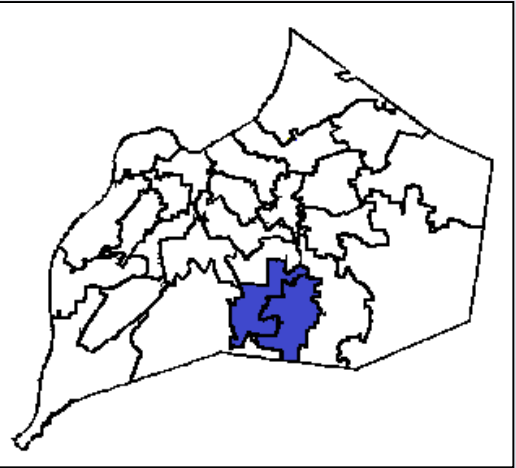
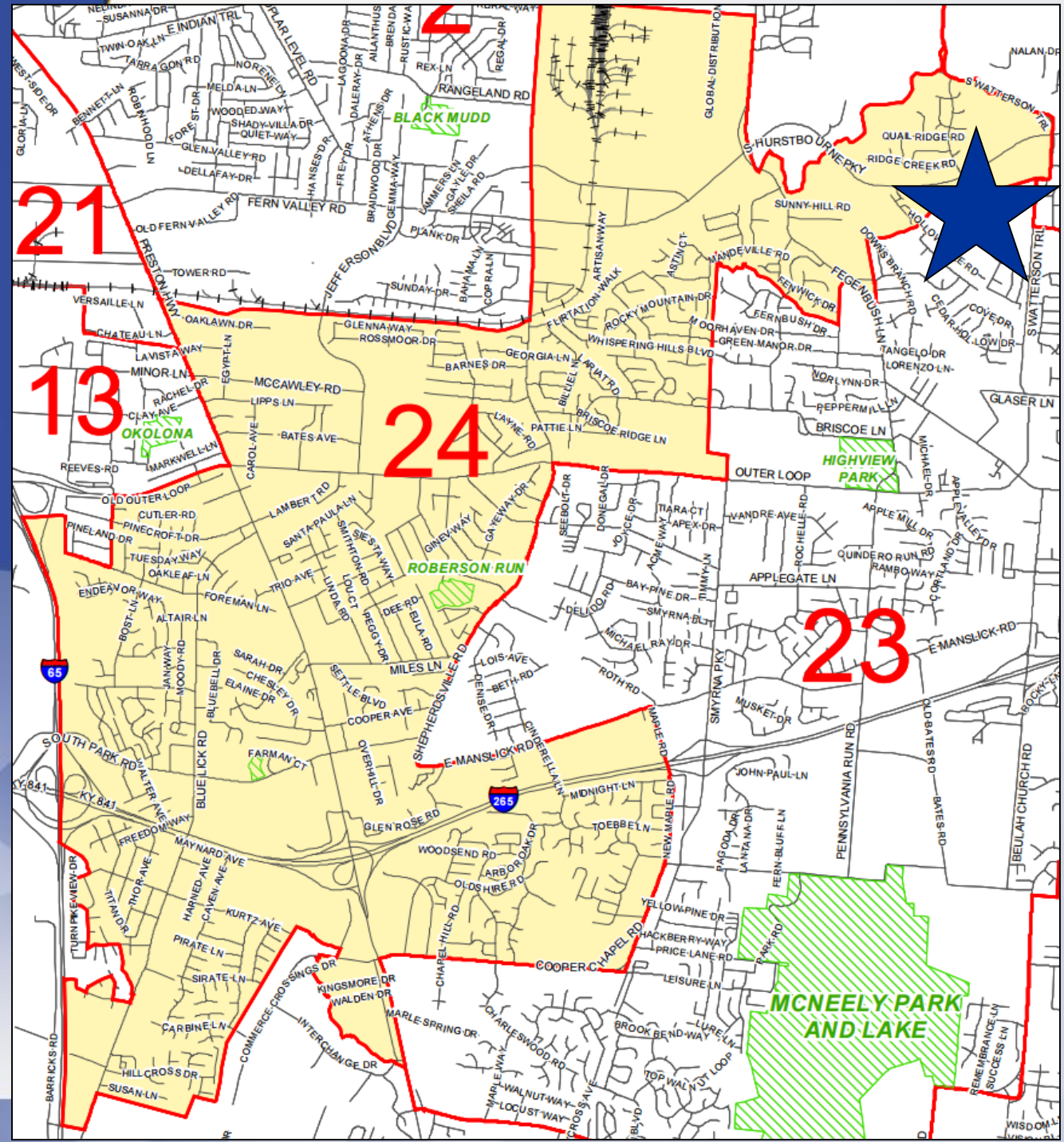


