

Case No. 15VARIANCE1070
6700 Enterprise Drive



Louisville Metro Board of Zoning Adjustment

Sherie' Long, Landscape Architect

November 2, 2015

Requests

- Variance from the Land Development Code (LDC), Section 5.3.4.D.4.a, to allow a proposed addition to exceed the maximum height.

Location	Requirement	Request	Variance
Building Height	50 feet	63 feet	13 feet

Case Summary / Background

- Applicant is proposing to construct a new building addition to the rear of the existing building.
- Addition is necessary to accommodate equipment for the operation of the facility.

Previous Cases/ Interested Parties

- **BL957359** - Building Permit for new building addition. - Pending
- **Const1500229** - MSD Construction Permit - Issued September 8, 2015
- **16944** - Minor Plat to create two lots from one tract. - Approved March 7, 2012
- **11778** - Street Closure - Approved October 15, 2008
- **10292** - Landscape and Tree Preservation review for new building addition. - Approved January 15, 2008

No inquiries have been received.

Zoning/Form Districts

Subject Property:

Existing: EZ-1/SW

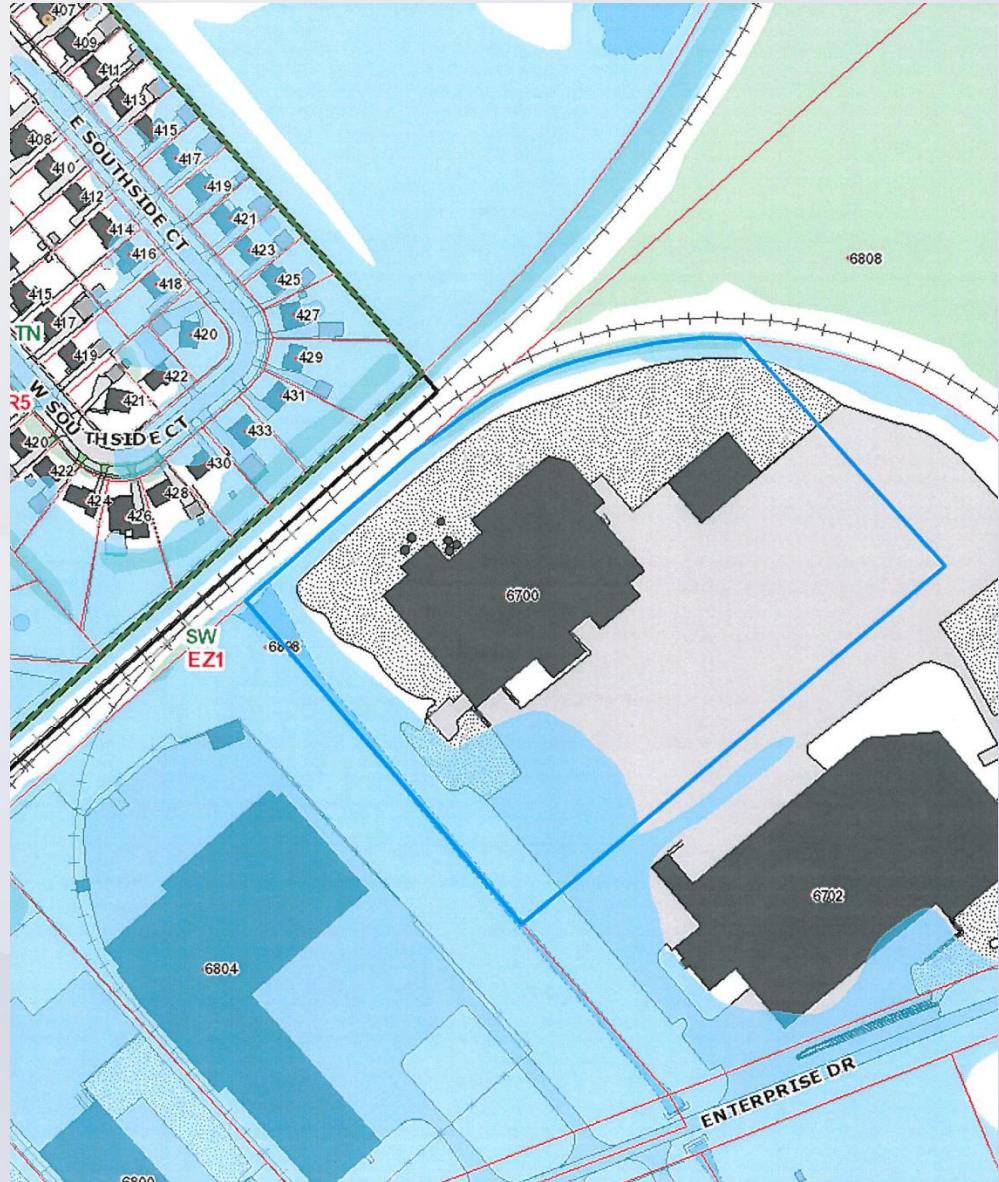
Adjacent Properties:

