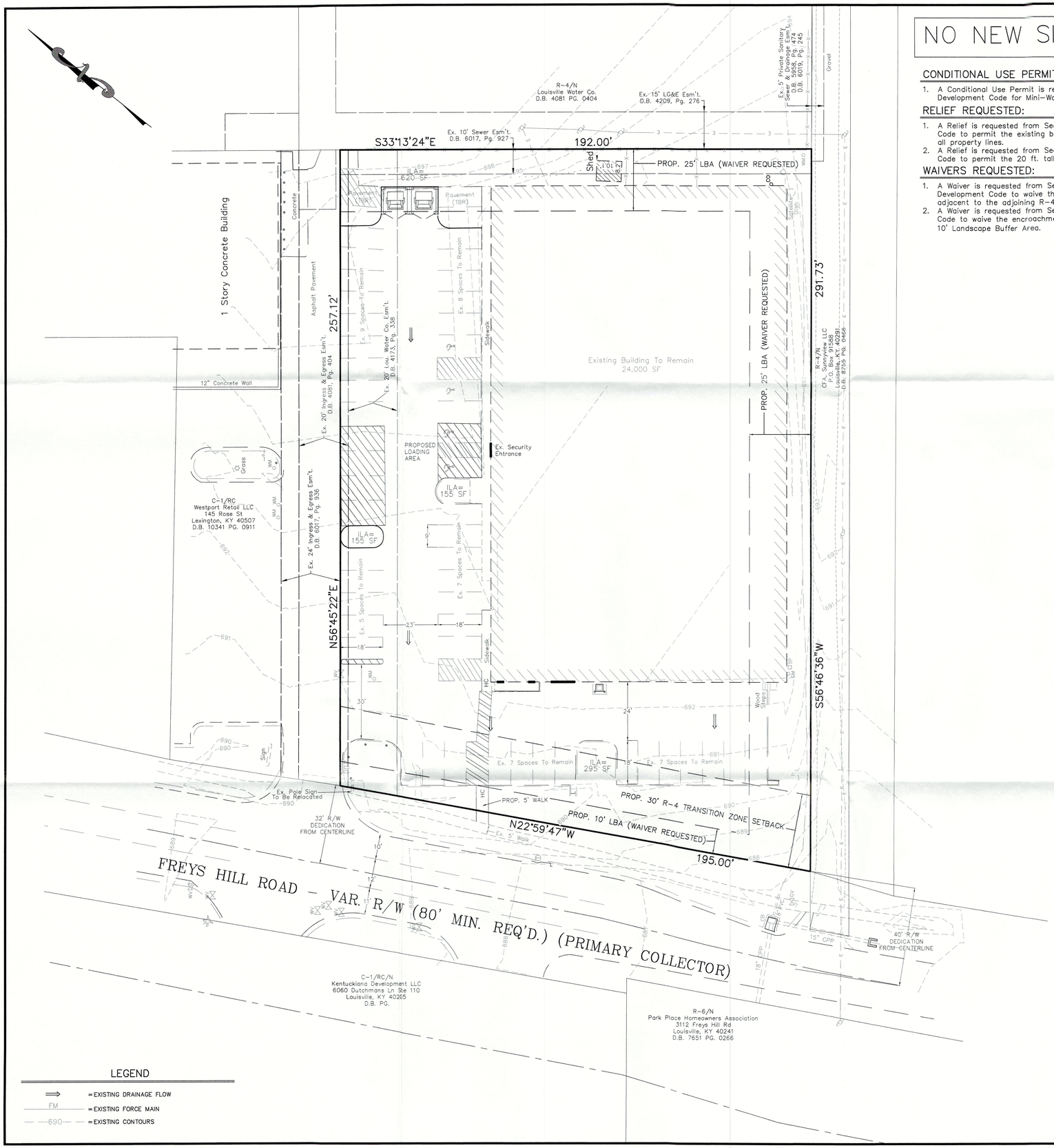


LEGEND

⟹ = EXISTING DRAINAGE FLOW

FM = EXISTING FORCE MAIN

690 = EXISTING CONTOURS

NO NEW SITE CONSTRUCTION

CONDITIONAL USE PERMIT REQUESTED:

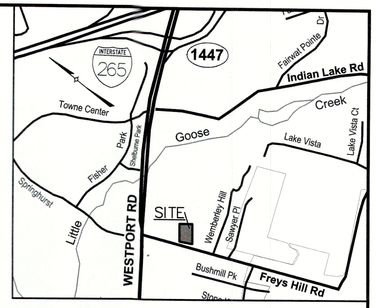
1. A Conditional Use Permit is requested from Section 4.2.35 of the Louisville Metro Land Development Code for Mini-Warehouses.

