



CONDITIONAL USE PERMIT
FOR
ATHLETIC FIELDS

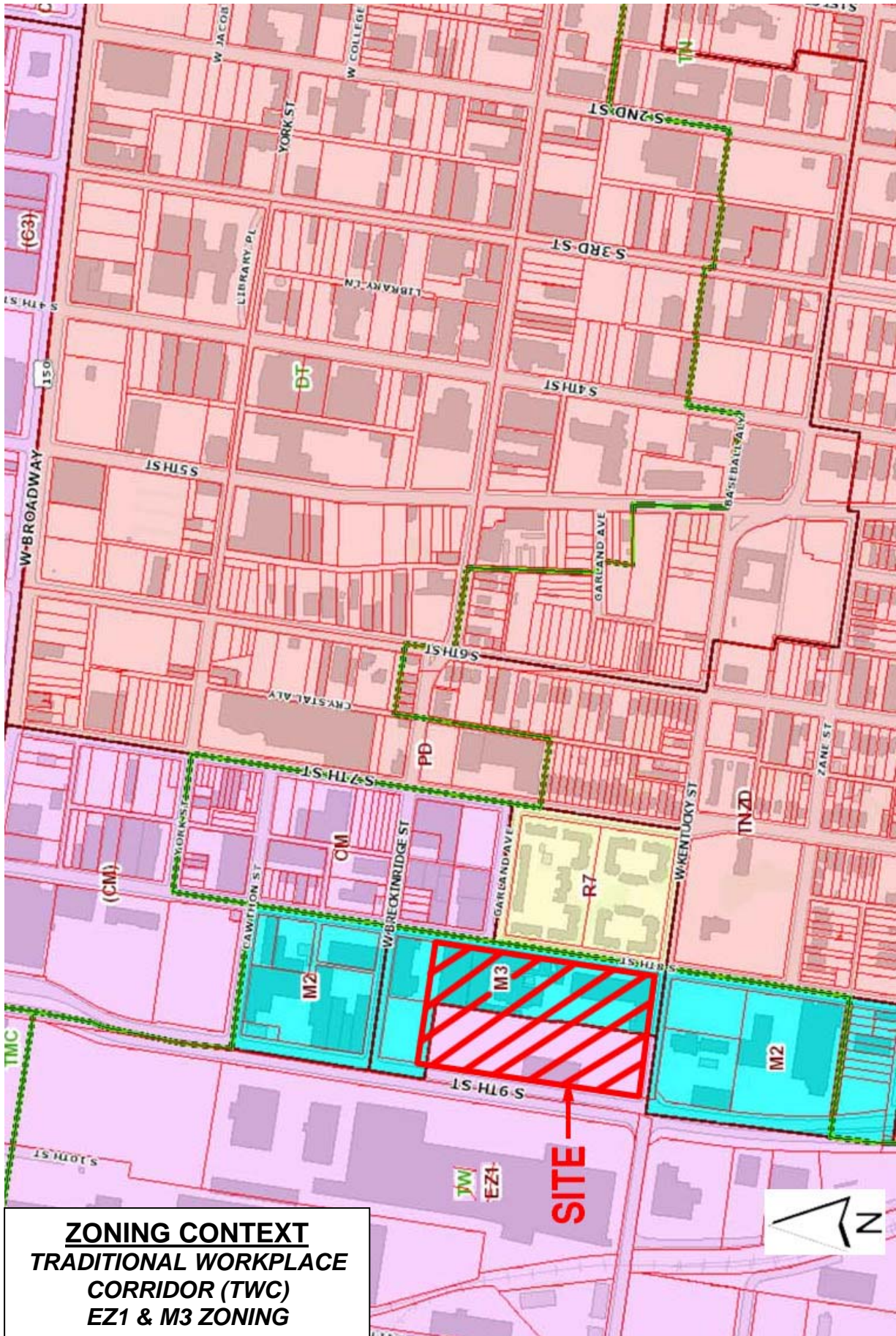
SPALDING UNIVERSITY ATHLETIC FIELDS
916 South 8th Street ~ Louisville, Kentucky 40203

APPLICANT: SPALDING UNIVERSITY, Inc.

