

21-MCUP-0009
1200 Story Avenue



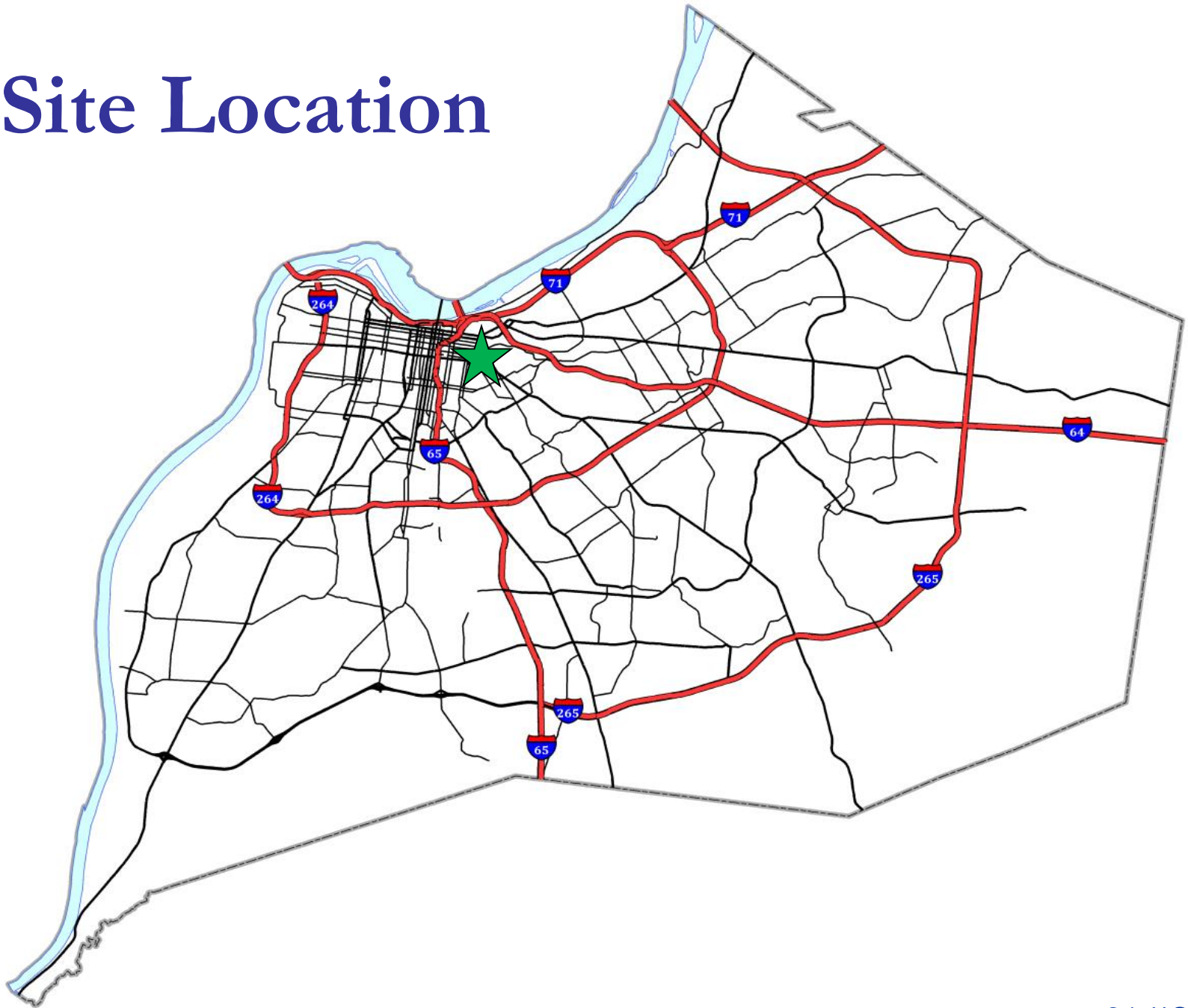
Louisville Metro Board of Zoning Adjustment
Business Session