RELIEF REQUESTED:

1. A Relief is requested from Section 4.2.35.B of the Louisville Metro Land Development Code to permit the existing building and existing pavement to be closer than 30 ft. to all property lines.
2. A Relief is requested from Section 4.2.35.G of the Louisville Metro Land Development Code to permit the 20 ft. tall existing building to exceed 15 ft. in height.

WAIVERS REQUESTED:

1. A Waiver is requested from Section 10.2.4 Table 10.2.2 of the Louisville Metro Land Development Code to waive the 25 ft. Landscape Buffer Area and plantings required adjacent to the adjoining R-4 zoned properties.
2. A Waiver is requested from Section 10.2.10 of the Louisville Metro Land Development Code to waive the encroachment of the existing parking spaces into the Freys Hill Rd. 10' Landscape Buffer Area.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 1.21 Ac. (52,674 SF)
EXISTING ZONING	= C-1
PROPOSED ZONING	= C-2 (C.U.P. REQUESTED)
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= INDOOR SPORTS FACILITY
PROPOSED USE	= MINI-STORAGE
EXISTING BUILDING AREA TO REMAIN	= 48,000 SF
EXISTING BUILDING HEIGHT	= 2 STORY – 43' (45' MAX. ALLOWED BY SECTION 5.7.1 TRANSITION STANDARD AND 15' MAX. ALLOWED BY C.U.P. SECTION 4.2.35.G – RELIEF FROM 4.2.35.G IS REQUESTED)
F.A.R.	= 0.45 (5.0 MAX. ALLOWED)
TOTAL PARKING REQUIRED	MIN. MAX.
1 SP/1.5 EMPLOYEES MIN. (3 EMPLOYEES)	= 2 SP
1 SP/1 EMPLOYEE MAX. (3 EMPLOYEES)	= 3 SP
TOTAL PARKING PROVIDED	= 43 SPACES (2 HC SP INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 LONG TERM (PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA	= 18,270 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,370 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 1,553 SF

GENERAL NOTES:

1. Parking areas and drive lanes are a hard and durable surface to remain.
2. Tree canopy requirements are not required per Section 10.1.2 of the Louisville Metro Land Development Code.
3. Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
4. Sign will be in compliance with Louisville Metro Land Development Code Chapter 8 sign regulations.
5. No KARST topography was found during survey by Kevin Young, RLA on 11/22/16.

MSD NOTES:

1. Sanitary sewer service is existing.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0019 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (⟹) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

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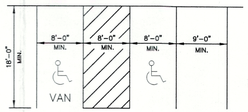
PLANNING & DESIGN SERVICES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



22' MINIMUM WIDTH OF AISLEWAY

TYPICAL EXISTING PARKING SPACE LAYOUT
NO SCALE

RECEIVED
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PLANNING & DESIGN SERVICES

SITE ADDRESS:
3383 FREYS HILL ROAD
TAX BLOCK 0013, LOT 0186
D.B. 10681, PG. 0879
COUNCIL DISTRICT – 17
FIRE PROTECTION DISTRICT – WORTHINGTON

CASE: 16ZONE1068
RELATED CASE: B-80-91
WM #2265

NO.	DATE	DESCRIPTION	BY
1	12-20-16	REVISED PER COMMENTS	KMY
2	3/10/17	REV. BLDG HEIGHT & AREA, REV. CROSSWALK LOCATION.	AER

REVISIONS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 16160-DDDP
DATE: 11/28/16
SCALE: AS SHOWN
CHECKED BY: KMY
DRAWN BY: JH

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WHITEHALL ROAD, SUITE 1, LOUISVILLE, KENTUCKY 40214
PHONE: 502.366.9375
FAX: 502.366.9379
WEB SITE: WWW.LD-N.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN / C.U.P.

RIVER CITY MINI-WAREHOUSE
3383 FREYS HILL ROAD, 40241
OWNER/DEVELOPER
RIVER CITY REALTY GROUP LLC
123 TRAVOIS ROAD
LOUISVILLE, KY 40207

JOB NO. 16160

SHEET 1 OF 1

17 DEVPLAN 1039