North: R-5/TN; EZ-1/SW

East: EZ-1/SW

South: EZ-1/SW

West: R-5/TN: EZ-1/SW



Aerial Photo/Land Use

Subject Property:

Existing:

Industrial/Manufacturing

Adjacent Properties:

North: Single Family

Residential / Railroad

ROW/Industrial/Manufacturing

East: Railroad

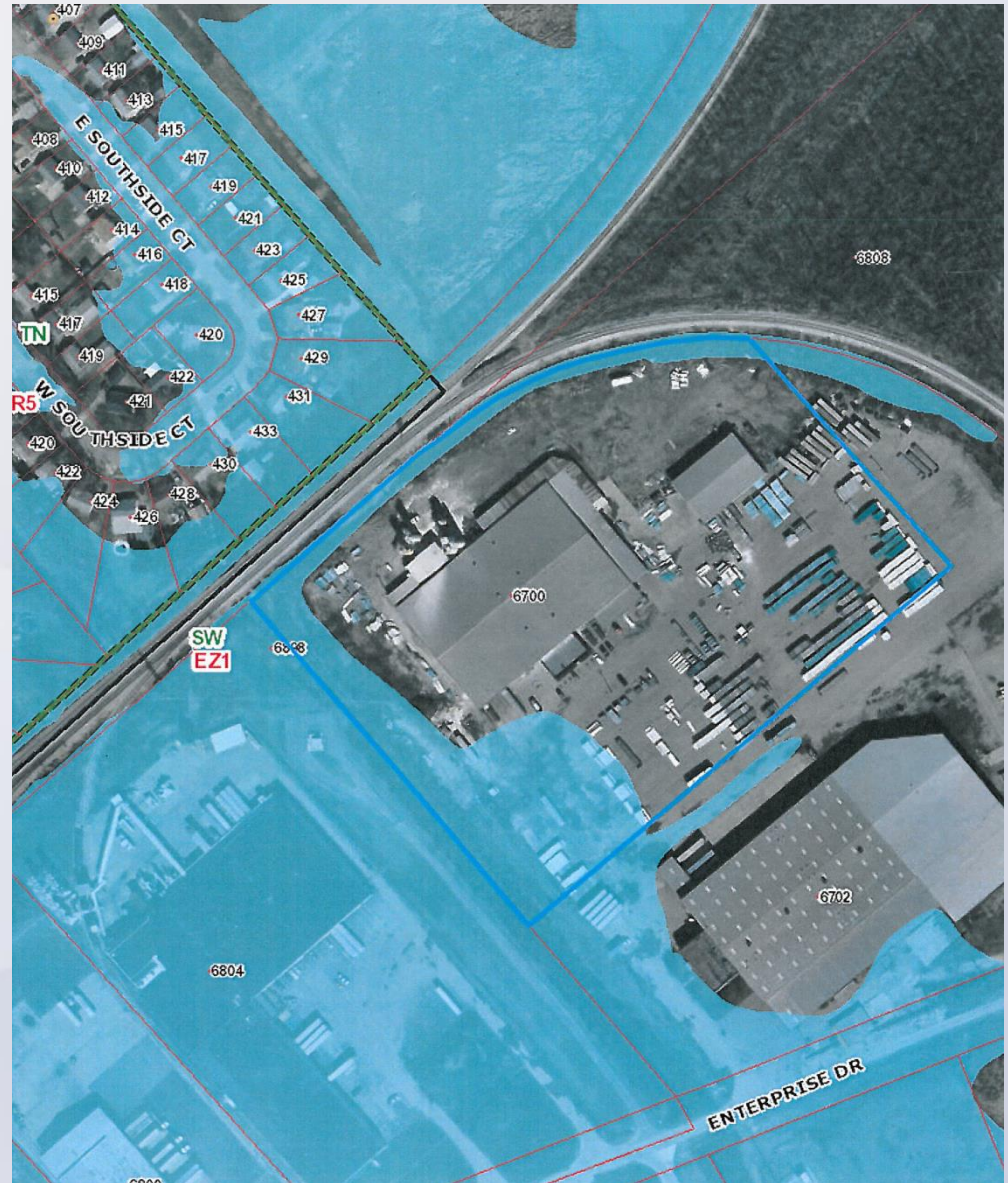
ROW/Industrial/Manufacturing

South: Industrial/Manufacturing

West: Single Family

Residential / Railroad