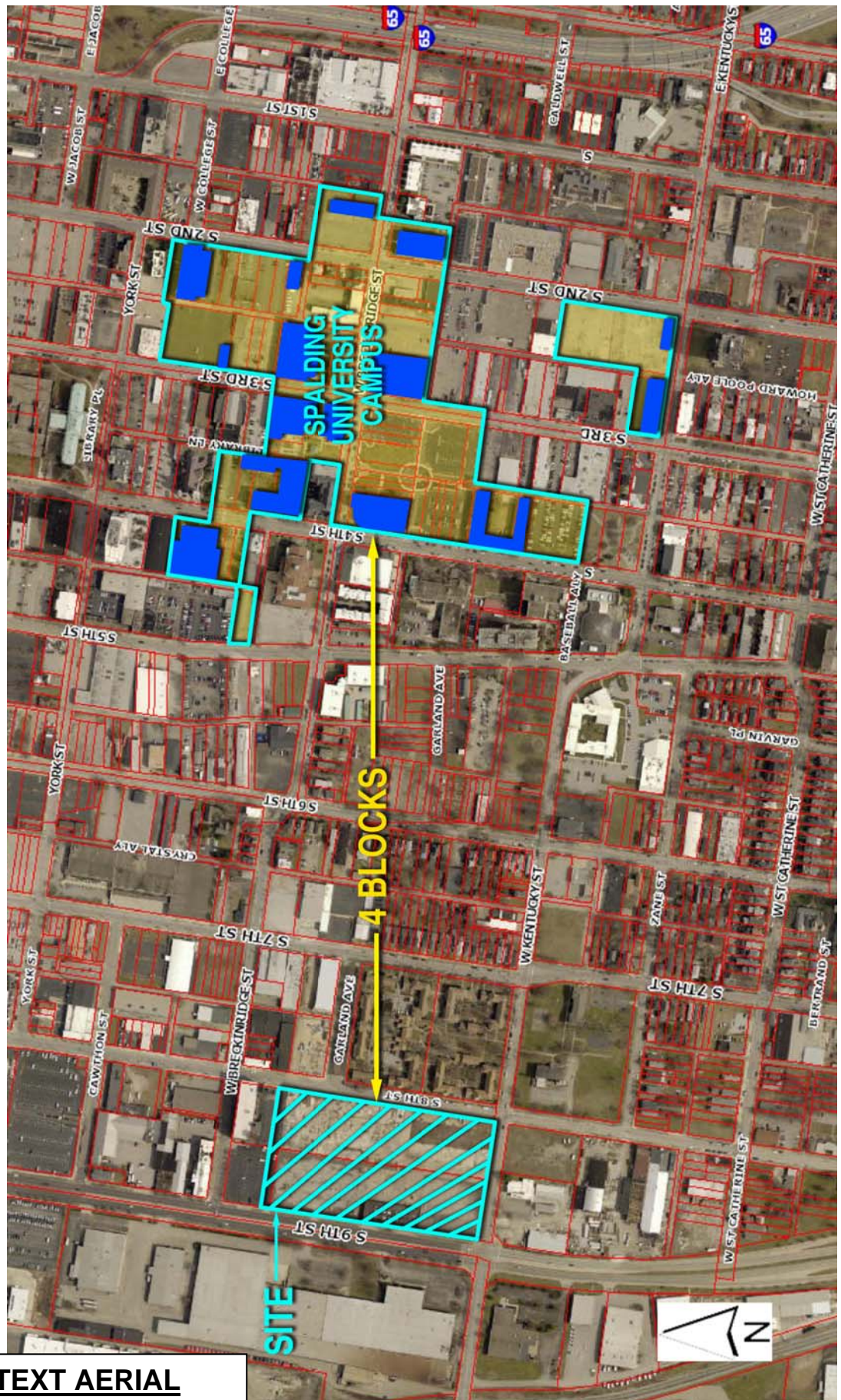
Case No. 16CUP1081
Applicant's Public Hearing Exhibits
April 17, 2017

1. **Zoning Context of Subject Property**
2. **Context Aerial of Subject Property & Existing Campus**
3. **Aerial of Existing Site Conditions**
4. **Photographs of Existing Site Conditions**
5. **Propose Conditional Use Permit Plan**
6. **Proposed Color-Rendered CUP Plan**
7. **Conceptual Renderings of Proposed Athletic Fields**
8. **Proposed Lighting Plan**
9. **Proposed Findings of Fact**

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY ~ 608 S. THIRD STREET
LOUISVILLE, KENTUCKY 40202



