

18DEVPLAN1046

2326 Ralph Ave.

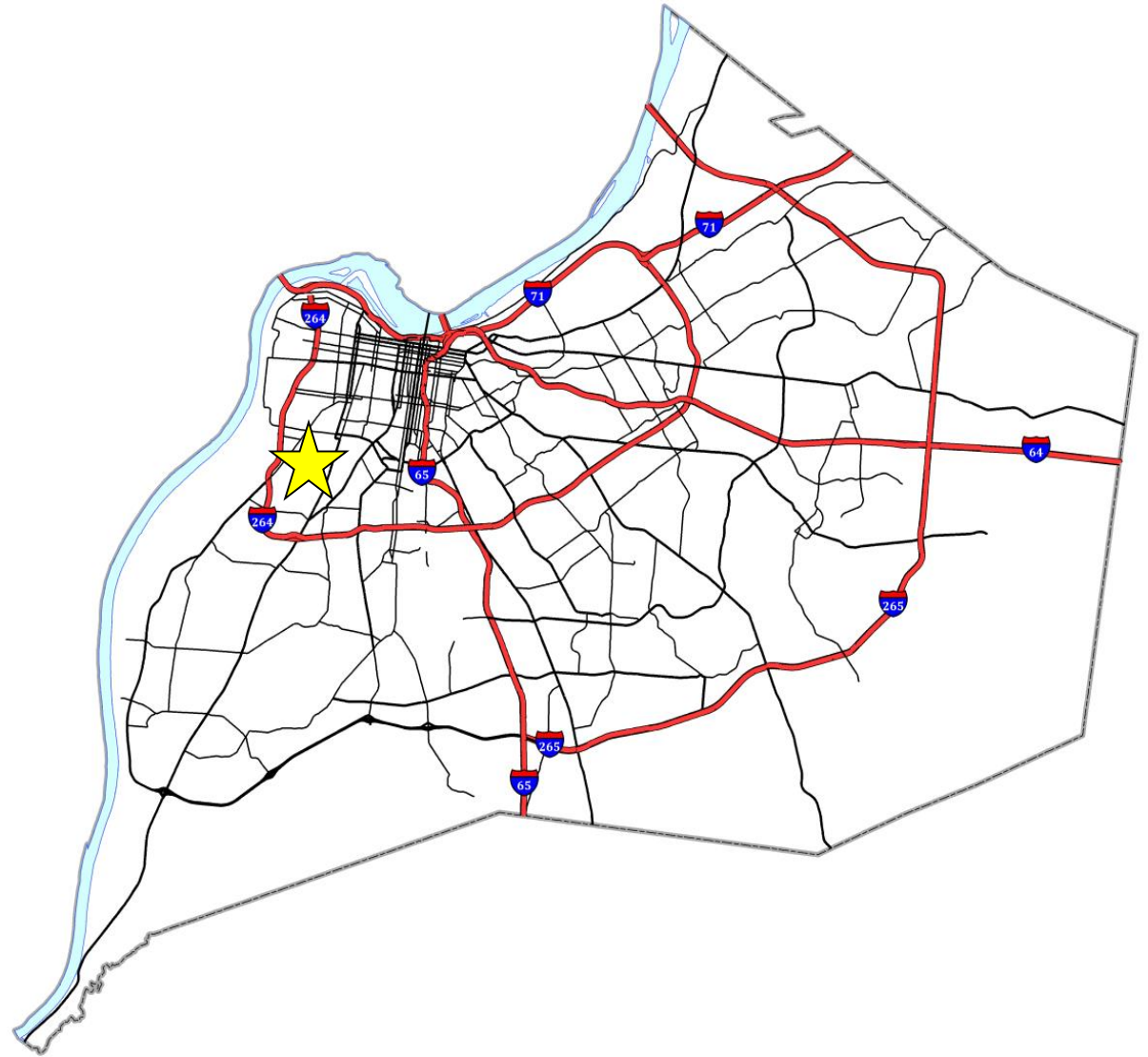


**Louisville Metro Board of Zoning Adjustment
Public Hearing**

Ross Allen, Planner I

July 16, 2018

Site Location



Requests

- Variance from (Shively, KY) LDC 5.2.5.C.4.a to allow the proposed 1-story (27 ft. $\frac{3}{4}$ in.) to exceed the 25 ft. maximum front setback at its farthest point by approximately 155 ft. south of the property line along Ralph Ave.