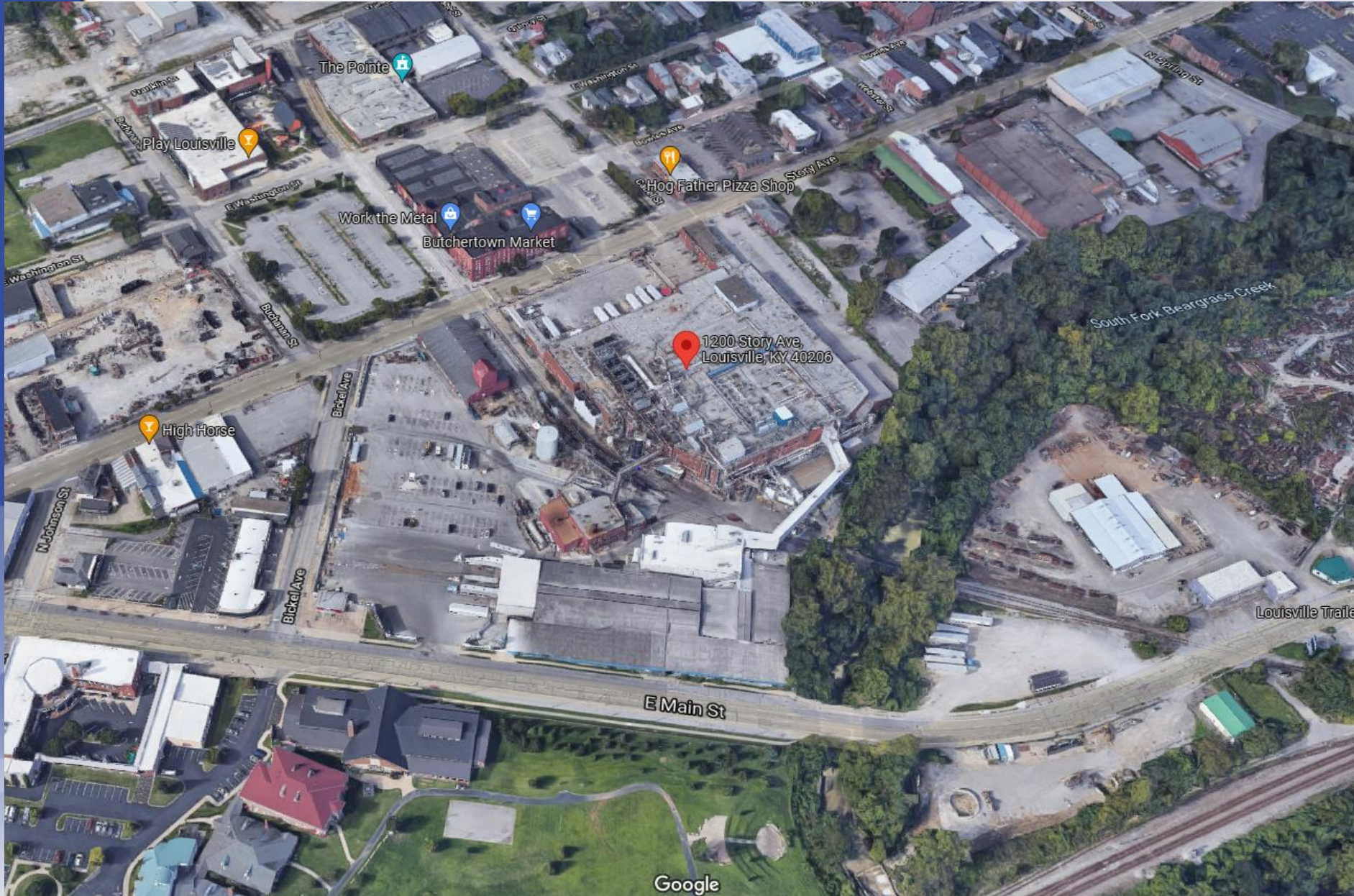
Jon E. Crumbie, Planning & Design Coordinator
December 6, 2021

Request(s)