18ZONE1071

6875 S. HURSTBOURNE PKWY

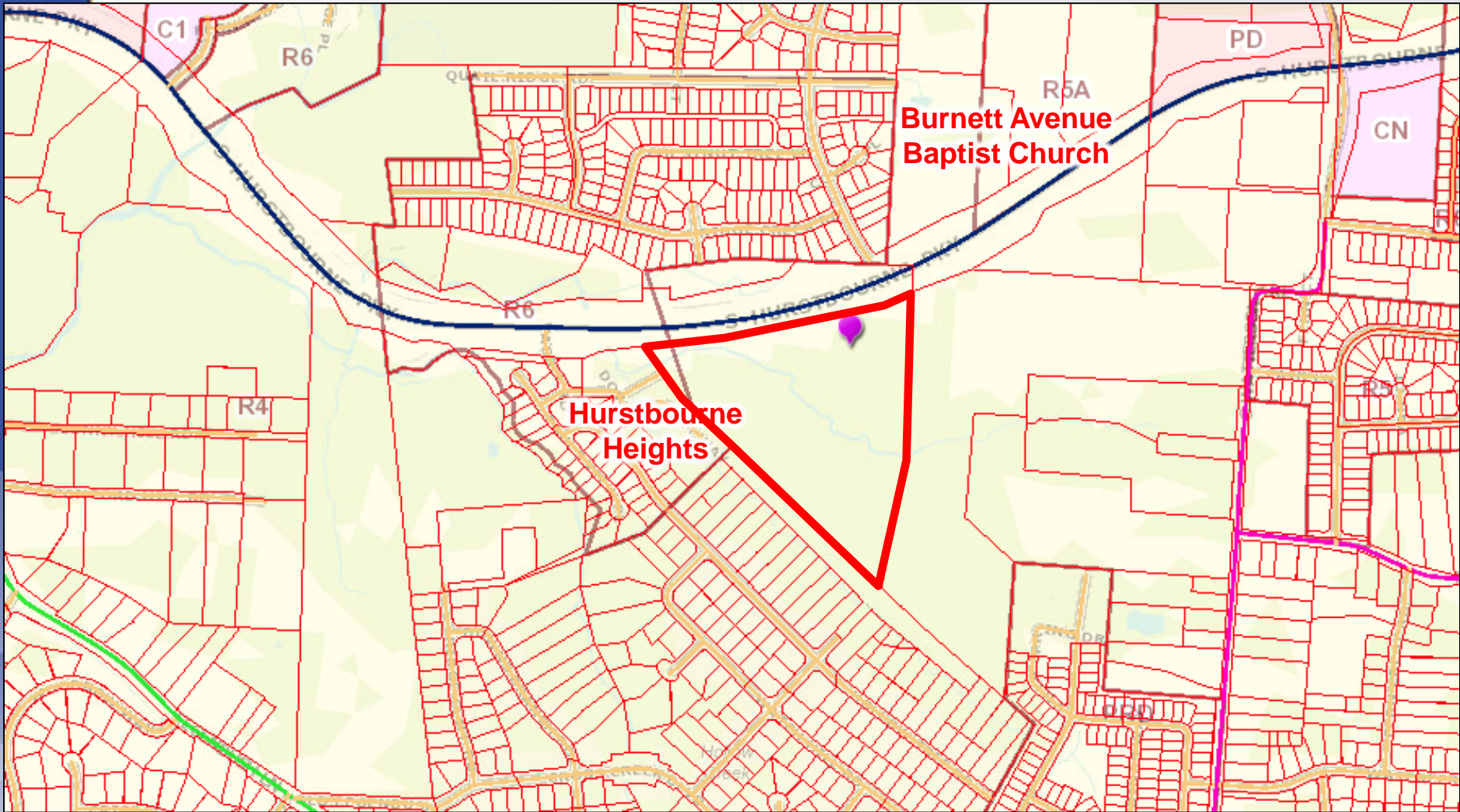


**Planning & Zoning Committee
September 17, 2019**

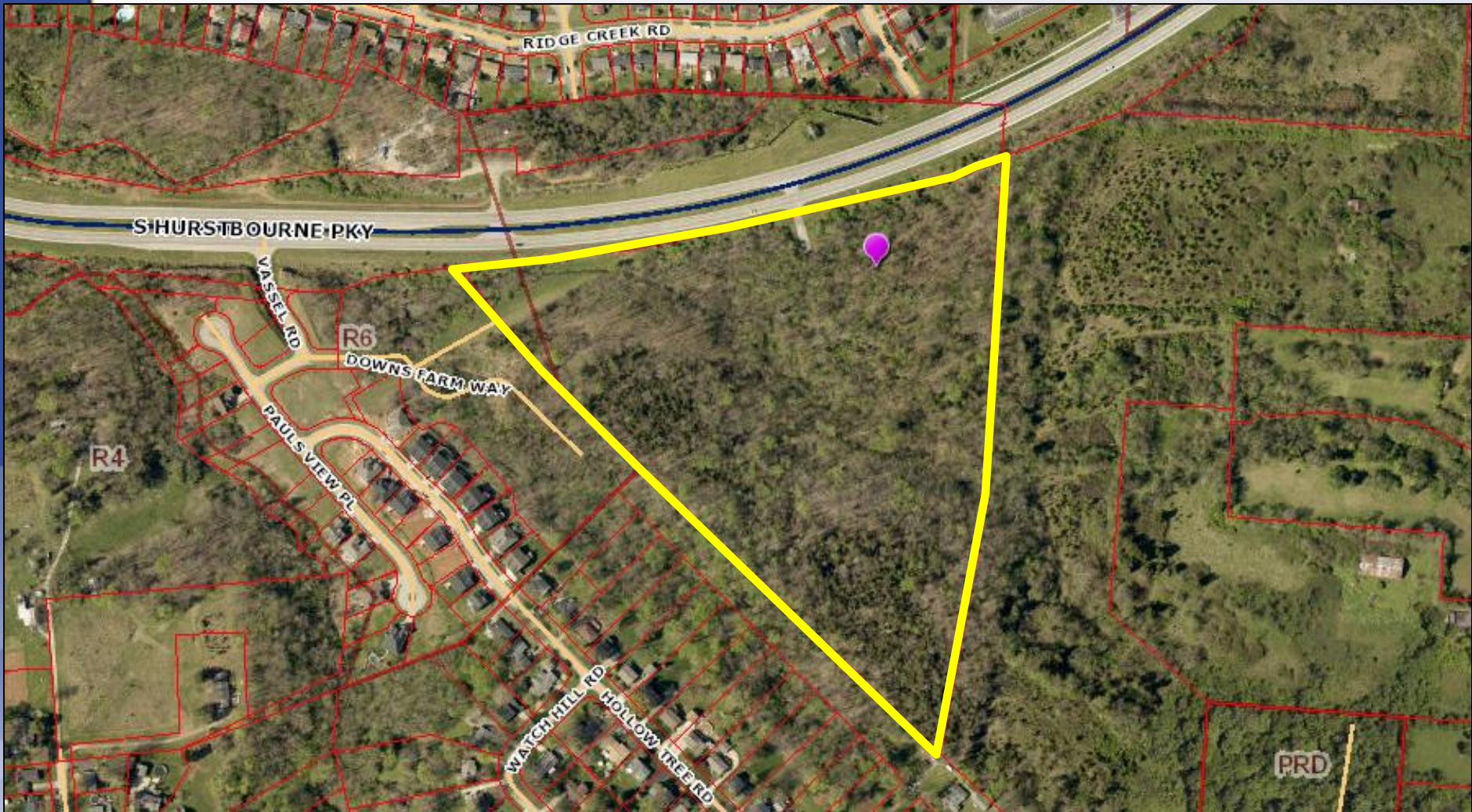


**6875 S. Hurstbourne
Parkway
District 23 -
James Peden
District 24 -
Madonna Flood**

18ZONE1071



Existing: R-4 & R-6/N
Proposed: R-6 & C-N/N



Existing: Vacant
Proposed: Multi-Family/Commercial

18ZONE1071

Requests

- Change-in-Zoning from R-4 Single-Family Residential to R-6 Multi-Family Residential and C-N Commercial-Neighborhood
- Detailed District Development Plan

Case Summary

- The proposed C-N district will front S. Hurstbourne Parkway and share access with the multi-family district.
- The C-N district is a low intensity, neighborhood serving district “intended as a specialized district for the location of convenience services near the neighborhoods they are intended to serve.”
- The R-6 district allows for a maximum of 17.42 dwelling units per acre or 360 dwellings across the development site