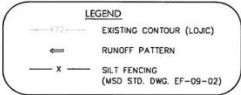
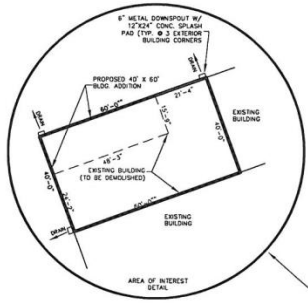
ROW/Industrial/Manufacturing



Site Plan

NORTH
SCALE: 1"=60'
CITY OF LOUISVILLE
JEFFERSON COUNTY
KENTUCKY

GRAPHIC SCALE

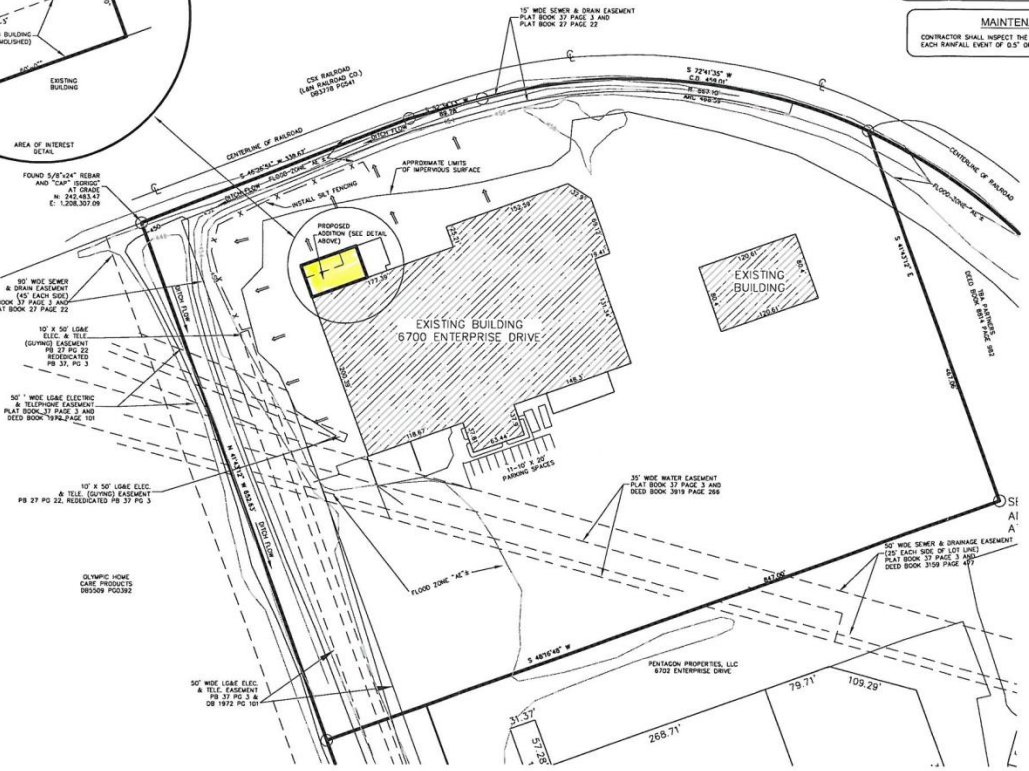
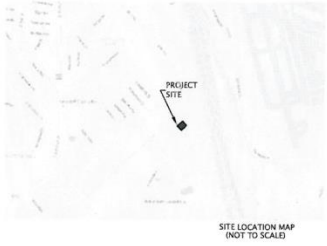


MEANSURE AREA
TOTAL SITE AREA = 12.165 ACRES
EXISTING IMPERVIOUS SURFACE: 9.419 ACRES
PROPOSED IMPERVIOUS SURFACE: 9.419 ACRES