ZONING CONTEXT
TRADITIONAL WORKPLACE
CORRIDOR (TWC)
EZ1 & M3 ZONING



CONTEXT AERIAL



EXISTING SITE
CONDITIONS

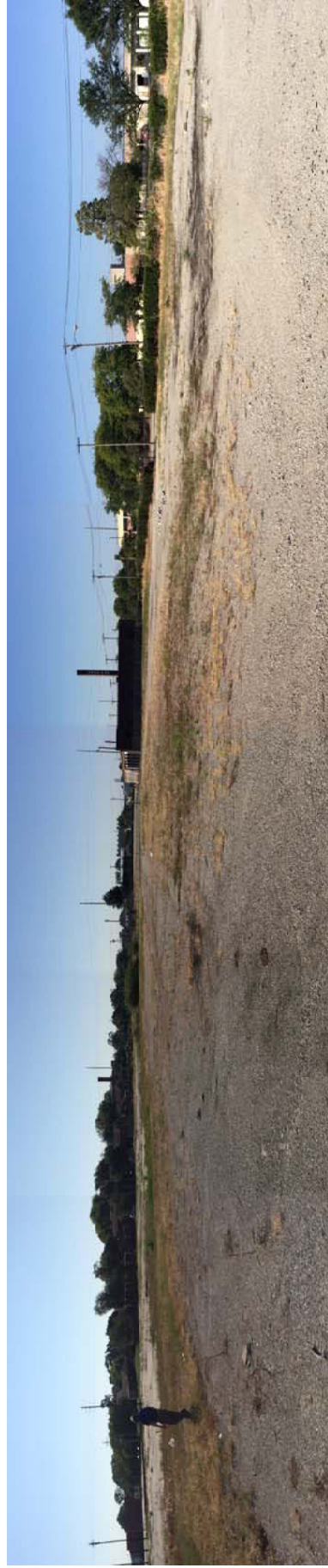
EXISTING SITE
CONDITIONS



View north from center of site.



View southwest toward existing building to be demolished.



View south from northern edge of site.



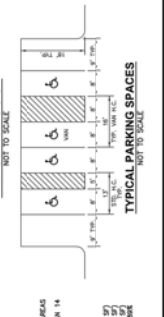
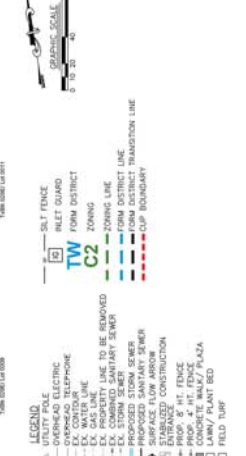
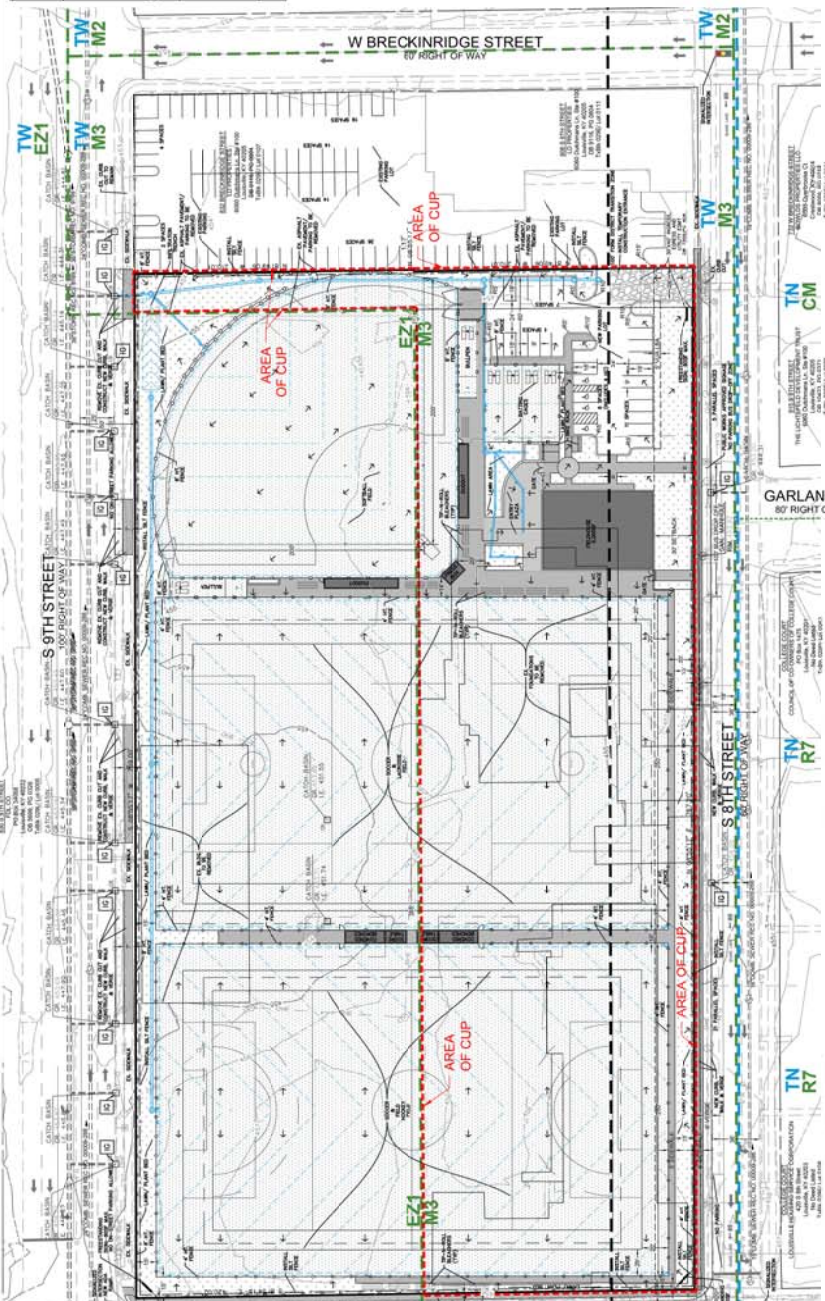
SITE DATA
 NO. LOTS: 1
 TOTAL AREA: 1.14 AC (49,200 SQ. FT.)
 ZONING: TW M2
 DISTRICT: TW M2
 DISTRICT NAME: TW M2
 DISTRICT CODE: TW M2
 DISTRICT DESCRIPTION: TW M2
 DISTRICT MAP: TW M2