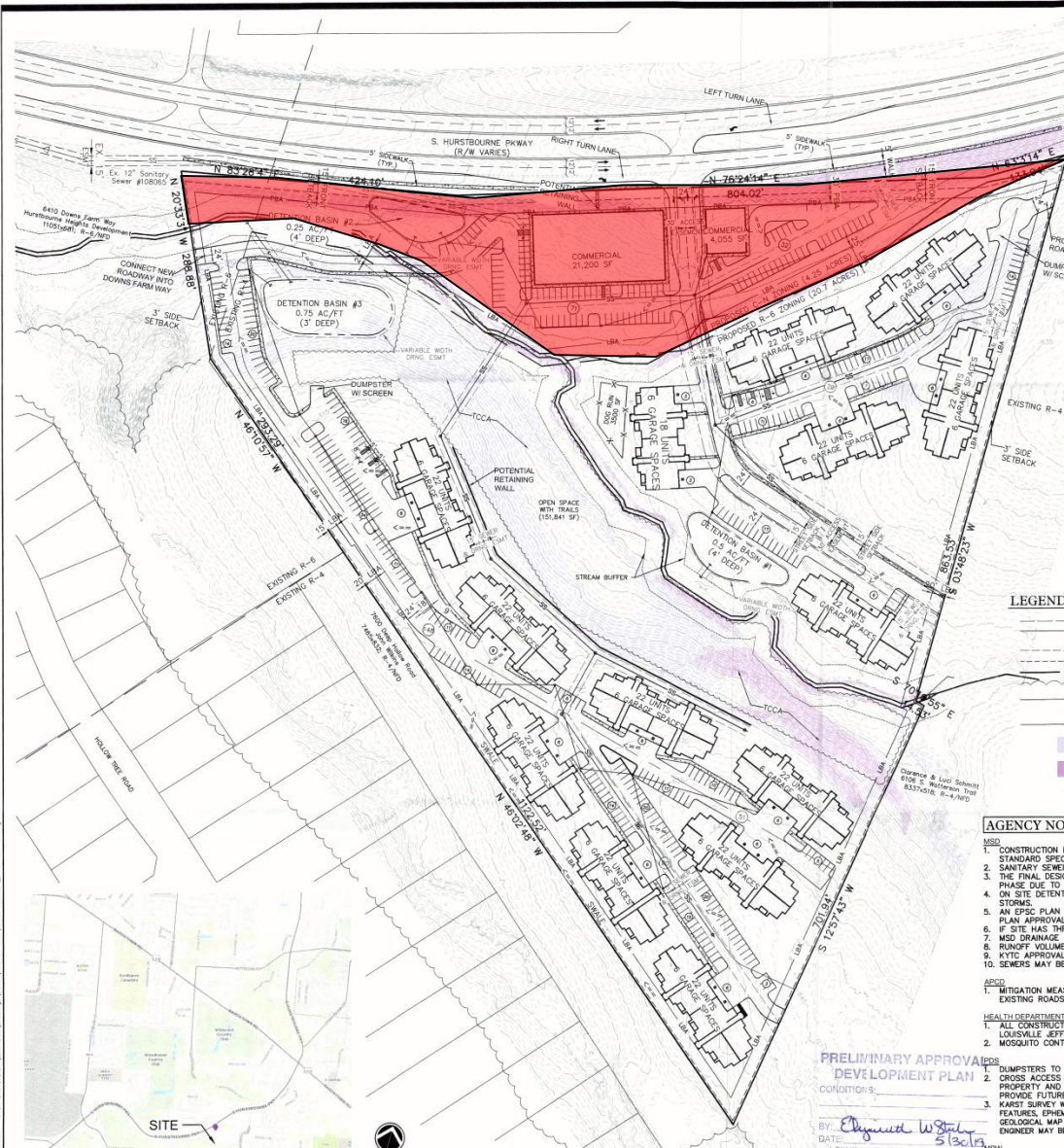
Site Photos

SITE



Site Photos





SITE DATA

LAND USE: COMMERCIAL, MULTI-FAMILY RESIDENTIAL
 SITE ADDRESS: 6875 S. HURSTBOURNE PARKWAY 40291
 TAX BLOCK & LOT: T.B. 636, 40; T.L. 145
 EXISTING ZONING DISTRICT: R-4, R-6
 PROPOSED ZONING DISTRICT: R-6, C-N
 EXISTING FORM DISTRICT: NEIGHBORHOOD
 PROPOSED FORM DISTRICT: NEIGHBORHOOD
 EXISTING USE: VACANT
 PROPOSED USE: COMMERCIAL, MULTI-FAMILY RESIDENTIAL
 EXISTING PARCEL AREA: 24.95 ACRES
 PROPOSED R-6 AREA: 20.7 ACRES
 PROPOSED C-N AREA: 4.25 ACRES
 DEED BOOK & PAGE: 10442948

BUILDING DATA
 PERMITTED NUMBER OF RESIDENTIAL UNITS: 360 UNITS (17.42/ACRE)
 PROPOSED NUMBER OF RESIDENTIAL UNITS: 304 UNITS (14.69/ACRE)
 BUILDING HEIGHT: 35'
 BUILDING FOOTPRINT: 176,400 SF
 GROSS FLOOR AREA: 509,747 SF
 FLOOR TO AREA RATIO: 6.57
 OPEN SPACE REQUIRED: 15% (39,204 SF)
 RECREATIONAL OPEN SPACE REQUIRED: 7.5% (19,602 SF) OF THE 10% REQ.

C-N
 PERMITTED NUMBER OF RESIDENTIAL UNITS: 74 UNITS (17.42/ACRE)