STORMWATER NOTES:
Existing stormwater runoff patterns are shown on the site plan. All surface runoff from the project site will continue to drain to the existing ditches on the perimeter of the property. The ditches are located in a recorded easement as shown.
The proposed building addition is 40' x 60' (2400 SF) and is replacing an existing addition that is 20' x 20' SF, but the new addition is being built on existing impervious surface so that there will be no net increase in runoff from the post-constructed site.
Silt fencing should be installed along the top of banks of the existing ditch line, as shown, to protect the ditch from any potential sediments that could be washed off of the site. Actual site disturbance should be under 5,000 SF.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES:
The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any non-disturbing activity on the construction site. Any modifications to the approved EPSC plan must be reviewed and approved by MSD's Private Development Review Office. EPSC BMP's shall be installed per the plan and MSD Standards.
Detention basins, if applicable, shall be constructed first and shall perform as sediment traps during construction until the confining drainage drains are swayed and stabilized. Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
All stream crossings must utilize toe-water crossing structures per MSD Standard Drawing ER-02.
Sediment-trap structures recommended during site/soil, boring, or other excavation activities shall be proposed in a sediment trapping device prior to being discharged into a stream, pond, swale, or catch basin.
Where construction or land disturbing activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be installed as soon as practicable, but no later than 14 calendar days after the activity is ceased.
After completion of site work and site stabilization, developer/contractor is required to deep-seed sediment basin and restore to approved dimensions and volume. No built-up may be required.

MAINTENANCE NOTE
CONTRACTOR SHALL INSPECT THE EPSC CONTROLS EVERY 7 DAYS AND AFTER EACH RAINFALL EVENT OF 0.5" OR MORE.



UTILITY NOTE
All utilities shown on these plans are approximate. Individual service lines are not shown. The Contractor or Subcontractor shall notify the Utility Protection Center (U.P.C.) (Toll Free Phone No. 1-800-752-6007) forty-eight (48) hours in advance of any construction on this project. This number was established to provide accurate locations of existing below ground utilities (i.e. cables, electric wires, gas, and water lines). The Contractor shall be responsible for becoming familiar with all utility requirements set forth on the Plans in the Technical Specifications and Special Provisions.

NO.	DATE	REVISIONS	COMMENTS

J.L. McCoy & Company
Civil & Environmental Engineering
10000 Brownsboro Road, Suite 200
Jeffersonton, IN 47134
812-281-1077 Fax
jmcocoy@jmcocoy.com
DATE: 8/14/2016