PARKING SUMMARY
 SEATING PROVIDED = 300
 STAMPS = 10 PRIVATE, CONCESSION STAMP PER GAME
 MIN. PARKING REQUIRED (1000 SEAT) = 75
 4 FLOOR AT MAX CAPACITY (1000) = 200
 1 SPACE PER 2.5 SEATS (1000 SEATS) = 400 SPACES
 2.5 PEOPLE AT MAX CAPACITY (1000) = 400
 OFF-STREET PARKING = 30
 ON-STREET PARKING = 28

LDC CHAPTER 10 REQUIREMENTS
 THE PROPOSED LOT IS WITHIN THE PARKING DISTRICT AS SHOWN ON THE LDC MAP. THE PROPOSED LOT IS WITHIN THE PARKING DISTRICT AS SHOWN ON THE LDC MAP. THE PROPOSED LOT IS WITHIN THE PARKING DISTRICT AS SHOWN ON THE LDC MAP.

YARD REQUIREMENTS
 FRONT YARD MINIMUM: 0
 SIDE YARD MINIMUM: 0
 REAR YARD MINIMUM: 0
 MAX. BLDG. HEIGHT AT STREET: 45' OR 3 STORY

BICYCLE PARKING CALCULATIONS
 LOT AREA (SQ. FT.): 49,200
 BICYCLE SPACES: 8
 (1 SPACE PER 6,150 SQ. FT.)



EPSC NOTES
 1. THE PROPOSED LOT IS WITHIN THE PARKING DISTRICT AS SHOWN ON THE LDC MAP. THE PROPOSED LOT IS WITHIN THE PARKING DISTRICT AS SHOWN ON THE LDC MAP. THE PROPOSED LOT IS WITHIN THE PARKING DISTRICT AS SHOWN ON THE LDC MAP.

EPSC CONCEPT PLAN
 1. THE PROPOSED LOT IS WITHIN THE PARKING DISTRICT AS SHOWN ON THE LDC MAP. THE PROPOSED LOT IS WITHIN THE PARKING DISTRICT AS SHOWN ON THE LDC MAP. THE PROPOSED LOT IS WITHIN THE PARKING DISTRICT AS SHOWN ON THE LDC MAP.