 PROPOSED RESIDENTIAL UNITS: 0 UNITS (0/ACRE)
 BUILDING HEIGHT: 45' MAX.
 BUILDING FOOTPRINT: 25,255 SF
 GROSS FLOOR AREA: 25,255 SF
 FLOOR TO AREA RATIO: 0.15

PARKING CALCULATIONS
C-N
 MINIMUM REQUIRED (1.5 SPACES/UNIT): 456 SPACES
 MAXIMUM PERMITTED (3 SPACES/UNIT): 912 SPACES
 RESIDENTIAL PARKING PROVIDED: 459 SPACES
 BIKE PARKING REQUIRED: NONE REQUIRED
 ACCESSIBLE PARKING REQUIRED/PROVIDED: 8 ACCESS. OF WHICH 2 ARE VAN

C-N
 MINIMUM REQUIRED (1/250 S.F.): 101 SPACES
 MAXIMUM PERMITTED (1/150 S.F.): 168 SPACES
 COMMERCIAL PARKING PROVIDED: 110 SPACES
 BIKE PARKING REQUIRED: 2 LONG TERM; 1/25,000 S.F. SHORT TERM
 ACCESSIBLE PARKING REQUIRED/PROVIDED: 8 ACCESS. OF WHICH 2 ARE VAN

TREE CANOPY CALCULATIONS
 SITE AREA: 1,086,849 S.F.
 TREE CANOPY CATEGORY: CLASS C
 EXISTING TREE COVERAGE: 76-100%
 PRESERVED TREE CANOPY: 14% (151,844 S.F.)
 NEW TREE CANOPY REQUIRED: 6% (65,211 S.F.)
 TOTAL TREE CANOPY REQUIRED: 20% (217,055 S.F.)