HERITAGE PLASTICS BLDG. ADDITION
SITE PLAN
6700 ENTERPRISE DRIVE
LOUISVILLE, KY 40214

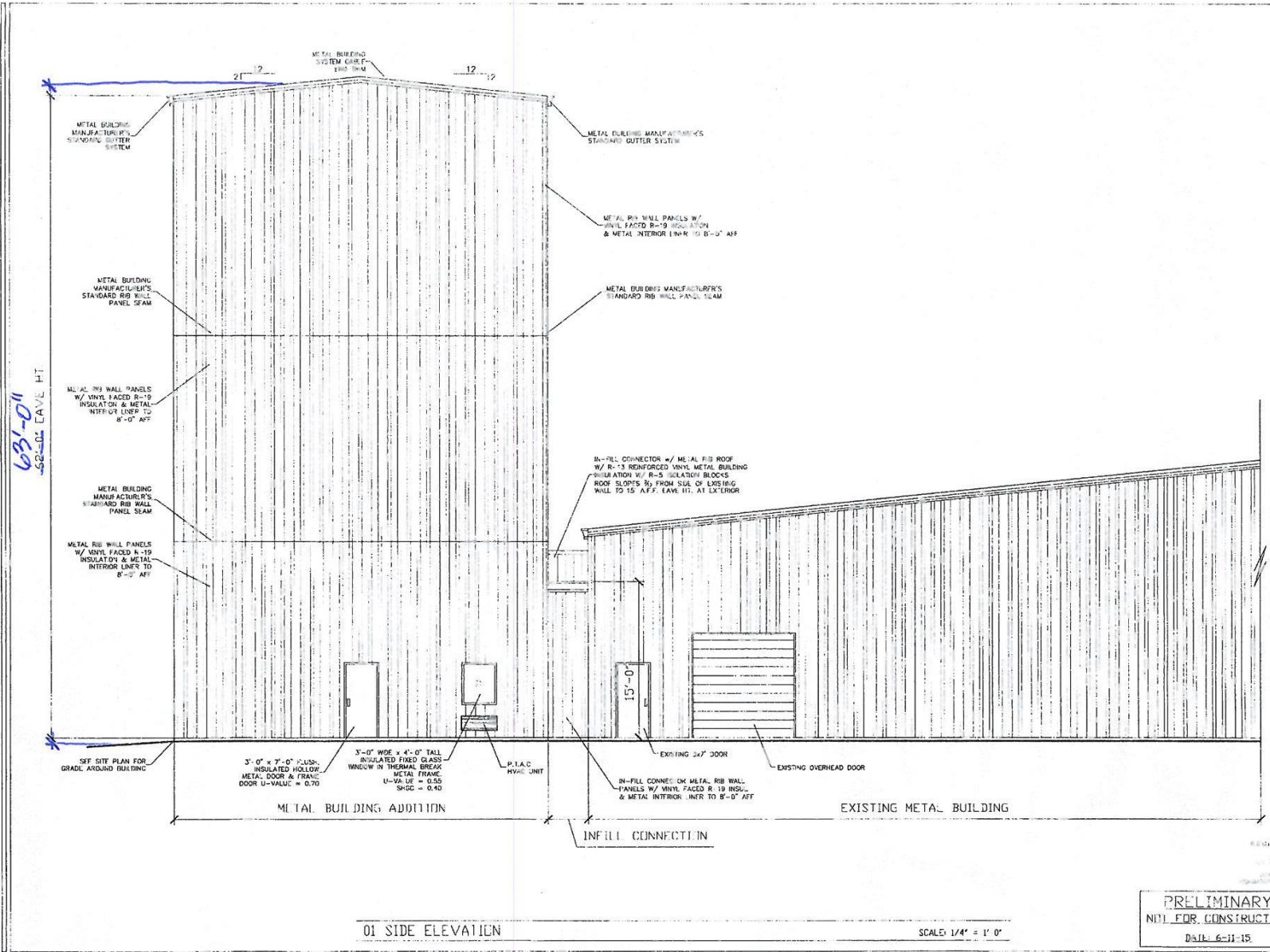
FILE NAME
0603-048

SHEET NO.
1 of 1

WM #4581

15VARLANE1070

ISVARIANLE1070



63'-0" CAVE HT

01 SIDE ELEVATION

SCALE: 1/4" = 1' 0"