IMPERVIOUS AREA CALCULATIONS
 TOTAL IMPERVIOUS AREA: 1.14 AC (49,200 SQ. FT.)
 PERCENT IMPERVIOUS AREA: 100%

**PROPOSED
 CONDITIONAL USE PERMIT
 PLAN**

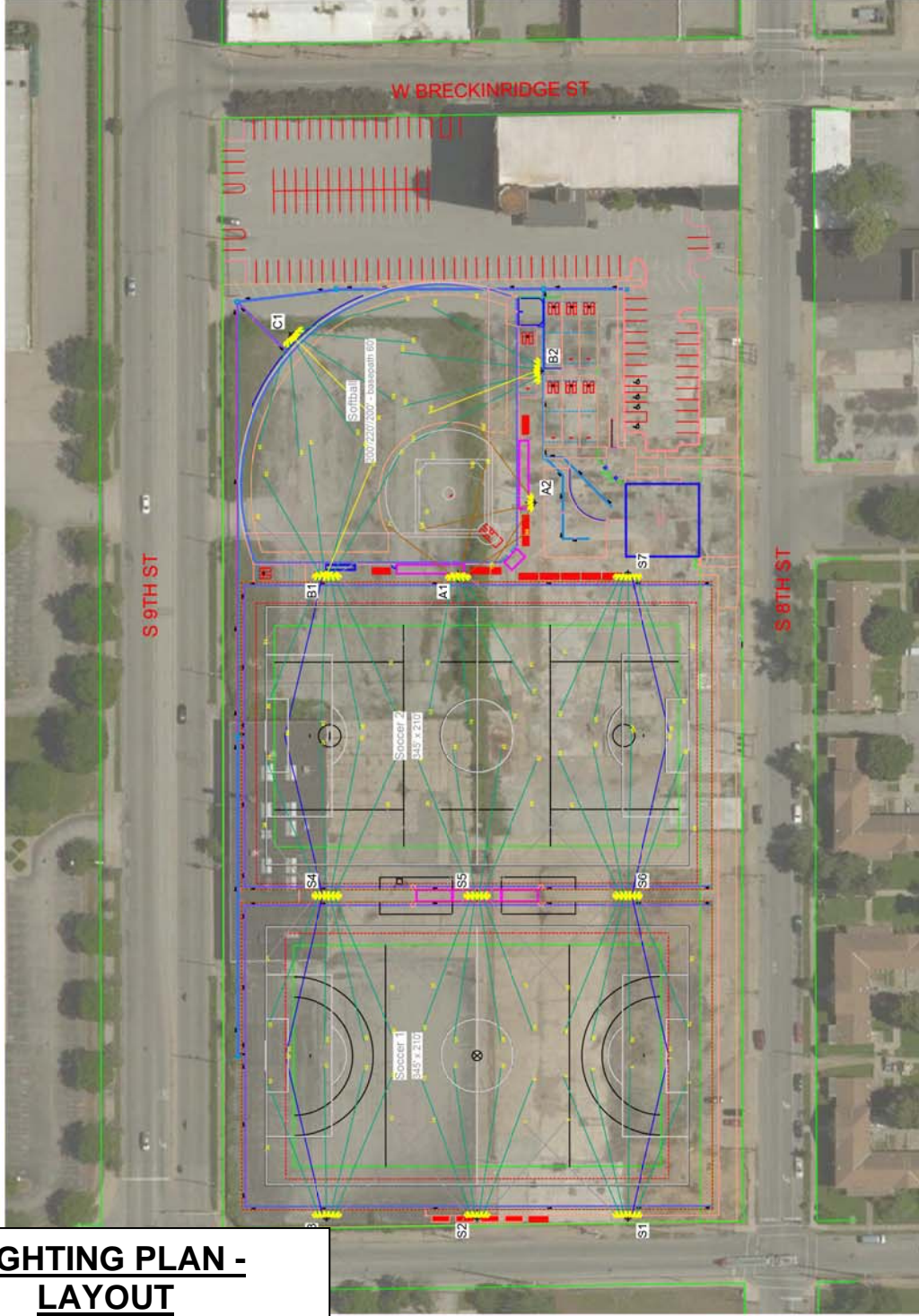


PROPOSED COLOR RENDERED CUP PLAN



CONCEPT RENDERINGS

LIGHTING PLAN - LAYOUT



SCALE IN FEET 1" = 80'



ENGINEERED DESIGN By: D.Alexander • File #173832A • 31-Jan-17

Pole location(s) + dimensions are relative to (0,0) reference point(s)

Spaulding Univ Soccer/Softball Louisville, KY

EQUIPMENT LAYOUT

INCLUDES:
- Soccer 1
- Soccer 2
- Softball

Electrical System Requirements: Refer to Ampage/Load for the Musco Control System Summary for electrical loading.
Installation Requirements: Results assume a 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	CLASS	MODEL NUMBER	LUMINAIRE	POLE	HEIGHT	WATT
1	A1	LS5700	70'	TLC-LED-1150	4/6"	4/6"	4
1	A2	LS5700	70'	TLC-LED-1150	4/6"	4/6"	4
1	B1	LS5700	70'	TLC-LED-1150	6/7"	6/7"	1
2	B2, C1	LS5700	25'	TLC-LED-1150	1	1	1
3	S1, S3	LS5700	70'	TLC-LED-1150	6	6	6
1	S2	LS5700	70'	TLC-LED-1150	6	6	6
2	S4, S6	LS5700	70'	TLC-LED-1150	7/7"	7/7"	7
1	S5	LS5700	70'	TLC-LED-1150	6/6"	6/6"	6
1	S7	LS5700	70'	TLC-LED-1150	6/6"	6/6"	6

*This structure utilizes a back-to-back mounting configuration.