LANDSCAPE CALCULATIONS
 VEHICULAR USE AREA: 173,815 S.F.
 INTERIOR LANDSCAPE AREA (7.5%): 13,036 S.F.
 I.A. TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 54 TREES
 VEHICULAR USE AREA: 50,676 S.F.
 INTERIOR LANDSCAPE AREA (7.5%): 3,801 S.F.
 I.A. TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED: 16 TREES

FREESTANDING STORAGE
 PERMITTED HEIGHT: 10' (1 TENANT) / 12' (2-3 TENANTS) / 14' (4+ TENANTS)
 PERMITTED AREA: 80 SF/100 SF/120 SF

EGGS DATA
 EXISTING IMPERVIOUS AREA: 2,586 S.F.
 PROPOSED IMPERVIOUS AREA: 422,665 S.F.
 SENSITIVE FEATURES: INTERMITTENT STREAM, POTENTIAL STEEP SLOPES
 SOIL TYPE: CoG2, Cr, Cc, Cg2, Co2, UnC
 HYDROLOGIC SOIL GROUP: MOSTLY D

DETENTION CALCULATION
 BASIN 1: AC = 0.28, 0.28 x 2.8 x 7.4 / 12 = 0.48 ACRE/FEET, AC = 0.43
 BASIN 2: 0.43 x 2.8 x 2.28 / 12 = 0.23 ACRE/FEET, AC = 0.66
 BASIN 3: 0.66 x 2.8 x 8.82 / 12 = 0.74 ACRE/FEET

LEGEND

- EXISTING TOPO
- LANDSCAPE BUFFER AREA
- EASEMENT
- SETBACK
- STREAM
- TRESSLINE
- S — STORM SEWER
- STORM STRUCTURE
- SS — SANITARY SEWER
- APPROXIMATE LOCATION OF 20-30% SLOPES
- APPROXIMATE LOCATION 30% + SLOPES
- DRAINAGE ARROW

AGENCY NOTES

- MSD:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S STANDARD MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
 - SANITARY SEWER WILL BE BY LATERAL EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DERBY GULFHE WWTG. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPERTY SIZING OF GREEN BEST MANAGEMENT PRACTICES
 - ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10 AND 100-YEAR STORMS.
 - AN EPIC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - IF SITE HAS TRENCH DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
 - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5.
 - KYTC APPROVAL REQUIRED.
 - SEWERS MAY BE SUBJECT TO MSD EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.
- AWD:**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

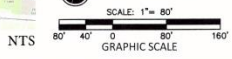
PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:
 BY: *Chymel W. Staley*
 DATE: 5/24/19
 LOUISVILLE, KY JEFFERSON COUNTY METRO PLANNING & DESIGN SERVICES

- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- CROSS ACCESS AGREEMENT OR OTHER LEGAL INSTRUMENT ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE REQUIRED BETWEEN SUBJECT PROPERTY AND PROPERTY AT 6300 DOWNS FARM PLACE PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY FUTURE DEVELOPMENT. 2718 ROADWAYS WILL PROVIDE FUTURE ACCESS AGREEMENTS WITH ADJUTING PROPERTIES UPON THEIR REQUEST.
- KARST SURVEY WAS CONDUCTED BY A. BRUCE FALLER, P.E. ON 03/17/2018 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTERED: SHINGOLE COLLAPSE FEATURES, EPHEMERAL LAKES, CAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, CLOSED DEPRESSION, OR SINKING STREAM SINCE POINT. THE KENTUCKY GEOLOGICAL MAP INFORMATION SERVICE IDENTIFIED THE AREA AS MEDIUM RISK FOR KARST GEOLOGY. A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER MAY BE BENEFICIAL TO DETERMINE CONSTRUCTION.

- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
- ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- KYTC APPROVAL REQUIRED. KYTC TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED ON S HURSTBOURNE PARKWAY.

