

20-DDP-0040

**Norton Audubon Medical Office
3101 Poplar Level Road**



Louisville Metro Planning Commission

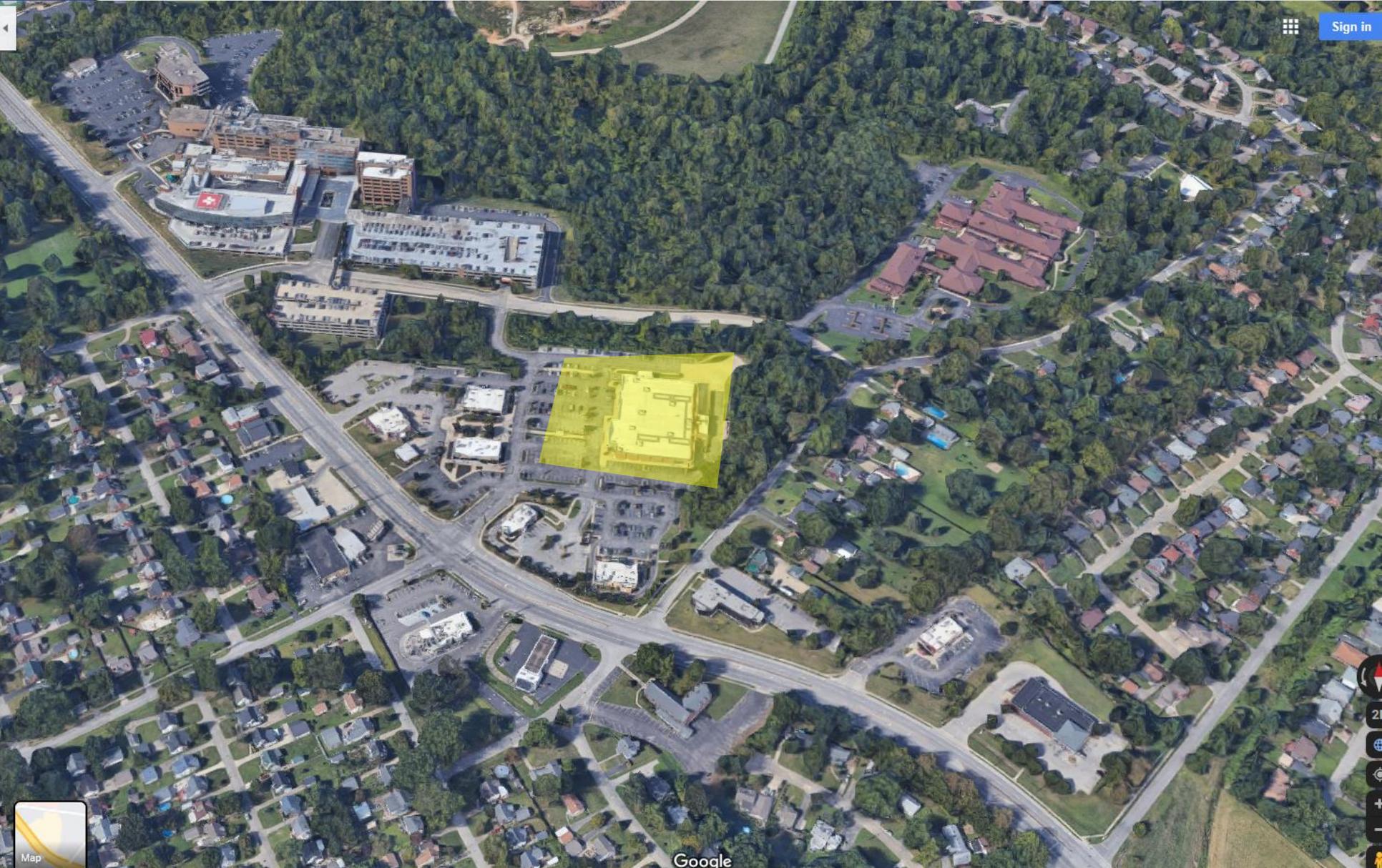
Lacey Gabbard, AICP, Planner I

September 17, 2020

Requests

- Revised District Development Plan with Binding Element Amendments

Site Context



Sign in

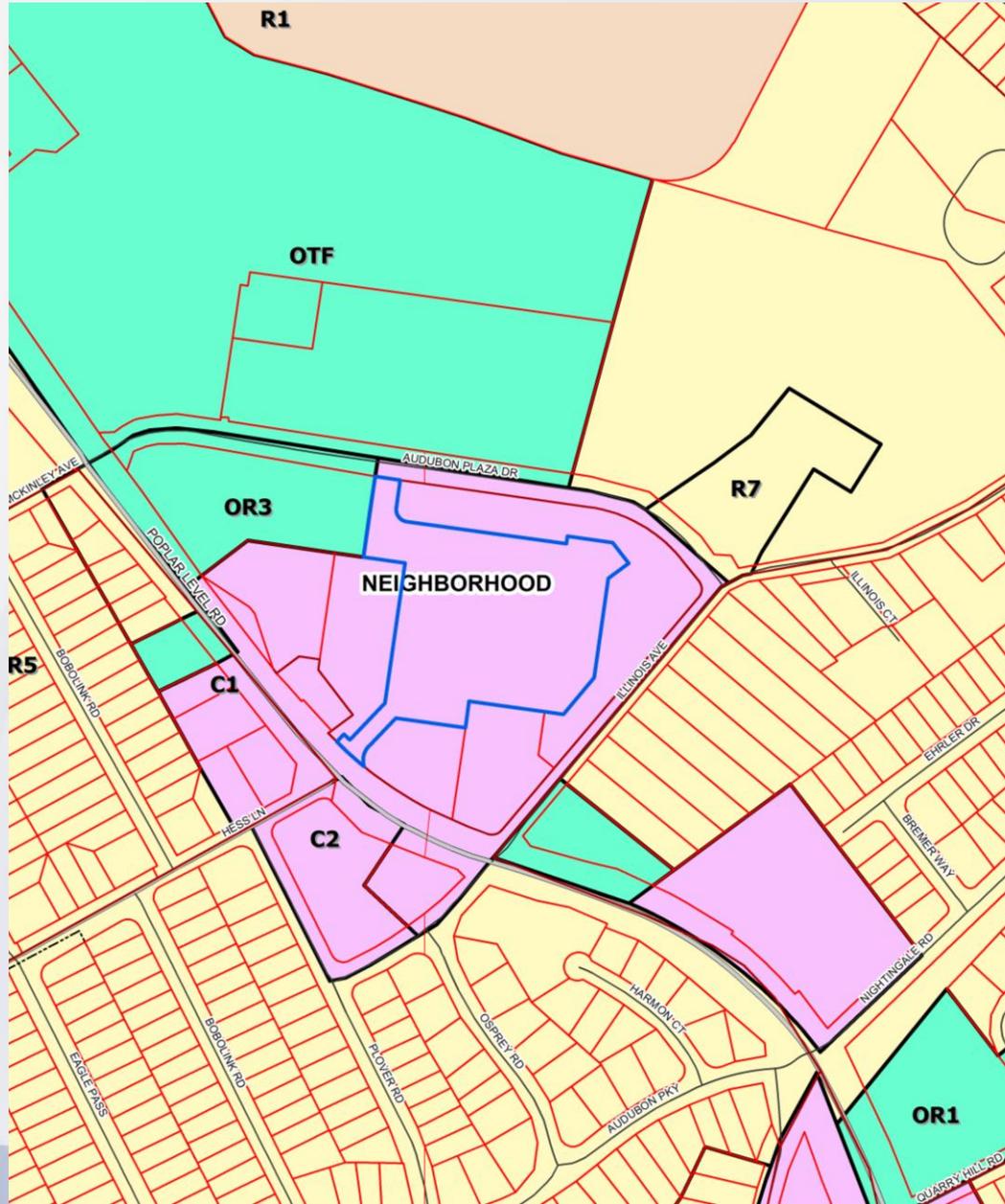


Google

Case Summary

- Zoned C-1 Commercial in the Neighborhood form district.
- Located in the Audubon Center, south of Audubon Plaza Drive, west of Illinois Avenue and north of Poplar Level Road.
- The subject site is currently developed as a vacant 40,727 grocery.
- The applicant is proposing to convert the existing structure into medical offices, including an 820sf addition at the front entrance.
- Reconfiguration of the existing VUA to allow for 28 additional parking spaces.