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Line Amperage Per Luminaire (line feet)	208	240	277	347	380	480
Line Amperage	0.8	1.0	1.2	1.5	1.7	2.1
Line Amperage	2.0	2.4	2.8	3.5	4.0	4.9



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EQUIPMENT LAYOUT

Spaulding Univ Soccer/Softball

Louisville, KY

GRID SUMMARY	
Name:	Spilly/Glare - Roadway
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY	
Scan Average:	0.0164
Maximum:	0.064
Minimum:	0.000
No. of Points:	107

LUMINAIRE INFORMATION	
Color / CRI:	5700K - 75 CRI
Luminaire Output:	121,000 lumens
No. of Luminaires:	109
Total Load:	123.35 kW

LUMINAIRE INFORMATION	
Luminaire Type:	L80 hrs
TLC-LED-1150:	>51,000
L80 hrs:	>51,000
L70 hrs:	>51,000

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.5% dirt depreciation factor.

Field Measurements: Individual field measurements may vary from those shown. Measurements should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical loading.

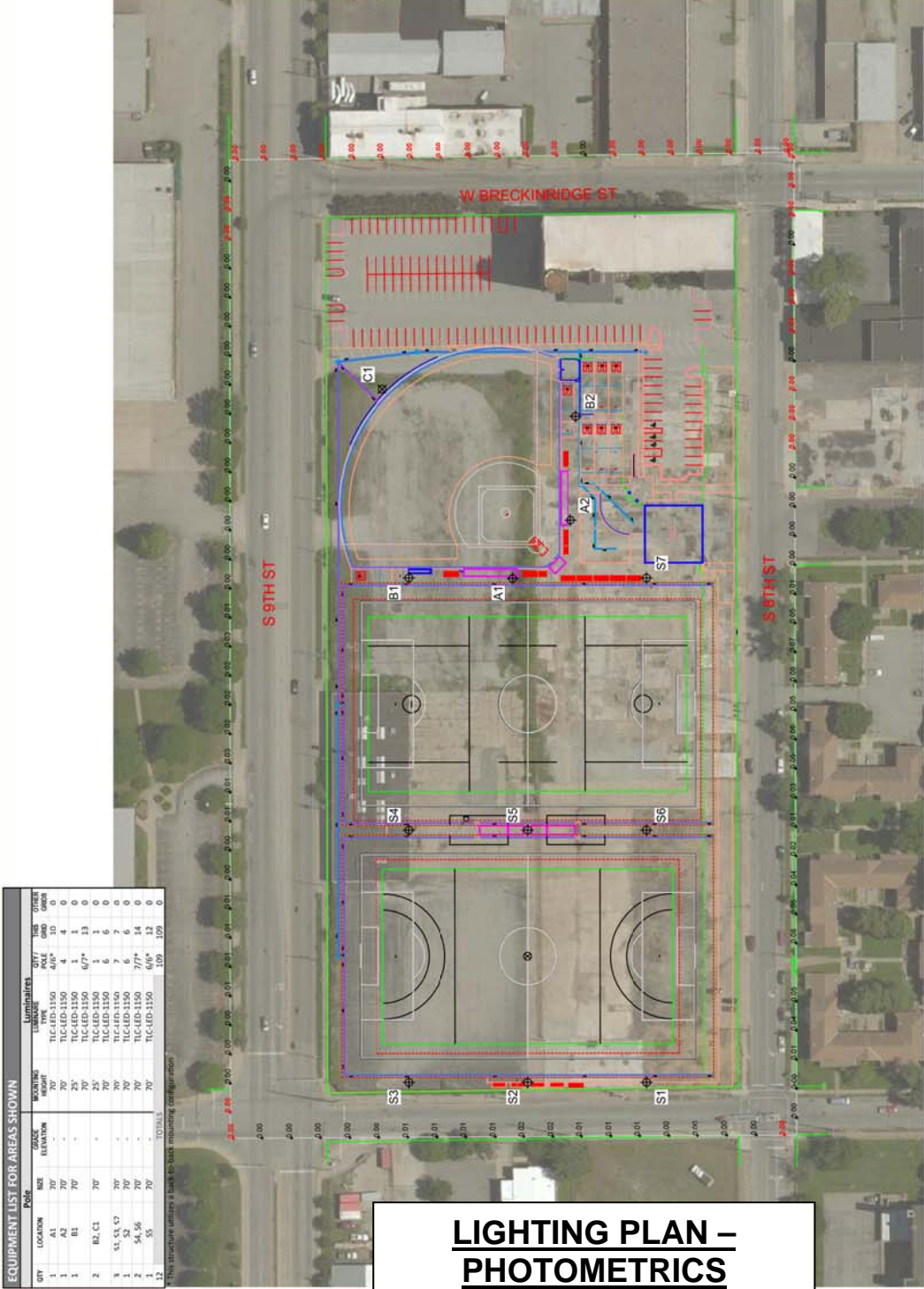
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY



EQUIPMENT LIST FOR AREAS SHOWN			
QTY	LOCATION	SIZE	DESCRIPTION
1	A1	70"	TLC-LED-1150 46"
1	A2	70"	TLC-LED-1150 46"
1	B1	70"	TLC-LED-1150 67"
2	B2, C1	70"	TLC-LED-1150 1 1 0
1	S1, S3, S5	70"	TLC-LED-1150 6 6 0
2	S4, S6	70"	TLC-LED-1150 77" 14 0
1	S5	70"	TLC-LED-1150 66" 13 0

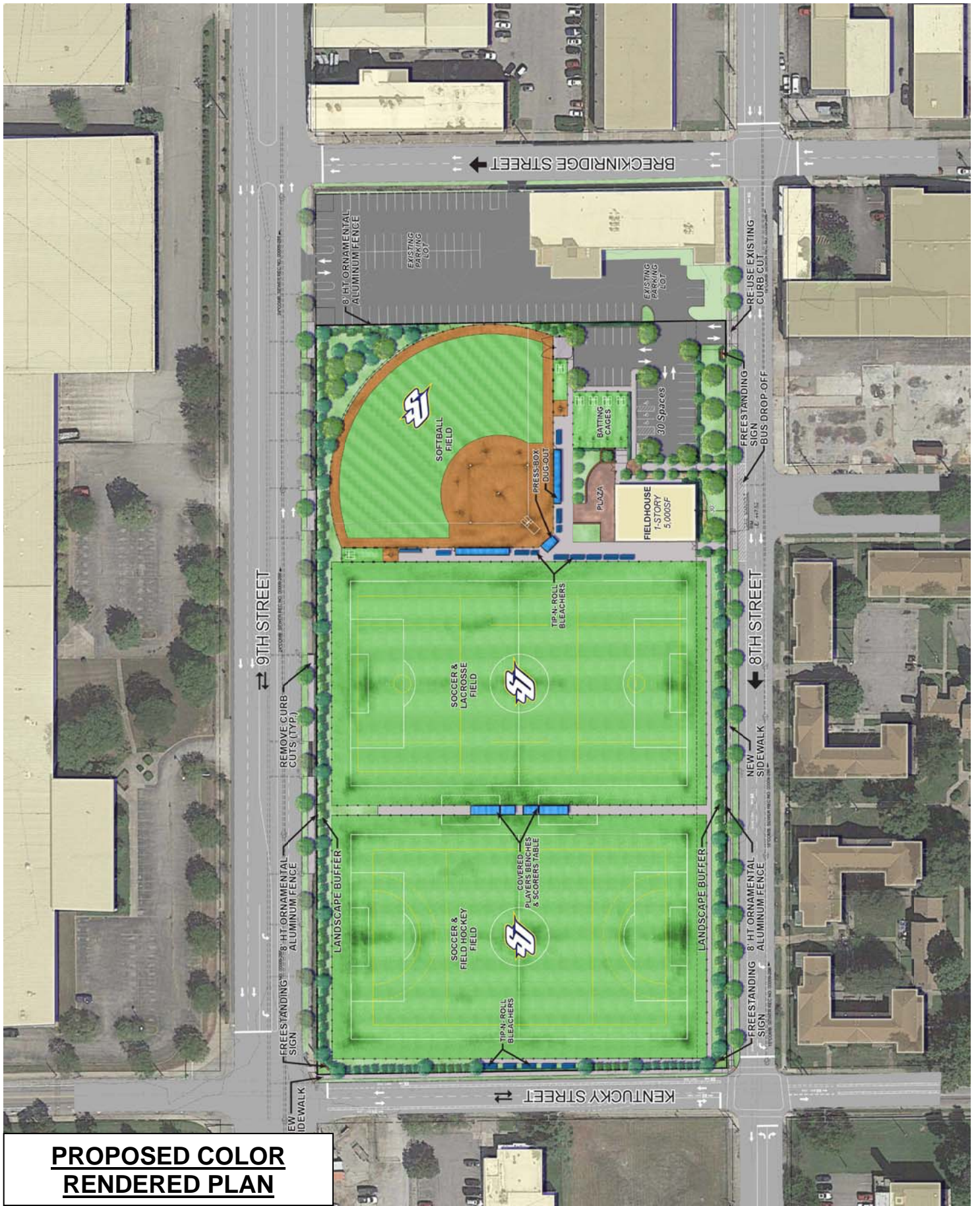
*This structure contains a bank to bank mounting configuration.

