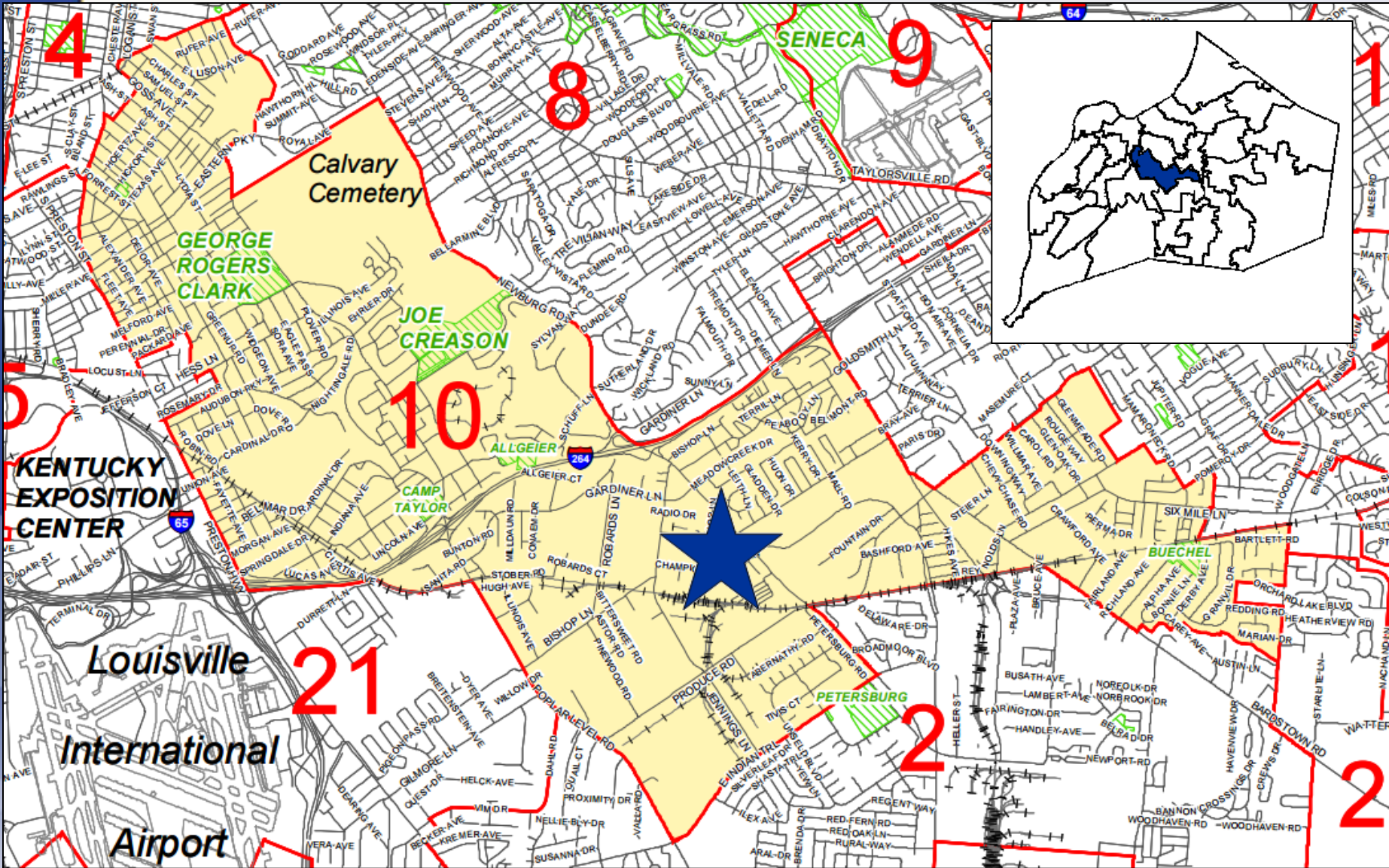


**16ZONE1022**

# **Bellarmino Athletic Facility**



**Planning/Zoning, Land Design & Development**  
**November 8, 2016**



3408, 3416, 3420 & 3430 Newburg Road and  
 4300 Champions Trace Lane  
 District 10 - Pat Mulvihill

