

# **19VARIANCE1038**

## **Airport Industrial Center**



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

**Lacey Gabbard, AICP, Planner I  
July 8, 2019**

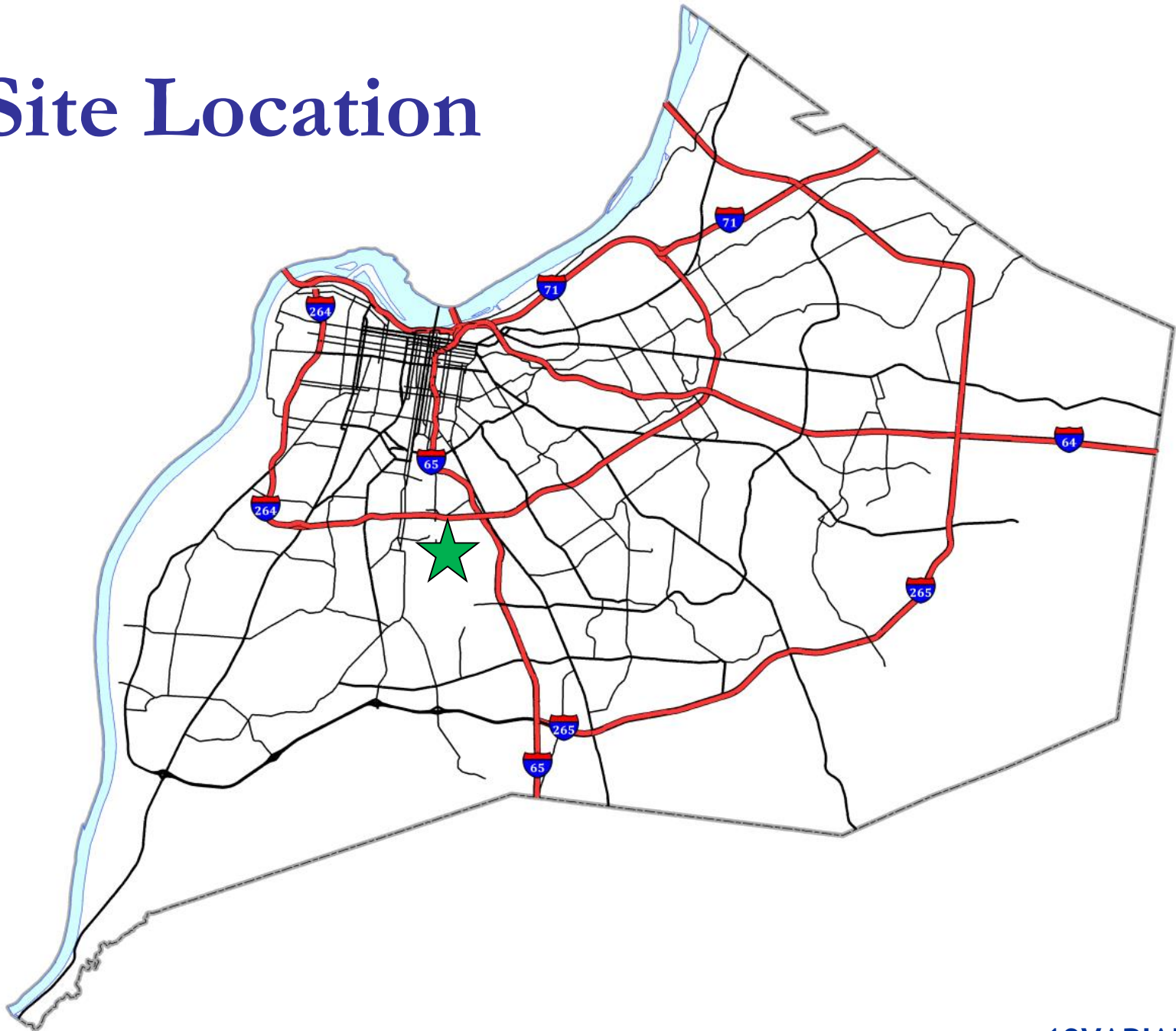
# Request

- **Variance:** from Land Development Code section 5.3.4.D.3.a to allow parking and vehicular maneuvering to be permitted in the setback with no required landscaping.