Location	Requirement	Request	Variance
Front Setback (maximum allowed)	25 ft.	180 ft.	155 ft.

Requests

- Waiver #1 from (Shively, KY) LDC 5.8.1.B/5.9.2.A.1.b.i to not provide a sidewalk along the Ralph Ave. frontage for an approximate distance of 566 ft. and to not provide a clearly defined safe pedestrian access from the Ralph Ave. right of way to the non-residential building entrances.
- Waiver #2 from (Shively, KY) LDC 5.5.1.3.a to allow the parking/maneuvering area to be within the front setback and located closer to the right of way than the principal structure.

Case Summary / Background

- Site is currently a 2.4 acre vacant EZ-1 zoned triangular parcel with frontage along Ralph Ave. and having a rail line along the rear property line.
- Proposed construction of a 9,625 s.f. 27 ft. $\frac{3}{4}$ in. tall DEF (Diesel Exhaust Fluid) Storage Facility with a VUA for semi-trucks located to the front along Ralph Ave.

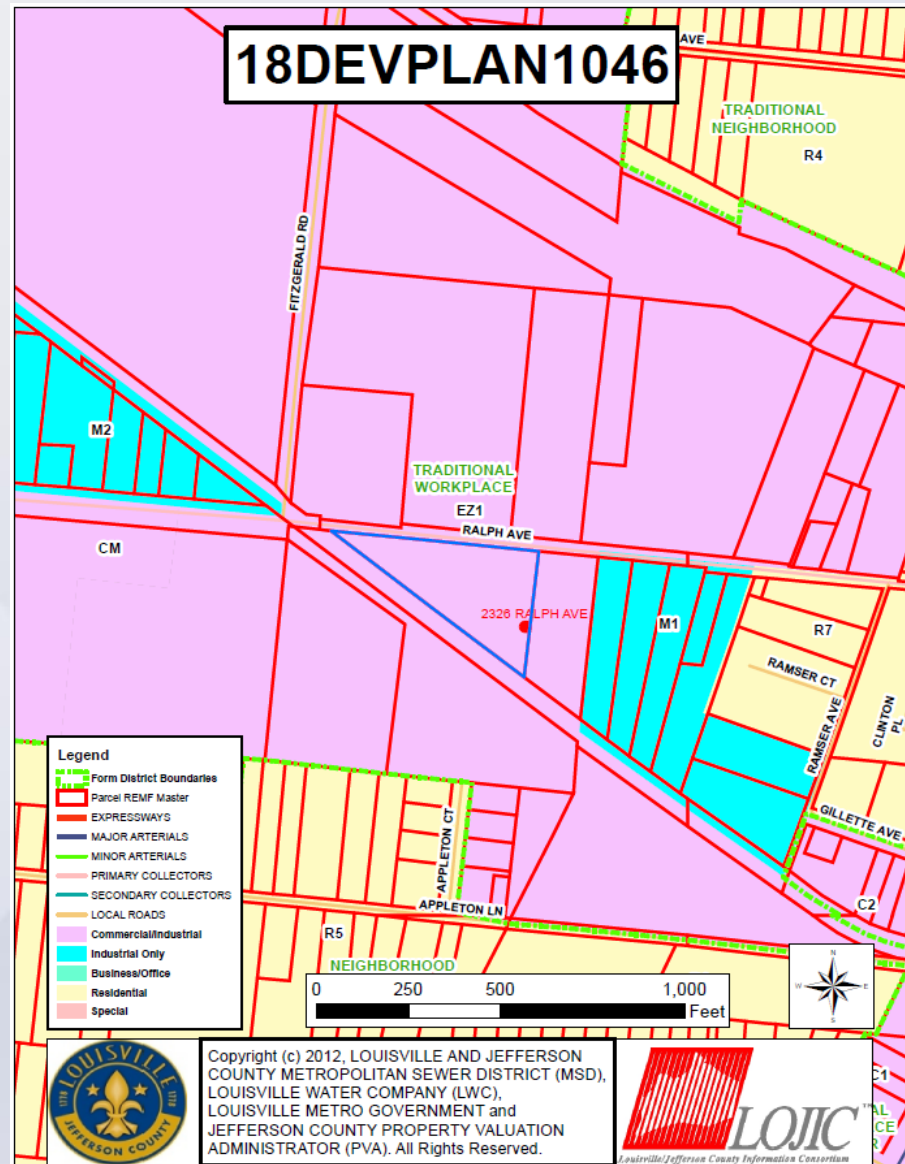
Zoning/Form Districts

Subject Property:

- Existing: EZ-1/Traditional Workplace
- Proposed: EZ-1/Traditional Workplace

Adjacent Properties:

- North: EZ-1/Traditional Workplace
- South: RR ROW, EZ-1/Traditional Workplace
- East: EZ-1/Traditional Workplace
- West: EZ-1, M-2, CM/Traditional Workplace



Aerial Photo/Land Use

Subject Property:

- Existing: Commercial - vacant
- Proposed: Commercial – Storage/Distribution Facility

Adjacent Properties:

- North: Commercial and Industrial - Continuum Transportation
- South: RR ROW and Industrial
- East: Commercial - Mr. Roof Louisville
- West: RR ROW, Single Family Residential, Industrial



Site Photos-Subject Property



Looking into (southeast) the subject site.
Ralph Ave to the left in photo and RR tracks
to the right.

Site Photos-Subject Property



Looking south into the subject site, the main entrance to the site as shown right in the photo.

Site Photos-Subject Property



Site Photos-Subject Property



Looking north towards Ralph Ave. Existing Continuum Trucking Company across Ralph Ave.

Site Photos-Subject Property



Looking west from interior of subject site. The proposed structure will be adjacent to the railroad tracks at left in the photo. The distillery is shown in the background.

Preliminarily Approved Development Plan



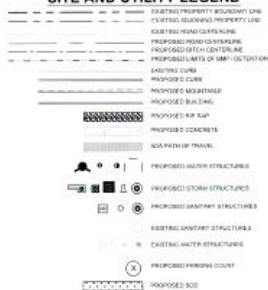
VICINITY MAP
SCALE: 1" = 200'

RECEIVED
MAY 31 2016
DESIGN SERVICES

KEYED NOTES:

- NEW SIDE BY BUILDING. SEE ARCHITECTURAL PLANS.
- PROPOSED 4" SANITARY SEWER LATERAL CONNECTION TO EXISTING SEWER LINE. CONFORM LOCATION WITH LOUISVILLE M.S.D.
- APPROXIMATE LOCATION OF 4" SANITARY SEWER LATERAL SERVICE CONNECTION TO BUILDING. SEE PLUMBING DRAWINGS FOR EXACT LOCATION.
- PROPOSED 2" WATER LINE CONNECTION TO EXISTING WATER MAIN. INSTALL A NEW TAP. CONFORM LOCATION OF CONNECTION WITH LOUISVILLE METROPOLITAN SEWER DISTRICT.
- APPROXIMATE LOCATION OF 2" WATER LINE SERVICE CONNECTION. SEE PLUMBING DRAWINGS FOR EXACT LOCATION.
- PROPOSED 2" GAS SERVICE LINE CONNECTION TO EXISTING GAS MAIN. CONFORM LOCATION OF CONNECTION WITH LUGM.
- APPROXIMATE LOCATION OF GAS SERVICE CONNECTION AND METER. SEE PLUMBING DRAWINGS FOR EXACT LOCATION.
- PROPOSED ELECTRIC SERVICE CONNECTION. CONFORM LOCATION OF CONNECTION WITH KENTUCKY UTILITIES.
- APPROXIMATE LOCATION OF ELECTRICAL SERVICE CONNECTION. SEE ELECTRICAL DRAWINGS FOR EXACT LOCATION.
- PROPOSED 8" CONCRETE PAVEMENT.
- PROPOSED 4" x 16" ADA PARKING SPACE WITH 8' ACCESS AISLE.
- PROPOSED ADA PARKING SIGN.
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED BOLLARD. REFER TO ARCHITECTURAL PLANS.
- EXISTING HAWK ROAD TRACKS.
- EXISTING ASPHALT ROADWAY.
- PROPOSED 2" PLASTIC WATER LINE.
- INCREASE PAVEMENT THICKNESS TO 8" IN FRONT OF GARAGE DOORS.
- PROPOSED TRUCK LOADING CONNECTION.
- PROPOSED SDD 1 LANDSCAPE AREA.
- EXISTING LOADING DOCK AND RAMP TO PENNY.
- PROPOSED GRAVEL P-1.
- PROPOSED 10% INCREASE PER STANDARD DRAWING NO. 280 - "TYPICAL INTERMEDIATE INFRASTRUCTURE".
- PROPOSED 6' SET PROOF FENCING.