LIGHTING PLAN - PHOTOMETRICS

Pole locations (+) dimensions are relative to 0.0 reference points)



SCALE IN FEET 1 : 100
ENGINEERED DESIGN By: D.Alexander • File #173832A • 31-Jan-17



PROPOSED COLOR RENDERED PLAN

PROPOSED FINDINGS OF FACT
FOR
CONDITIONAL USE PERMIT
SPALDING UNIVERSITY ATHLETIC FIELDS
APPLICANT: SPALDING UNIVERSITY, Inc.

April 17, 2017
Case No. 16CUP1081

WHEREAS, the Louisville Metro Board of Zoning Adjustment finds, based on the staff report, the evidence and testimony presented at the public hearing, including the applicant's justification statement and proposed findings of fact, that the proposed Conditional Use Permit for athletic fields be allowed in the M-3 Zoning District in the Traditional Workplace Form District complies with the Cornerstone 2020 Comprehensive Plan Guideline 1.B.9. because it supports the reinvestment, rehabilitation, and redevelopment of vacant urban property supporting the intercollegiate soccer and softball programs of Spalding University – an urban campus 4 blocks east of the subject property and within walking distance; Guideline 3.21 of the Comprehensive Plan because the site will provide a green open space buffer between ex. College Court apartments to the east of 8th Street and other industrial/business uses west of 9th Street; and because the proposed use is compatible in terms of mass, height, intensity and character within the surrounding neighborhood;

WHEREAS, the Board further finds that the proposed athletic facilities are compatible with the surrounding land uses and the general character of the area because the proposed 5,000 square foot single-story fieldhouse will serve the athletic teams and patrons and will not be an intrusion into the neighborhood; the site will provide open space within the Traditional Workplace Form District; a lighting plan has been prepared that complies with NCAA requirements and meets the requirements of the Metropolitan Lane Development Code; the other half of the subject property is zoned EZ-1 and allows athletic fields as a permitted use; intercollegiate men's and women's soccer and women's softball games should be completed by 9:00pm during the season and will not create a nuisance for surrounding land uses; and the site's perimeter will be fenced to contain play within the property boundary;

WHEREAS, the Board further finds that there are public facilities available to adequately serve the proposed use because the site is in close proximity to existing TARC stop at 7th and Kentucky Streets; an existing shared curb cut is utilized as the sole means of ingress/egress so no new curb cuts are proposed; adequate provisions have been made for off-street parking and signage; the proposed use will not impact peak-hour traffic volumes; the site will support the recreational and intercollegiate athletic teams of Spalding University – located within 4 blocks of the subject property; all necessary utilities are available to serve the site; and the site will utilize MSD's Best Management Practices (BMP's) for storm water management, including infiltrating storm water runoff to reduce combined sewer overflows;

WHEREAS, the Board further finds that relief from LDC Chapter 4.2.8.A. stating the athletic fields are to be located in a suburban form district is appropriate because Spalding University is located in the Downtown and Traditional Neighborhood - 4 blocks east of the proposed athletic fields; the subject property is located within the Traditional Workplace Form District; the urban nature of the Spalding University campus would be in convenient, walking distance to the athletic fields; and the proposed use supports the university's intercollegiate soccer and softball programs;

WHEREAS, the Board further finds that appropriate provisions have been made to address vehicular and pedestrian circulation patterns because the site is served by the perimeter urban sidewalk network, bus drop-off zones have been identified and striped which will not obstruct through traffic, adequate provisions for 56 off-street parking spaces have been made; the site will utilize a shared access point; interior sidewalks will connect pedestrians/patrons to the existing public sidewalks; that the applicant's lighting plan meets the requirements of Chapter 4.1.3 of the Metropolitan Land Development Code; that no structure, parking area, or outdoor recreational facility are located within 30 feet of the perimeter property line; and that a proposed 6-ft high by 10-ft wide sign complies with LDC Chapter 8 requirements;

WHEREAS, the Board further finds that relief from LDC Chapter 4.2.8.G-H is appropriate because the site's urban location will support the intercollegiate athletic programs of Spalding University located within 4 blocks of the subject property; the EZ-1 zoned portion of the subject property already allows athletic fields as a permitted use; the proposed athletic fields are not a transitional or temporary use pending future industrial development, do not provide for the open space needs of the employees of an industrial park, and is not a part of a greenway or located on other environmentally-constrained lands; proposed site development standards comply with the Land Development Code and the Comprehensive Plan; and the proposed athletic fields represent an appropriate use and redevelopment in the neighborhood;

BE IT RESOLVED, that the Louisville Metro Board of Zoning Adjustment hereby approves a Conditional Use Permit for athletic fields in the M-3 Zoning District on property located at 916 S. 8th Street.