# Case Summary / Background

- The subject property is located in the Airport Industrial Center.
- The applicant is proposing to demolish the existing buildings (with the exception of the structure in the M-3 zoned portion of the site) and construct a 120,000 square foot building in Phase I, and an 80,000 square foot building in Phase II.

# Site Location



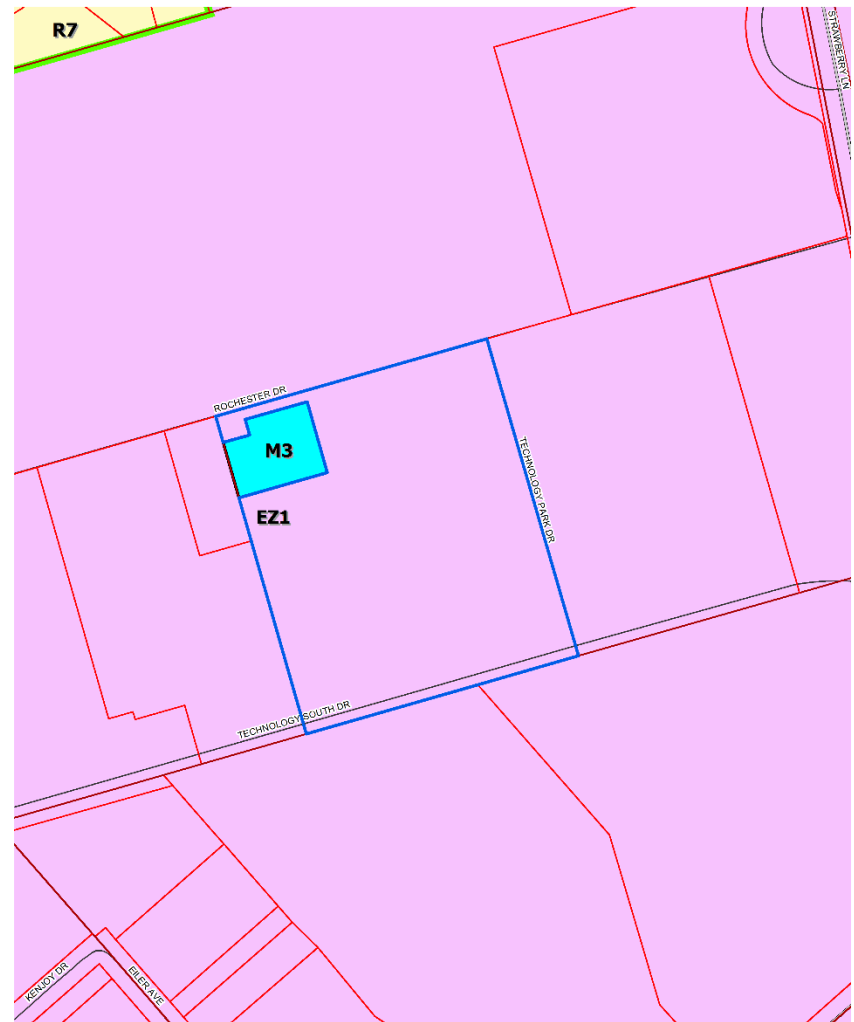
# Zoning/Form Districts

## Subject Property:

- Existing: EZ-1/Suburban Workplace (with a small portion zoned M-3)

## Adjacent Properties:

- North: EZ-1/Suburban Workplace
- South: EZ-1/Suburban Workplace
- East: EZ-1/Suburban Workplace
- West: EZ-1/Suburban Workplace



114 ROCHESTER DR  
feet

240

Map Created: 5/9/2019



Copyright (c) 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.