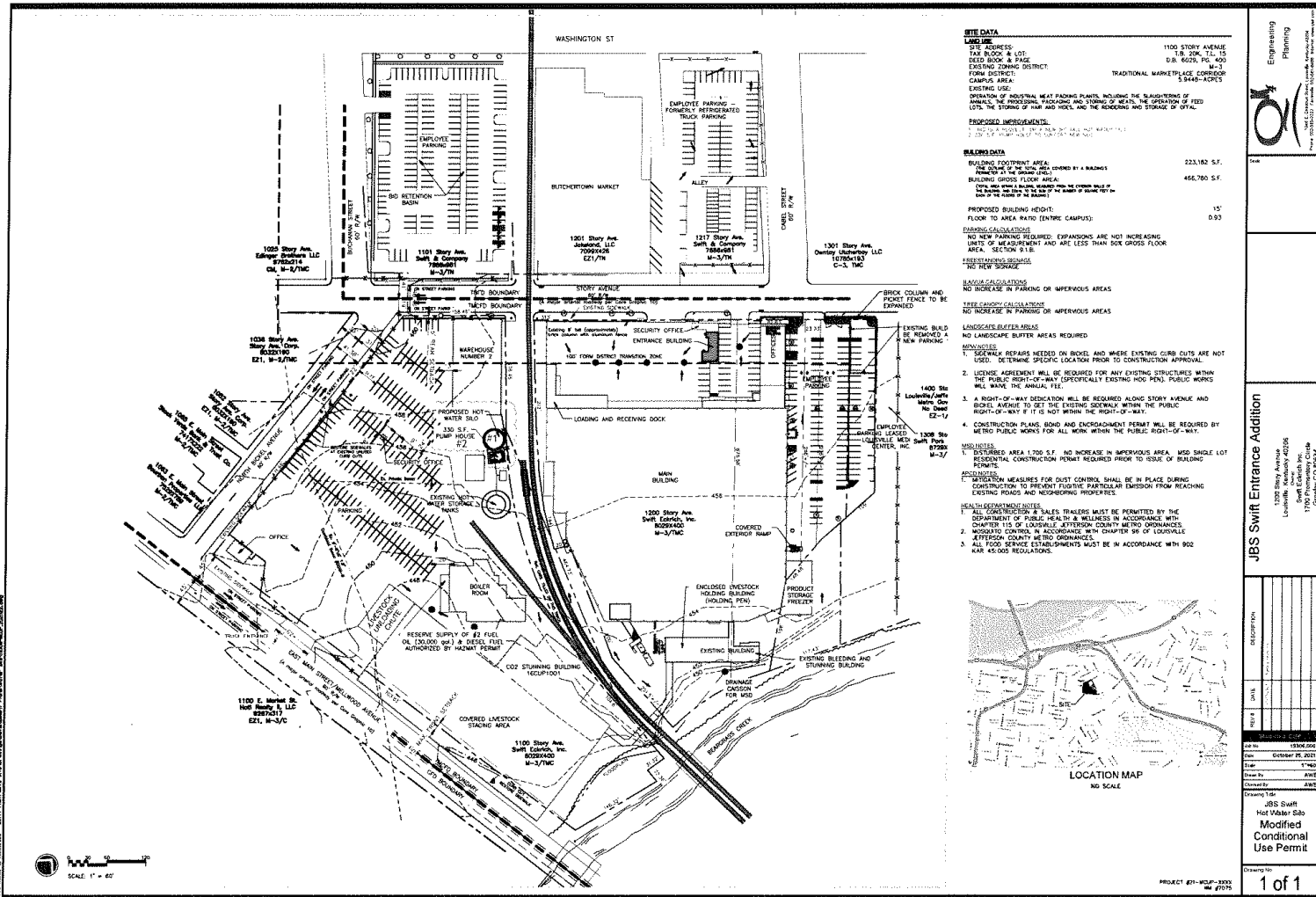
- Modified Conditional Use Permit to allow the replacement of a hot water silo with a 330 square foot pump house

Site Location





Site Plan



SITE DATA

LAND USE	1100 STORY AVENUE
SITE ADDRESS	18 2ND FL. 15
DEED BOOK & PAGE	D.B. 6025, PG. 400
EXISTING ZONING DISTRICT	M-3/TMC
FORM DISTRICT	TRADITIONAL MARKETPLACE CORRIDOR
CAMPUS AREA	3.848 ACRES

EXISTING USE:
OPERATION OF INDUSTRIAL MEAT PACKING PLANTS, INCLUDING THE SHEDDINGS OF ANIMALS, THE PROCESSING, PACKAGING AND STORING OF MEATS, THE OPERATION OF FEED LOTS, THE STORING OF HAY AND HICKS, AND THE RECEIVING AND STORAGE OF OTHER.