Zoning/Form Districts



Aerial Photo



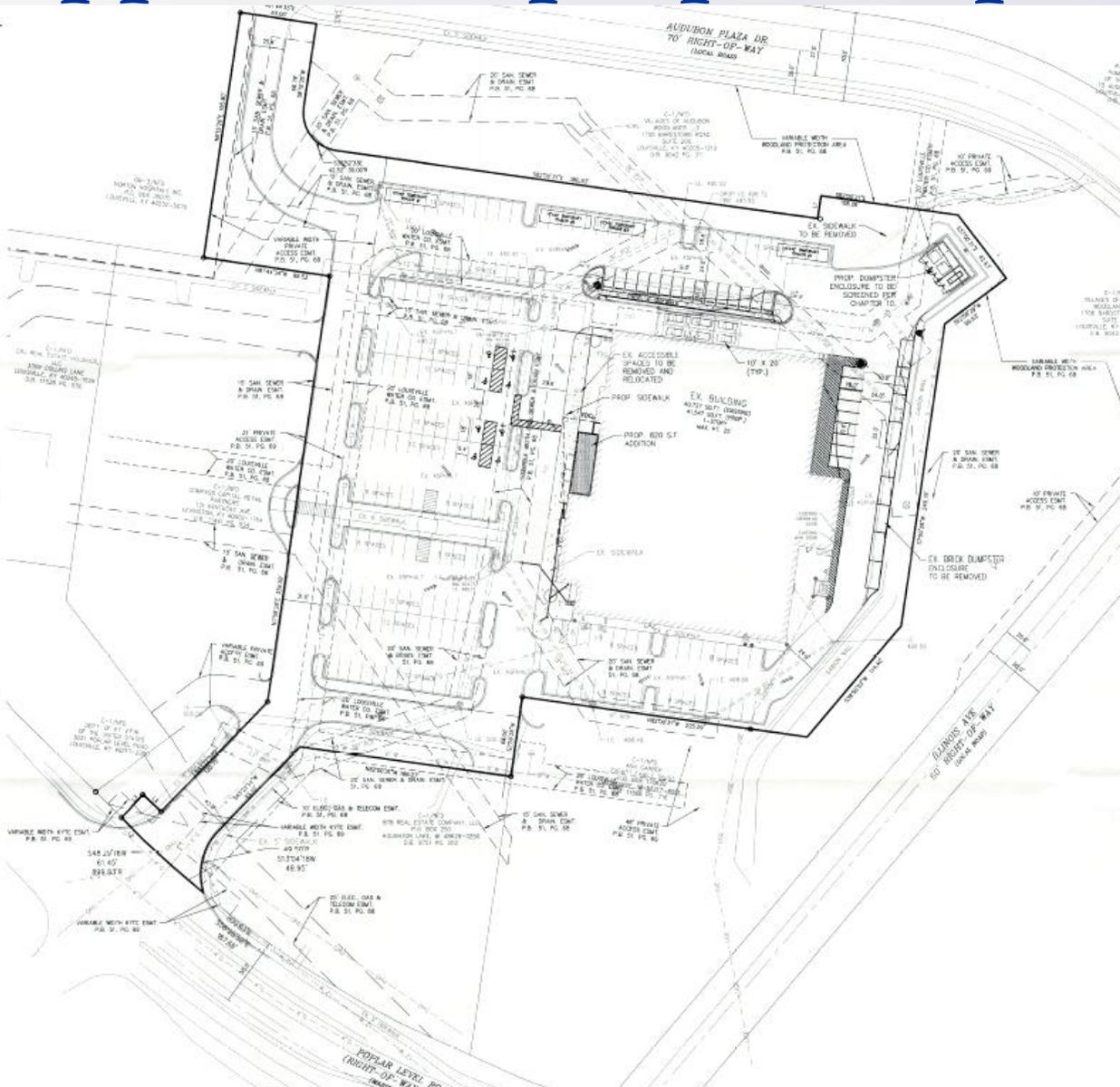
Applicant's proposed plan

MSD GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA AND JEFFERSON COUNTY METROPOLITAN SANITARY DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- CHANNELS PATTERNS DIRECTED BY APPROVED PLAN FOR CONCEPT PURPOSES ONLY. PROVISIONS AND DESIGN OF CHANNELS SHALL BE APPROVED BY THE DISTRICTS. CHANNELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLAN DESIGN PROFILES. CHANNELS SHALL BE CONSTRUCTED TO MEET DESIGN REQUIREMENTS.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL SPECIFIC PLAN SHALL BE MANIFESTED PRIOR TO ANY LAND DISTURBANCE ACTIVITY ON THE CONSTRUCTION SITE. ANY AMENDMENTS TO THE APPROVED SPECIFIC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PERMIT DEVELOPMENT REVIEW OFFICE. SUCH AMENDMENTS SHALL BE PROVIDED FOR THE PLAN AND MADE AVAILABLE TO THE DISTRICTS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS DESIGNATED PER THE CONSTRUCTION PLAN. THE CONTRIBUTING DRAINAGE AREAS ARE LISTED AND IDENTIFIED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE REMOVAL OF SOIL AND SILT FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, UNPAVED AND CATCH BASINS. STOCKPILES SHALL BE SOILS MATCHED AND APPROPRIATE CONTAINERS PROVIDED FOR THE USE OF SOIL BULK.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL BE HIS EMPLOYER'S DUTY OR ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE PROVIDED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS BEGUN.
- STORMY WEATHER TO BE PROVIDED BY EXISTING PCS AND ARE SUBJECT TO ANY APPLICABLE TESTS OR CHANGES.
- THE PROJECT MUST BE SUBJECT TO WASH WATER QUALITY REGULATIONS UNDER THE INDUSTRIAL AREA OF DISTURBANCE CODE, TO BE GREATER THAN 1 ACRE OF DISTURBANCE. FOR THE PROGRAM DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 14.53 ACRES.
- SITE MAY BE SUBJECT TO WASTE WATER TREATMENT FACILITY FEES.

GENERAL NOTES

- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- THERE SHALL BE NO ADDITIONAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN INDICATOR FROM MSD.
- CONSTRUCTION PLANS, ENCLOSUREMENT PERMIT AND BOND WILL BE REQUIRED BY KTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- ERODE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROVED AGENCIES.