SITE AND UTILITY LEGEND



SITE DATA TABLE

LAND USE	
PARCELS FOR TAX BLOCK	1006, 340, 342
LOT #	432
CURRENT ZONING	E21
FORM DISTRICT	TRADITIONAL WORKSPACE
EXISTING USE	VACANT / TRUCKING
PROPOSED USE	600,000 LB. BULK STORAGE FACILITY
TOTAL PARCELS AREA	106,796 SF / 2.42 AC
EXISTING IMPERVIOUS AREA	85,682 SF / 1.95 AC
EXISTING PERVIOUS AREA	4,664 SF / 0.10 AC
PROPOSED IMPERVIOUS AREA	87,433 SF / 2.00 AC
PROPOSED PERVIOUS AREA	5,811 SF / 0.13 AC
VEHICULAR USE AREA	73,800 SF / 1.67 AC

PARKING REQUIREMENTS

MINIMUM PARKING	
1 SPACE FOR EACH 1.5 EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT	
2 EMPLOYEES = 2 MIN	
MAXIMUM PARKING	
1 SPACE FOR EACH EMPLOYEE BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS THE SECOND SHIFT	
4 EMPLOYEES = 4 MAX	
ADA PARKING REQUIRED	
1 SPACE	
PROVIDED	
4 SPACES (INCLUDING ADA)	

BUILDING DATA

PROPOSED PROPOSED BUILDING (1 STORY)	5,825 SF
REQUIRED SETBACKS:	
FRONT (NORTH)	N/A
SIDE (SOUTHWEST)	N/A
REAR (EAST)	N/A
REAR (SOUTHWEST)	N/A

PROPOSED SETBACKS:	
FRONT (NORTH)	155'-0"
SIDE (SOUTHWEST)	12'-0"
REAR (EAST)	12'-0"
REAR (SOUTHWEST)	12'-0"

GRADING NOTE:

UTILITY NOTE: COMMON TRENCH FOR UTILITIES

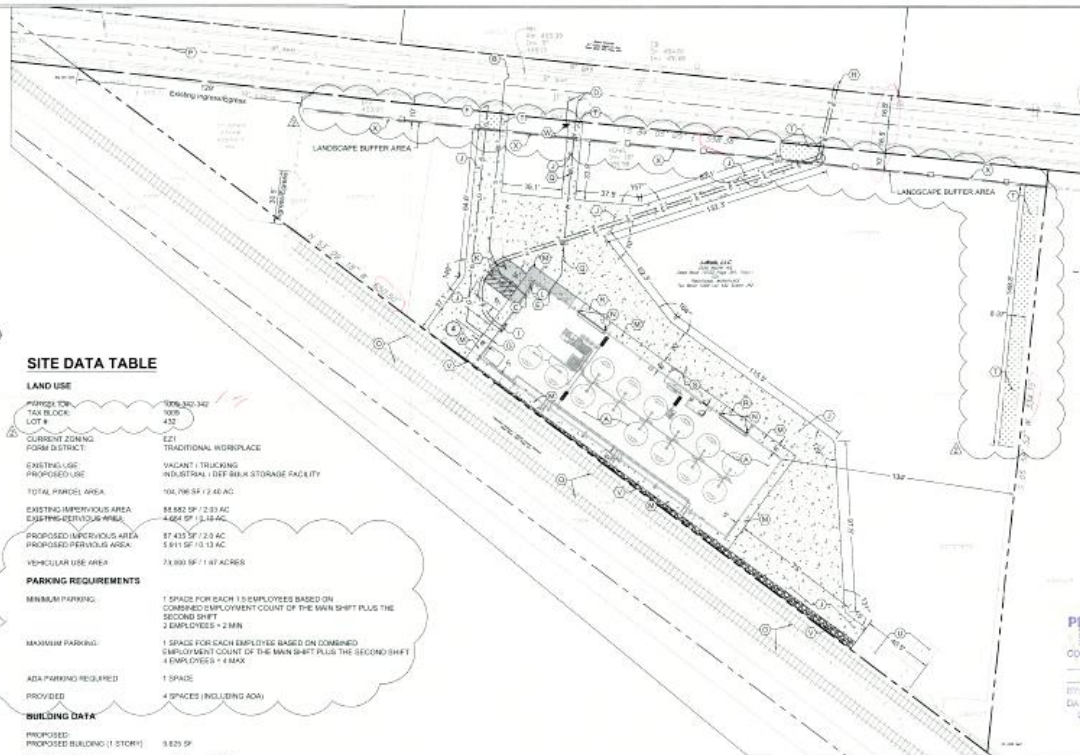
LANDSCAPE CALCULATIONS:

NOTE: THERE ARE NO EXISTING TREES ON SITE TO BE PRESERVED

LOT AREA: 106,796 SF
TREES CANOPIES REQUIRED:
10% ON LOT AREA = 10,679 SF
10' - 2" CAL. TYPE A TREE @ 700 SF = 15,300 SF PROVIDED
VEHICULAR USE AREA = 73,800 SF
12' LANDSCAPE BUFFER AREA REQUIRED ALONG RALPH AVE.
W. TYPE A TREES PER SD @ 500 SF / 11' x 11' = 12 TREES REQUIRED
12' - TYPE A TREES PROVIDED

SHEET INDEX

SHEET NUMBER	SHEET NAME
C1	SITE PLAN
C2	GRADING PLAN
C3	EROSION CONTROL PLAN
GA-5	DETAIL SHEETS
EXTERNAL SHEETS	
LP-1	LANDSCAPE PLAN BY EVERGREEN DESIGN GROUP



SITE PLAN:
SCALE: 1" = 20'



AREA PLAN:
SCALE: 1" = 40'



PILOT FLYING J
DAVID J. FLYING J
KENTUCKY PROFESSIONAL ENGINEER
NO. 10000
EXPIRATION DATE: 12/31/2016



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CORRECTIONS

DATE: 5/16/16
BY: JAMES W. SHELTON
LOUISVILLE METROPOLITAN SEWER DISTRICT

Site Plan
DEF BULK STORAGE FACILITY
2325 RALPH AVENUE
LOUISVILLE, KENTUCKY 40216

DATE	REVISION	DESCRIPTION
05/16/16	1	ISSUED FOR PERMIT
05/16/16	2	CATEGORY 3B PLAN REVIEW COMMENTS



SHEET:
C1

Conclusions

- Variance request appears to be adequately justified and meets the standard of review.
- Waivers # 1 and 2 appear to be adequately justified and meets the Guidelines of the Comprehensive Plan (Cornerstone 2020).

Required Actions

- Recommendation Approval/Denial to the City of Shively, KY of the proposed Category 2B Development Plan.
- Approve/Deny Variance: from (Shively, KY) LDC 5.2.5.C.4.a to allow the proposed 1-story (27 ft. $\frac{3}{4}$ in.) to exceed the 25 ft. maximum front setback at its farthest point by approximately 155 ft. south of the property line along Ralph Ave.

Required Actions

- **Approve/Deny Waiver #1:** from (Shively, KY) LDC 5.8.1.B/5.9.2.A.1.b.i to not provide a sidewalk along the Ralph Ave. frontage for an approximate distance of 566 ft. and to not provide a clearly defined safe pedestrian access from the Ralph Ave. right of way to the non-residential building entrances.
- **Approve/Deny Waiver #2:** from (Shively, KY) LDC 5.5.1.3.a to allow the parking/maneuvering area to be within the front setback and located closer to the right of way than the principal structure.