16ZONE1022

# Request(s)

- Change in zoning from R-4, R-7, OR-3, M-1, M-2, and M-3 to C-2 for approximately 11.2 acres
- Waivers:
  1. Waivers from 10.2.4.A to permit an existing building to encroach into the required 25' Landscape Buffer Area along the west property line.
  2. Waiver from 10.2.4.A to eliminate the 10' Landscape Buffer Area and required plantings along the west property line where the site is adjacent to M-1 and M-3 zoning.
  3. Waiver from 10.2.4 to allow encroachments into the 10' LBA along the east property line where the site is adjacent to OR-3 zoning and to partially provide landscaping in some areas of that buffer and into the 25' LBA adjacent to R-7 zoning.
  4. Waiver from 10.2.10 to permit the encroachment of existing pavement into the Vehicle Use Area Landscape Buffer Area along Newburg Road.
- Revised District Development Plans for 9-48-92 and 9-54-90 with removal of Binding Elements for a portion of the site
- District Development Plan

# Case Summary / Background

- Athletic facilities for Bellarmine University
- 37,500 sf fieldhouse
- 4,000 sf addition to an existing church building to be converted to a team/locker room facility
- 6 tennis courts
- Sports field with seating
- On site and shared parking

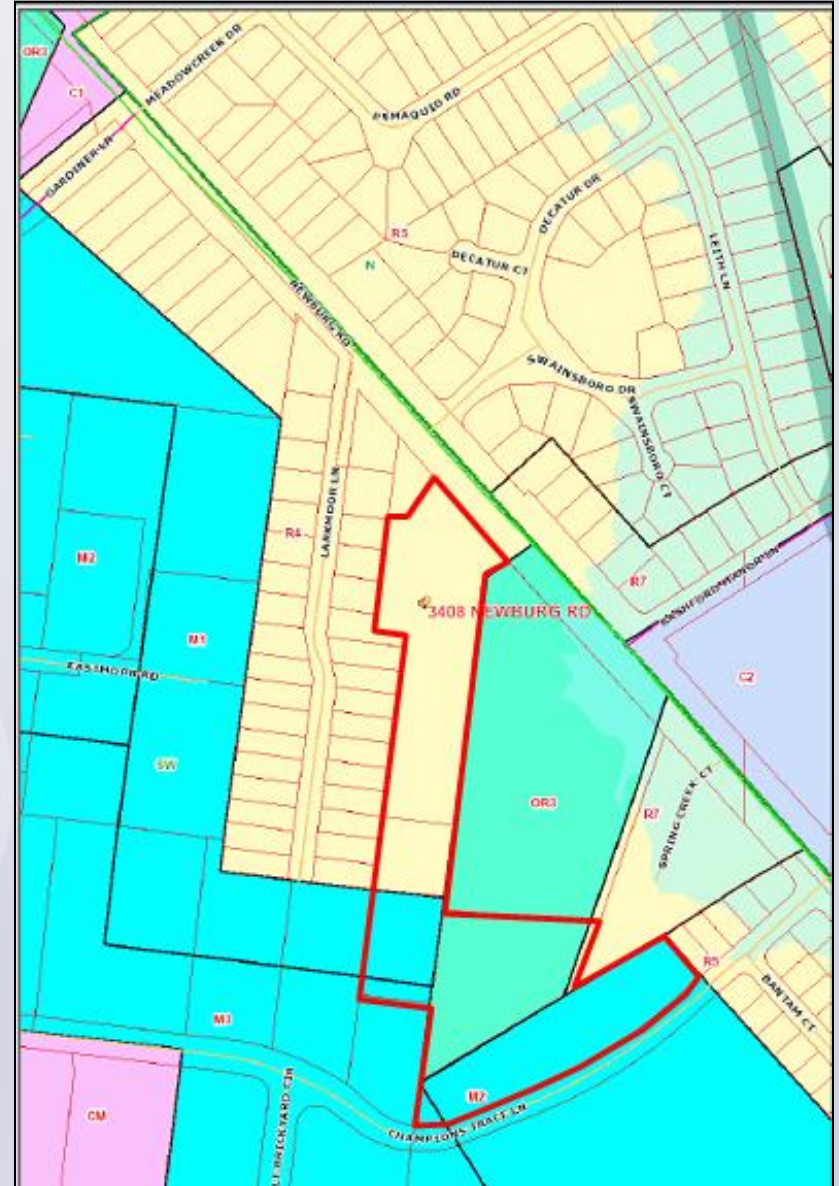
# Zoning/Form Districts

## Subject Property:

- Existing: R-4, R-7, OR-3, M-1, M-2, & M-3/SW
- Proposed: C-2/SW

## Adjacent Properties:

- North: R-7, R-5/N
- South: M-2, M-3/SW
- East: OR-3, R-7, R-5/SW
- West: R-4, M-1, M-3/SW



# Aerial Photo/Land Use

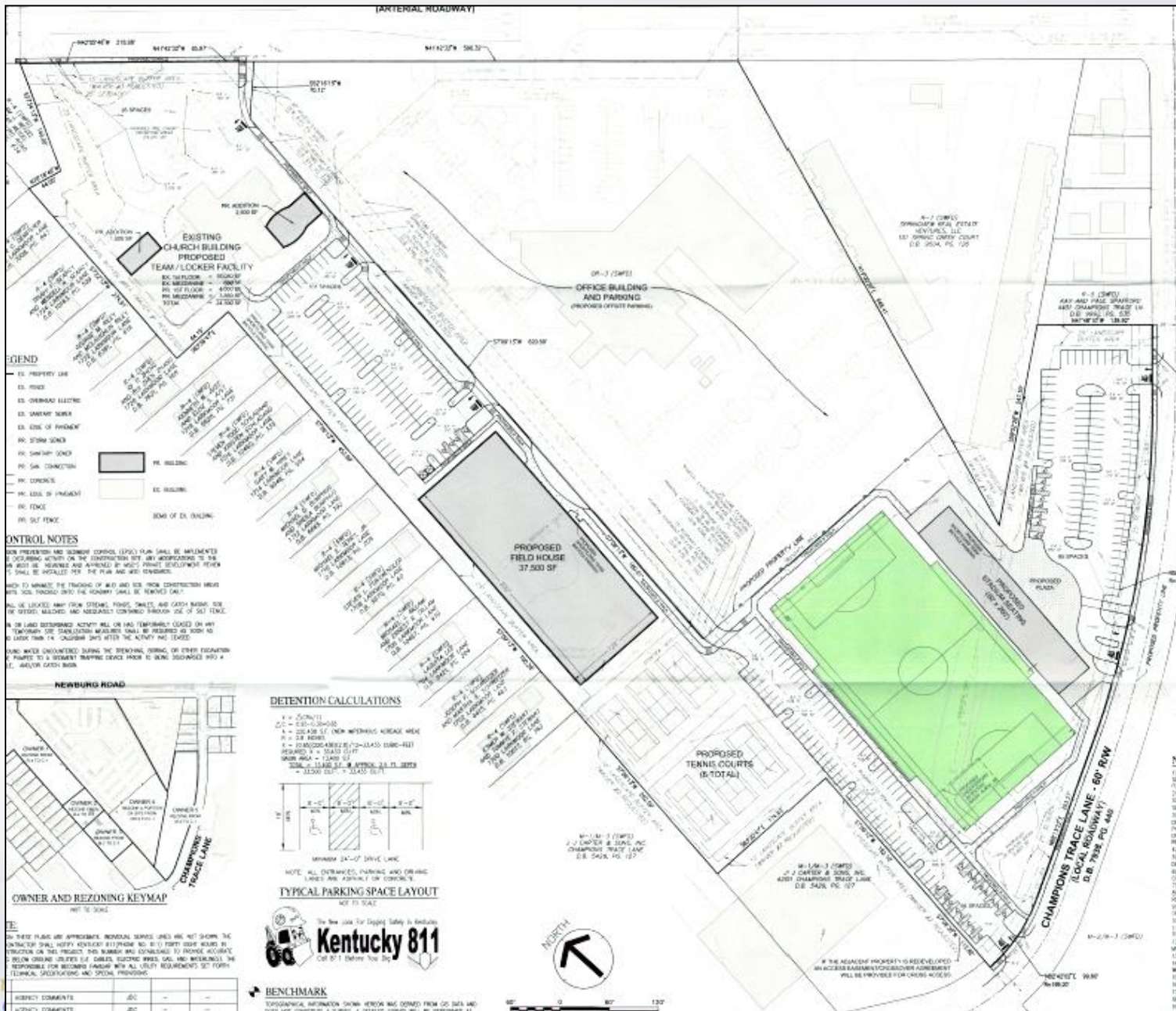
## Subject Property:

- Existing: Church, Office, Industrial
- Proposed: Athletic Facilities

## Adjacent Properties:

- North: Single Family Residential
- South: Industrial
- East: Office, Multi/Single Family Residential
- West: Single Family Residential/Industrial





**LEGEND**

- EL PROPERTY LINE
- EL FENCE
- EL OVERHEAD ELECTRIC
- EL SANITARY SEWER
- EL EDGE OF FINISHED
- PO STORM SEWER
- PO SANITARY SEWER
- PO GAS CONNECTION
- PR CONCRETE
- PR CONCRETE
- PR EDGE OF FINISHED
- PR FENCE
- PR SET FENCE

PR BUILDING

EL BUILDING

EDGE OF EL FINISH

**CONTROL NOTES**

SOIL PREVENTION AND SEDIMENT CONTROL (SP/SC) PLAN SHALL BE IMPLEMENTED IMMEDIATELY UPON THE BEGINNING OF ANY CONSTRUCTION OR ANY ACTIVITY ON THE SITE. THE SP/SC PLAN SHALL BE REVIEWED AND APPROVED BY THE LOCAL HEALTH DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL EXISTING AND PROPOSED UTILITY LINES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED IMMEDIATELY.

ALL EXISTING AND PROPOSED UTILITY LINES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED IMMEDIATELY.

**DETENTION CALCULATIONS**

$C = 0.35 \text{ (H)}^{1.15}$   
 $C = 0.35 \times 0.35^{1.15} = 0.18$   
 $V = 2.0 \text{ (H)}^{0.67} \text{ (NEW IMPERVIOUS STORAGE AREA)}$   
 $V = 2.0 \times 0.35^{0.67} = 1.12$   
 $D = 10.8 \text{ (C)}^{0.38} \text{ (DESIGN DETENTION TIME)}$   
 $D = 10.8 \times 0.18^{0.38} = 3.55$   
 $VOLUME = 1.12 \times 3.55 \times 1.0 \text{ (DESIGN RAINFALL)} = 3.97 \text{ (MGAL)}$



**TYPICAL PARKING SPACE LAYOUT**

NOT TO SCALE

**OWNER AND REZONING KEYMAP**

NOT TO SCALE

THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES AND LOCATIONS PRIOR TO CONSTRUCTION OF THIS PROJECT. THE NUMBER AND LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND OTHER AGENCIES.

| PROPERTY COMMENTS | DATE | BY |
|-------------------|------|----|
| PROPERTY COMMENTS | DATE | BY |

The New Look for Safer Safety in Kentucky

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**BENCHMARK**  
 TOPOGRAPHICAL INFORMATION SHOWN HEREON HAS COME FROM GCS DATA AND HAS BEEN VERIFIED TO A HIGH LEVEL OF ACCURACY. A CERTIFICATE OF ACCURACY WILL BE PROVIDED UPON REQUEST.



NEWBURG ROAD



LOCATION MAP



LARKMOOR LANE

CHAMPIONS TRACE LANE



BELLARMINE UNIVERSITY

# SPORTS PARK

NEWBURG ROAD / CHAMPIONS TRACE LANE

LOUISVILLE, KENTUCKY

HERITAGE ENGINEERING, LLC



16ZONE1022









# PC Recommendation

- Public Hearing was held on 9/29/2016
  - No one spoke in opposition to the request
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4, R-7, OR-3, M-1, M-2 and M-3 to C-2 by a vote of 7-0-1 (8 members voted)