- WASTEWATER TREATMENT PLANT SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FURTHER PARTICULATE EMISSIONS FROM EXISTING FACILITY AND NEIGHBORING PROPERTIES.
- SHORT TERM MOBILE PARKING SPACE SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT PROVIDES THE PROTECTION OF THE PUBLIC AND IS NOT NEARBY A HIGH SECURITY AREA AND IS DIMENSIONED AS REQUIRED BY THE LDC.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BSM SURVEYING, INC.
- ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
- A GENERAL OUTDOOR AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- ALL STAIRS AND SERVICE STRUCTURES TO BE DESIGNED PER CHAPTER 10 REQUIREMENTS.
- KTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- BEFORE BEGINNING WORK UNDER CHAPTER 10 AND 11 OF THE LDC, THE OWNER SHALL OBTAIN A 17-D APPROVED BUDGET 08-08-04.
- EXISTING SEWERAGE RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE SUBMITTED PRIOR TO FINAL BOND RELEASE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS, IF IT DOES, IT SHOULD BE RE-ANGLED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIGNAGE SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- SITE LIGHTING SHALL BE IN COMPLIANCE WITH CHAPTER 11.5 OF THE LAND DEVELOPMENT CODE AND BEING ELEMENT #7 OF APPROVED BUDGET 08-08-04.
- THERE SHALL BE NO OUTDOOR STORAGE OF HAZARDOUS ELEMENTS OF APPROVED BUDGET 08-08-04.
- ALL CONCRETE AREAS SHALL BE FINISHED WITH A FINISH AT LEAST 100 POUNDS PER SQUARE YARD AND SHALL BE PROVIDED TO PREVENT VEHICLES FROM OBTAINING TRACTION. FINISHES SHALL BE PROVIDED TO PROTECT ADJACENT PROPERTIES.
- EXISTING SEWERAGE RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE SUBMITTED PRIOR TO FINAL BOND RELEASE.
- SITE IS EXEMPT FROM 4.1.3 OF THE LAND DEVELOPMENT CODE REQUIRING A GROUND SURVEY OF THE PROPERTY FOR THE DIMENSIONS LISTED UNDER CHAPTER 4.1.3.2, SINCE THE SITE IS PART OF A SUBDIVISION AND HAS OBTAINED DEVELOPMENT APPROVED PRIOR TO THE EFFECTIVE DATE OF SAID CODE REGULATION AND WILL BE THE EXEMPTION FOR REVISIONS OF AN EXISTING LAND SUBDIVISION. THE SITE IS LESS THAN THE UNDER CHAPTER 4.1.3.2 OF THE LAND DEVELOPMENT CODE.