PRELIMINARY APPROVAL
 Condition of Approval
Janet Kelly 5/24/19
 COMMUNITY DEVELOPMENT DIVISION

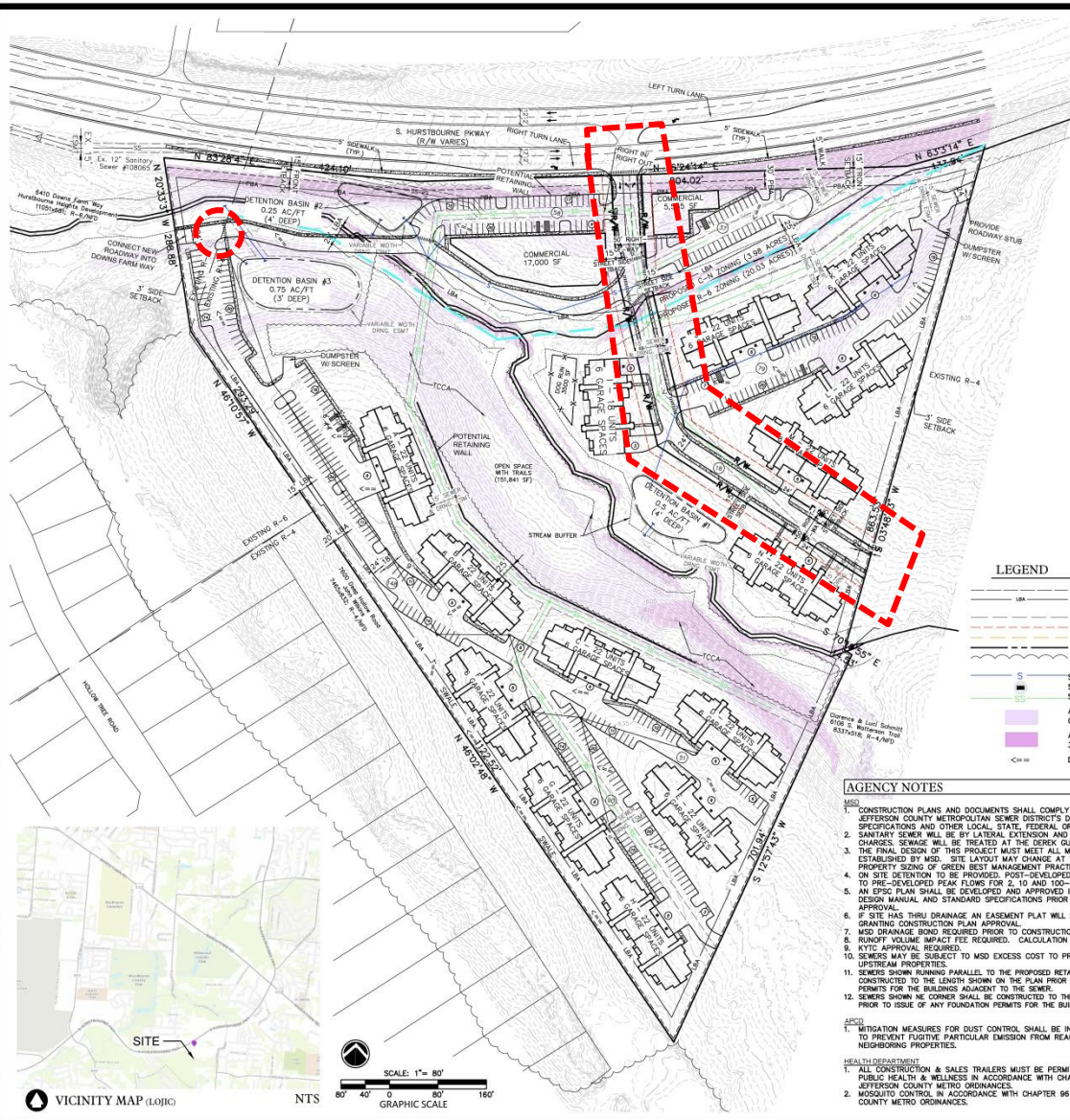


Engineering Planning
 182201071
 6875 S. Hurstbourne Parkway
 Louisville, Kentucky 40291
 Louisa Investments LLC
 Louisville, Kentucky 40291