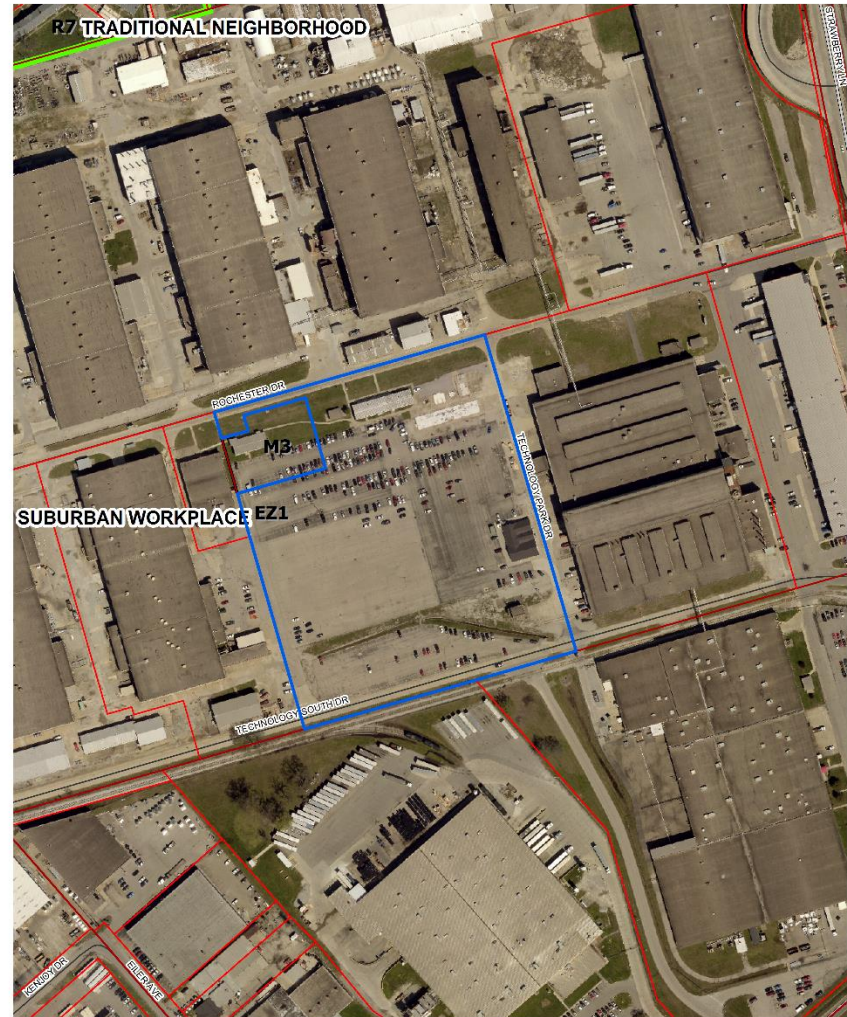
# Aerial Photo/Land Use

## Subject Property:

- Existing: Industrial
- Proposed: Industrial

## Adjacent Properties:

- North: Industrial
- South: Industrial
- East: Industrial
- West: Industrial



114 ROCHESTER DR  
feet

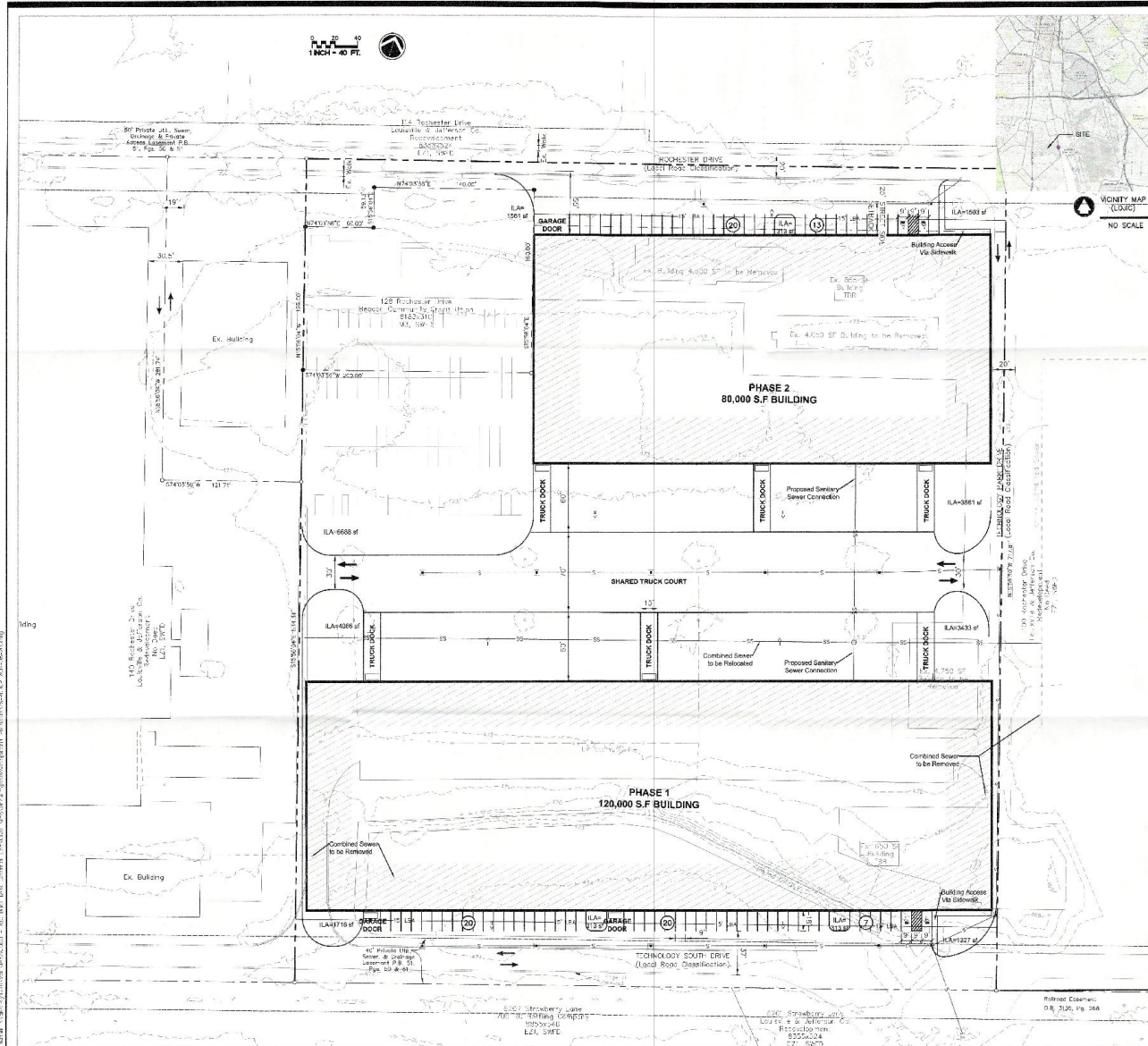
240

Map Created: 5/9/2019



Copyright (c) 2019, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

# Site Plan



## SITE DATA

**LAND USE**  
**SITE ADDRESS:** 114 ROCHESTER DRIVE  
**TAX BLOCK & LOT:** T.B. 50P, T.1 J, T.5.1, T.2-1  
**EXISTING ZONING DISTRICT:** T-2  
**EXISTING FORM DISTRICT:** T-2  
**EXISTING USE:** WAREHOUSE  
**PROPOSED USE:** WAREHOUSE  
**EXISTING PARCEL AREA:** 9.447 ACRES (441,233 S.F.)  
**DEED BOOK & PAGE:** 83550 x 524

**BUILDING DATA**  
**PROPOSED BUILDING HEIGHT:** 40'  
**PROPOSED BUILDING FOOTPRINT/CPA:** 200,000 S.F.  
**PROPOSED FLOOR TO AREA RATIO:** 0.45  
**EXISTING BUILDING FOOTPRINT/CPA:** 14,505

**PARKING CALCULATIONS**  
**MINIMUM REQUIRED (17.5 EMPLOYEES MAIN + 2ND SHIFT):** 60 SPACES  
**MAXIMUM PERMITTED (17.5 EMPLOYEES MAIN + 2ND SHIFT):** 80 SPACES  
**PARKING PROVIDED:** 80 SPACES  
**HANDICAP PARKING PROVIDED:** 4 SPACES, 4 VAN  
**BIG PARKING PROVIDED:** LONG TERM PARKING 1000'S  
**TRUCK BERTHS REQUIRED:** 2 (9,000 SF) + 1/EACH 30,000 SF OVER 50K  
**TRUCK BERTHS PROVIDED:** 3 AT EACH BUILDING