PROPOSED IMPROVEMENTS:
1. ADD A POOL OF 150,000 GALLONS OF WATER TO THE SITE.
2. ADD 200,000 GALLONS OF WATER TO THE SITE.

BUILDING DATA

BUILDING FOOTPRINT AREA	233,182 S.F.
PAVEMENT AREA	456,780 S.F.
BUILDING GROSS FLOOR AREA	456,780 S.F.
FLOOR TO AREA RATIO (ENTIRE CAMPUS)	0.93

PROPOSED BUILDING HEIGHT: 15'
FLOOR TO AREA RATIO (ENTIRE CAMPUS): 0.93

PARKING CALCULATIONS:
NO NEW PARKING REQUIRED; EXPANSIONS ARE NOT INCREASING UNITS OF MEASUREMENT AND ARE LESS THAN BOX GROSS FLOOR AREA - SECTION 91-B.

STREETCLOSING PERMITS:
NO NEW STORAGES

LANDSCAPE CALCULATIONS:
NO INCREASE IN PARKING OR IMPERVIOUS AREAS

TREE CANOPY CALCULATIONS:
NO INCREASE IN PARKING OR IMPERVIOUS AREAS

LANDSCAPE BUFFER AREAS REQUIRED:
NO LANDSCAPE BUFFER AREAS REQUIRED

MONUMENTS:
1. SIGNAGE REPAIRS NEEDED ON MONUMENTS AND WHERE EXISTING CURB CUTS ARE NOT USED, SETTING SPECIFIC LOCATION PRIOR TO CONSTRUCTION APPROVAL.

2. LICENSE AGREEMENT WILL BE REQUIRED FOR ANY EXISTING STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY (SPECIFICALLY EXISTING HOOD PENS). PUBLIC WORKS WILL WAIVE THE ANNUAL FEE.

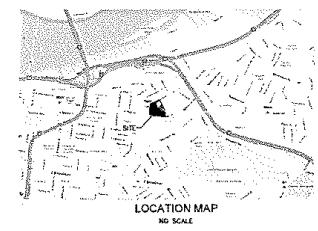
3. A RIGHT-OF-WAY DEDICATION WILL BE REQUIRED ALONG STORY AVENUE AND RIDGE AVENUE TO SET THE EXISTING SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY IF IT IS NOT WITHIN THE RIGHT-OF-WAY.

4. CONSTRUCTION PLANS, SIGN AND ENCROACHMENT PERMIT WILL BE REQUIRED BY METRO PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTES:
1. DISTURBED AREA 1,700 S.F. NO INCREASE IN IMPERVIOUS AREA. MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

ADDITIONAL:
DUST CONTROL MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT DUSTS, PARTICULARLY DURING ROAD REPAIRING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT NOTES:
1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISIANA - JEFFERSON COUNTY METRO ORDINANCES.
2. WASTEWATER CONTROL IN ACCORDANCE WITH CHAPTER 99 OF LOUISIANA - JEFFERSON COUNTY METRO ORDINANCES.
3. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.



Engineering
Planning

JBS Swift Entrance Addition

1100 Story Avenue
Louisville, Kentucky 40206
1700 Parkway
Louisville, KY 40204

DATE	DESCRIPTION

Project No: 1700-2023
Date: October 25, 2023
Scale: 1"=60'
Drawn by: AWD
Checked by: AWD

Drawing Title: JBS Swift
Hot Water Gas
Modified
Conditional
Use Permit

Drawing No: 1 of 1

PROJECT #21-MCUP-0009
DATE #7075