEGEND

- PROPOSED STORM SEWER CATCH BAIN LINE
- PROPOSED WATER MAIN LINE
- PROPOSED SEWER MAINLINE
- PROPOSED SEWER LINE
- PROPOSED DRIVeway LINE



PLAT FOR RECORD
PLAT FOR RECORD
PLAT FOR RECORD

13501 & 13505 FACTORY LANE PRELIMINARY SUBDIVISION PLAN

FOR CHAMPS INDUSTRIAL LLC
13501 & 13505 FACTORY LANE
LOUISVILLE, KY 40214
DATE: 06/04/2014
TAX PARCELS: 0001, 0002, 0003, 0004
TAX ADDRESS: 13501 & 13505 FACTORY LANE
LOUISVILLE, KY 40214
DOCUMENT NUMBER: 13501&13505
DOCUMENT DATE: 06/04/2014
RECEIVED BY: [Signature]

FOR CHAMPS INDUSTRIAL LLC
13501 & 13505 FACTORY LANE
LOUISVILLE, KY 40214
DATE: 06/04/2014
RECEIVED BY: [Signature]

FOR CHAMPS INDUSTRIAL LLC
13501 & 13505 FACTORY LANE
LOUISVILLE, KY 40214
DATE: 06/04/2014
RECEIVED BY: [Signature]



13501 & 13505 FACTORY LANE PRELIMINARY SUBDIVISION PLAN

13501 & 13505
KROLL BUILDERS LLC
13501 & 13505 FACTORY LANE
LOUISVILLE, KY 40248

SITE ADDRESS:
13501 & 13505 FACTORY LANE
LOUISVILLE, KY 40248
TAX BLOCK: 2115, PO: 0142
S.B. 13501, PO. 0469

CORNER REPORT - 17
COOPER DISTRICT - 17
FIRE PROTECTION DISTRICT - 17
MUNICIPALITY - LOUISVILLE

LAND DESIGN & DEVELOPMENT, INC.
13501 & 13505 FACTORY LANE
LOUISVILLE, KY 40248
TEL: 502-263-4474
FAX: 502-263-4474
E-MAIL: KROLL@LSCB.COM
DATE: 08/27/18
DOCKET: 13501