**TREE CANOPY AND OPEN SPACE CALCULATIONS**  
**EXISTING TREE COVERAGE:** 441,233 S.F.  
**CLASS C:** 0-40%  
**PRESERVED TREE CANOPY:** 0% (0 S.F.)  
**REQUIRED TREE CANOPY:** 83,247 S.F. (20%)  
**TREE CANOPY AND AMENITY SPACE (20,000 S.F. MIN) TO BE LOCATED ON:** CAMPUS AT 181 ROCHESTER DRIVE

**LANDSCAPE CALCULATIONS**  
**PROPOSED VUA:** 174,587 S.F.  
**REQUIRED ILA (7.5%):** 13,094 S.F.  
**PROVIDED ILA:** 24,798 S.F. (14%)  
**ILA TREES REQUIRED (1/4000 S.F.):** 44 TREES

**STREETLIGHTING SIGNAGE**  
**SIGN HEIGHT:** 12'  
**SIGN AREA:** 60 S.F.

**EPIC DATA**  
**EXISTING IMPERVIOUS AREA:** 405,910 S.F.  
**PROPOSED IMPERVIOUS AREA:** 417,888 S.F.  
**INCREASE IN IMPERVIOUS:** 11,978 (3%)  
**SENSITIVE FEATURES:** NONE  
**SOIL TYPE:** ASSUMED C  
**HYDROLOGIC SOIL GROUP:** URBAN LAND

## AGENCY NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES.
- SANITARY SEWER WILL BE BY NEW PSC TO EXISTING PRIVATE SEWERS AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DERRICK OUTSIDE WET.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MS4. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- AN TPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MS4 DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IN LIEU OF ON-SITE DETENTION, DEVELOPERS SHALL PAY A FEE TO MS4 PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ALL EXISTING COMBINED SEWER LINES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL AND SHALL BE RELOCATED AS REQUIRED.

**APCD**  
 1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

**HEALTH DEPARTMENT**  
 1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.  
 2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

**PDS**  
 1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.  
 2. BLANKET CROSS ACCESS EASEMENT TO BE DEDICATED PRIOR TO CERTIFICATE OF OCCUPANCY IF NEEDED.  
 3. PROJECT SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS.

**MS4**  
 1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.  
 2. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.  
 3. WHEEL STOPS TO BE PROVIDED TO COMPLY WITH THE LDC.

## WAIVER & VARIANCE

3.3.1.0.3 - VARIANCE OF 20' STREET SIDE SETBACK TO PERMIT PARKING AND MANEUVERING  
 3.2.1.0.1 - WAIVER OF 15' VUA LBA

## LEGEND

- CONTOUR
- PROPERTY BOUNDARY
- SETBACK
- LANDSCAPE BUFFER AREA
- EX. COMBINED SEWER
- EX. CATCH BASIN
- EX. STORM PIPE
- PR. CATCH BASIN
- PR. CATCH PIPE
- PR. STORM PIPE
- PR. SANITARY PIPE

**Engineering Planning**

**114 ROCHESTER DRIVE**  
 Louisville, Kentucky 40214  
 Tylan Research & Development  
 Louisville, Kentucky 40214

**APCD**

**HEALTH DEPARTMENT**

**PDS**

**MS4**

**RECEIVED**  
 MAY 20 2014  
 PLANNING & DESIGN SERVICES

**DRAWING TITLE:** Airport Industrial Center  
**Central Site Revised Development Plan**

**DRAWING NO:** 1 of 1



# Site Photos-Subject Property





# Site Photos-Subject Property



06/07/2019 10:41



# Site Photos-Subject Property



# Site Photos-Subject Property





# Site Photos-Subject Property



06/07/2019 10:45

# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

# Required Action

- **Variance:** from Land Development Code section 5.3.4.D.3.a to allow parking and vehicular maneuvering to be permitted in the setback with no required landscaping.