

VARIANCE REQUESTED:

1. A Variance is requested from Louisville Land Development Code Section 5.3.4.D.3.a to allow buildings to encroach into the required front setback.

WAIVER REQUESTED:

1. A Building Facade Waiver is requested from Louisville Land Development Code Section 5.6.1.B.1.

PROJECT DATA

TOTAL SITE AREA	= ±3.7 ACRES (163,771 SF)
EXISTING ZONING	= CM & M2
PROPOSED ZONING	= M2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= VACANT
PROPOSED USE	= RV/BOAT STORAGE
TOTAL BUILDING AREA	= 49,073 SF
STORAGE BUILDING AREA	= 48,323 SF
OFFICE BUILDING AREA	= 750 SF
PROPOSED BUILDING HEIGHT	= 1 STORY (MAX 20')
INDOOR STORAGE SPACES	= 120±
F.A.R.	= 0.30 (5.0 MAX. ALLOWED)
PARKING REQUIRED	
1 PER EACH 1.5 EMPLOYEES	= MIN. 3 SPACES
1 PER EACH EMPLOYEE	= 5 SPACES
TOTAL PARKING REQUIRED	= 3 SP 5 SP
TOTAL PARKING PROVIDED	= 4 (2 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	
INTERIOR LANDSCAPE AREA REQUIRED	= 52,042 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 3,903 SF (7.5%)
EXISTING IMPERVIOUS AREA	= 0 SF
PROPOSED IMPERVIOUS AREA	= 4,500 SF

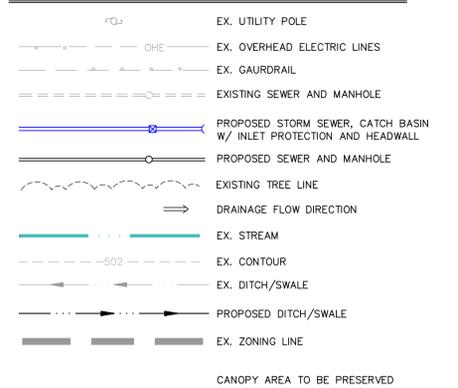
GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- A karst survey was performed on 11-22-2019 by Mike Hill, AICP and no karst features were observed.
- Due to topographic constraints along Blankenbaker Access Drive a sidewalk fee-in-lieu will be requested.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service provided by an onsite system. Board of Health approval required prior to MSD approval.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0064E dated December 5, 2006.
- Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2.10 and 25 year storms and a 50% reduction in the 100 year storm event or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.

LEGEND

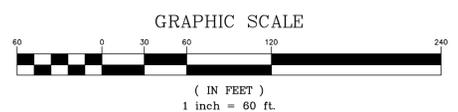
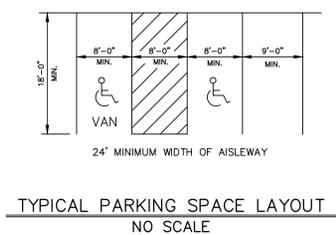


DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.75 - 0.23 = 0.52$
 $A = \text{ACRES} = 3.73 \text{ ACRES}$
 $R = \text{INCHES} = 2.8 \text{ INCHES}$
 $X = (C)(A)(R)/12 = \text{AC.-FT.} = 0.90 \text{ AC.-FT.}$
 REQUIRED $X = 39,428 \text{ CU.FT.} \times 1.5 = 59,142 \text{ CU. FT.}$
 PROVIDED BASIN = 9,500 S.F.
 TOTAL = 9,500 S.F. @ APPROX. 6.5 FT. DEPTH
 = 61,750 CU.FT. > 59,142 CU.FT.
 (50% REDUCTION IN 100-YEAR STORM EVENT INCLUDED IN CALCULATIONS)

TREE CANOPY CALCULATIONS

TOTAL SITE AREA = 163,771 SF
 EXISTING TREE CANOPY AREA = 76,155 SF (46% OF SITE AREA)
 TOTAL TREE CANOPY AREA REQUIRED (INDUSTRIAL) = 30% (49,131 SF)
 TOTAL TREE CANOPY AREA PROVIDED = 30% (49,131 SF)



SITE ADDRESSES:
 11651 BLANKENBAKER ACCESS DR
 LOUISVILLE, KY 40299
 TAX BLOCK 0046, LOT 0447
 D.B. 11410, PG. 560

AND
 11661 BLANKENBAKER ACCESS DR
 LOUISVILLE, KY 40299
 TAX BLOCK 0046, LOT 0445
 D.B. 11410, PG. 560
 COUNCIL DISTRICT - 11
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN

RELATED CASES: 9-69-01 12369

WM# 9375

REVISIONS	
NO.	DESCRIPTION
1	PRE-APPLICATION COMMENTS
2	REVISED PER AGENCY COMMENTS
3	PER AGENCY COMMENTS
4	TREE CANOPY CALCULATION
5	PER AGENCY COMMENTS
6	REVISED PER AGENCY COMMENTS

PROJECT DATA
 FILE NAME: 06034 - RDDDP
 DATE: 3-9-20
 SCALE: AS SHOWN
 CHECKED BY: MH
 DRAWN BY: ARH

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
 509 WABASH AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
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REVISED DETAILED DISTRICT DEVELOPMENT PLAN
STORAGE FACILITY
BLANKENBAKER ACCESS DR
 OWNER/DEVELOPER
 GDBA, LLC
 11671 BLANKENBAKER ACCESS DRIVE
 LOUISVILLE, KY, 40299-6403

JOB NO. 06034
 SHEET 1 OF 1

Case No. 20-ZONE-0061 Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - d. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the December 16, 2021 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
6. No idling of trucks shall take place within 200 feet of residential structures. No overnight idling of trucks shall be permitted on-site.
7. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to

requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. The existing gate at the entrance to the frontage road from Blankenbaker Access Drive shall be removed prior to issuance of a building permit.
10. The frontage road from Blankenbaker Access Drive to the development site and along the development site frontage shall be expanded to 20' in pavement width with asphalt. Radii shall be 35'. All improvements shall be completed prior to issuance of a certificate of occupancy.
11. Tree preservation shall be provided in front of Building 2, and tree planting shall be provided in front of Building 4, in accordance with the presentation provided at the December 16, 2021 Planning Commission hearing.