LOCATION MAP

NOT TO SCALE

SITE DATA

EXISTING SITE AREA	5.78 ACRES (250,000 SQ FT)
EXISTING ZONING	MSD 10
EXISTING USE	OFFICE
EXISTING F.A.S.	40,727 SQ FT
PROPOSED F.A.S.	41,547 SQ FT
PROPOSED BUILDING AREA	41,547 SQ FT
PROPOSED F.A.S.	41,547 SQ FT
PARKING REQUIREMENTS	188 SPACES
MIN. PARKING PROVIDED	217 SPACES
MAX. PARKING ALLOWED	262 SPACES
EXISTING PARKING PROVIDED	233 SPACES
PROPOSED PARKING PROVIDED	233 SPACES
BIKE RACK	2 SPACES
BIKE RACK	2 SPACES
*LOCATED WITHIN THE BUILDING.	

LANDSCAPE REQUIREMENTS

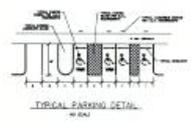
NO NEW LANDSCAPE REQUIRED PER CHAPTER 11.1 & 11.2 EXCEPT ON PORTIONS OF IMPROVEMENTS NOT MEETING THE THRESHOLD FOR LANDSCAPE REQUIREMENTS.

EX. VEHICLE USE AREA	126,317 SQ FT
EX. INTERIOR LANDSCAPE AREA	1,360 SQ FT
PROPOSED VEHICLE USE AREA	126,317 SQ FT
PROPOSED I.L.A.	1,360 SQ FT

TREE CANOPY CALCULATIONS

MIN. CANOPY CATEGORY CLASS C

TOTAL SITE AREA	2,578,967 SQ FT
NO ADDITIONAL TREE CANOPY REQUIRED PER CHAPTER 11.2.3.3 OF THE L.D.C. FOR INCREASE OF LESS THAN 20%. AREA OBTAINED EQUALS USE.	



LINE TABLE

11	1/16" = 1' (20' x 20')	1/8" = 24'
12	1/8" = 1' (20' x 20')	1/4" = 24'
13	1/4" = 1' (20' x 20')	3/8" = 24'
14	3/8" = 1' (20' x 20')	1/2" = 24'



REVISED DETAILED DEVELOPMENT PLAN



IMPERVIOUS AREA (SITE)

NET SITE AREA	2.51 ACRES
AREAS OF DISTURBANCE	0.21 ACRES
EXISTING IMPERVIOUS SURFACE	0.19 ACRES (17,780)
PROPOSED IMPERVIOUS SURFACE	0.19 ACRES (17,780)
PERCENTAGE IN IMPERVIOUS SURFACE	0.21 IMPERVIOUS (17,780 SQ FT)

RECEIVED
APR 17 2020
PLANNING & DESIGN DIVISION

CASE # 20-DDP-0040
MSD WM #9210

Staff Finding

- The Revised District Development Plan and Binding Element Amendments are adequately justified and meet the standard of review.

Required Actions

- Recommend APPROVAL or DENIAL of the Binding Element Amendments to METRO COUNCIL (Binding Elements #1, #3, #6a-e, and #7a-c)
- APPROVE or DENY the Binding Element Amendments (#4, #5, #9, #10, #18, #24).