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 6-11-15

BRASCH
CONSTRUCTORS, INC.
901 LAMPTON STREET
LOUISVILLE KENTUCKY 40214
(502) 587-7176 (502) 587-7180 FAX

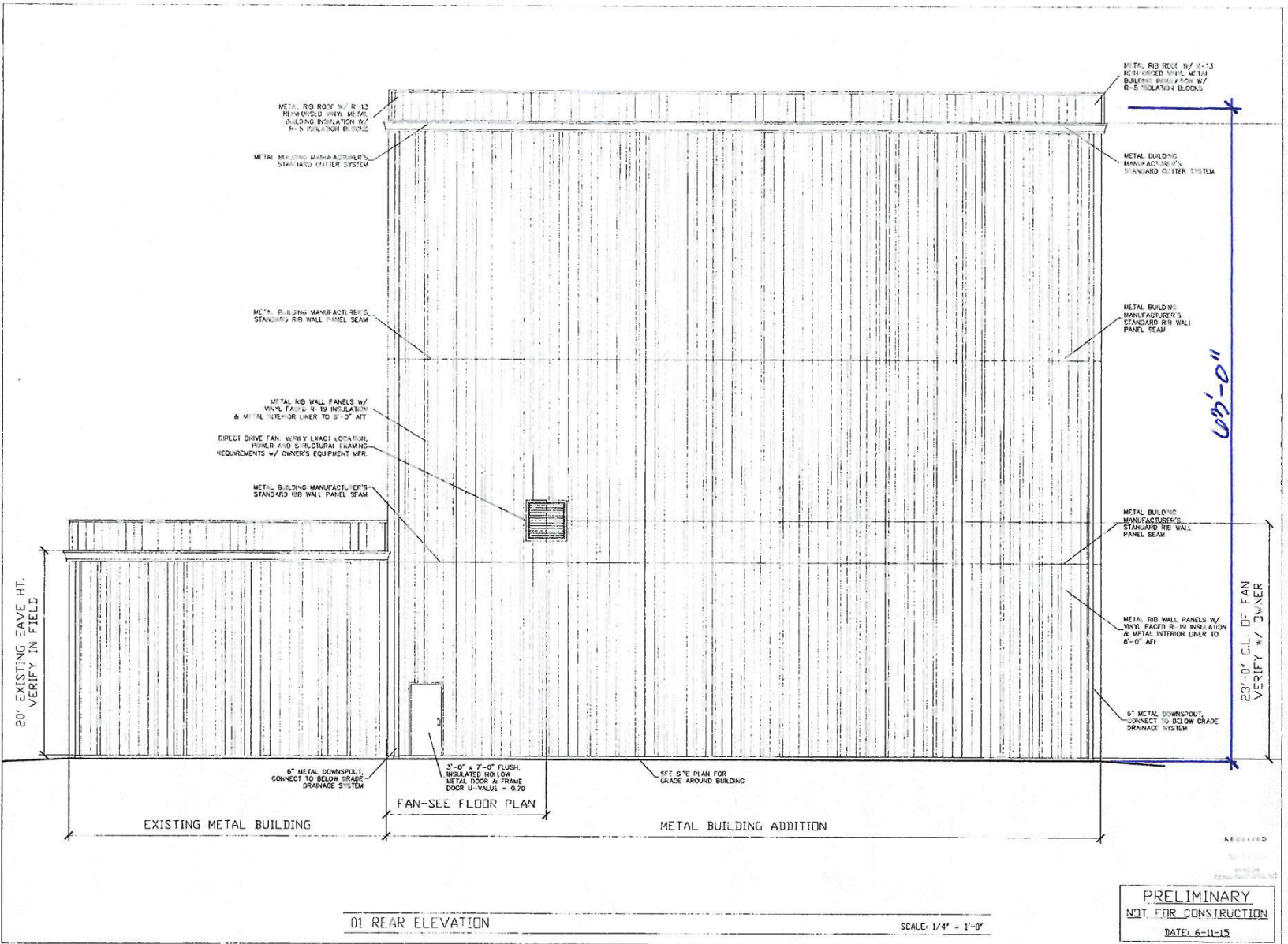
NEW ADDITION
HERITAGE PLASTICS
6700 ENTERPRISE DRIVE
LOUISVILLE, KENTUCKY 40214

EDWARD EICHE ARCHITECT
10014 TUPPERENCE TRACE
LOUISVILLE KENTUCKY 40223
(502) 797-1441 (502) 244-4865 FAX

DRAWN BY	...
REVIEW BY	...
DATE	6/11/15
DRAWING CHECK	...
EXTERIOR ELEVATIONS	...
REVISIONS	...

A2.02
SHEET NUMBER

15VARLAN1E1070



005'-0"

23'-0" C.L. OF FAN
VERIFY W/ OWNER

01 REAR ELEVATION

SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 6-11-15

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CONSTRUCTORS, INC.**
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LOUISVILLE, KENTUCKY 40214
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NEW ADDITION
HERITAGE PLASTICS
6700 ENTERPRISE DRIVE
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EDWARD EICHE ARCHITECT
10011 TUPPENCE TRACE
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(502) 797-1441 (502) 244-4965 FAX

DESIGNED BY	_____
DRAWN BY	_____
CHECKED BY	_____
DATE	05/15/15
SHEET SIZE	EXTERIOR
ELEVATIONS	_____
REVISIONS	_____

A2.01
SHEET NUMBER



10/16/2015 12:24



10/16/2015 12:24



10/16/2015 12:24



NOTICE
AUTHORIZED
PERSONNEL ONLY

10/16/2015 12:25



10/16/2015 12:25



10/16/2015 12:25



BLDG
2

atkore
PLASTIC PIPE CORP.

10/16/2015 12:27

Standard of Review and Staff Analysis

Standards of review : Pages 2 and 3

- New building addition's height is directly linked to the requirements of the equipment necessary for the facility operation.
- Plus the height will be similar to the existing storage tanks located adjacent to the new facilities.

Board of Zoning Adjustment must determine if the proposal meets the standard for a variance established in the Development Code based on the testimony and evidence provided at the public hearing.

Approve or Deny

- Variance from the Land Development Code (LDC), Section 5.3.4.D.4.a, to allow a proposed addition to exceed the maximum height.

Location	Requirement	Request	Variance
Building Height	50 feet	63 feet	13 feet