6875 S. Hurstbourne Parkway
 Rezoning Plan
 6875 S. Hurstbourne Parkway
 Louisville, Kentucky 40291
 Louisa Investments LLC
 Louisville, Kentucky 40291

REV #	DATE	DESCRIPTION
1	05/24/2019	Initial Design
2	05/24/2019	Revised Design
3	05/24/2019	Final Design

Job No: 182201071
 Date: December 28, 2018
 Scale: 1" = 80'
 Drawn By: AWD
 Checked By: AWD
 Drawing Title: 6875 S. Hurstbourne Parkway Rezoning Plan
 Drawing No: WM #11886
 PROJECT # 1820E1071



SITE DATA	
LAND USE:	6875 S. HURSTBOURNE PARKWAY 40291
SITE ADDRESS:	T.B. 636, 48; T.L. 145
TAX BLOCK & LOT:	R-4
EXISTING ZONING DISTRICT:	R-6, C-N
PROPOSED ZONING DISTRICT:	NEIGHBORHOOD
EXISTING FORM DISTRICT:	NEIGHBORHOOD
PROPOSED FORM DISTRICT:	NEIGHBORHOOD
EXISTING USE:	COMMERCIAL MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	VACANT
EXISTING PARCEL AREA:	24.95 ACRES
PROPOSED PARCEL AREA:	23.03 ACRES
PROPOSED R-4 AREA:	20.03 ACRES
PROPOSED C-N AREA:	3.98 ACRES
DEED BOOK & PAGE:	10442-848

BUILDING DATA	
PERMITTED NUMBER OF RESIDENTIAL UNITS:	349 UNITS (17.42/ACRE)
PROPOSED NUMBER OF RESIDENTIAL UNITS:	304 UNITS (15.16/ACRES)
BUILDING HEIGHT:	35' MAX.
BUILDING FOOTPRINT:	176,490
GROSS FLOOR AREA:	909,747
FLOOR TO AREA RATIO:	1.56
OPEN SPACE REQUIRED:	10% (130,876 SF)
RECREATIONAL OPEN SPACE REQUIRED:	7.5% (65,438 SF) OF THE 10% REQ.

PARKING CALCULATIONS	
R-4	456 SPACES
MINIMUM REQUIRED (1.5 SPACES/UNIT):	912 SPACES
MAXIMUM PERMITTED (3 SPACES/UNIT):	470 SPACES
RESIDENTIAL PARKING PROVIDED:	470 SPACES
NEW PARKING REQUIRED:	9 ACCESS OF WHICH 2 ARE VAN
ACCESSIBLE PARKING PROVIDED:	9 ACCESS OF WHICH 2 ARE VAN
C-N	86 SPACES
MINIMUM REQUIRED (1/2500 S.F.):	190 SPACES
MAXIMUM PERMITTED (1/750 S.F.):	85 SPACES
COMMERCIAL PARKING PROVIDED:	2 LONG TERM; 1/250,000 S.F. SHORT TERM
NEW PARKING REQUIRED:	4 ACCESS OF WHICH 1 IS VAN
ACCESSIBLE PARKING PROVIDED:	4 ACCESS OF WHICH 2 ARE VAN

TREE CANOPY CALCULATIONS	
SITE AREA:	1,045,584 S.F.
GLASS COVER:	76-100%
EXISTING TREE COVERAGE:	13.4% (139,824 S.F.)
PROPOSED TREE CANOPY:	6% (62,734 S.F.)
NEW TREE CANOPY REQUIRED:	20% (209,113 S.F.)

LANDSCAPE CALCULATIONS	
R-4	175,874
VEHICULAR USE AREA:	13,191 S.F.
INTERIOR LANDSCAPE AREA (7.2%):	55 TREES
LA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	55 TREES
C-N	51,624
VEHICULAR USE AREA:	3,972 S.F.
INTERIOR LANDSCAPE AREA (7.2%):	16 TREES
LA TREES (1/4000 S.F. + 25%) REQUIRED/PROVIDED:	16 TREES

PRELIMINARY DRAINAGE	
PERMITTED HEIGHT:	10' (1 TENANT) / 12' (2-3 TENANTS) / 14' (4+ TENANTS)
PERMITTED AREA:	80 SF / 100 SF / 120 SF

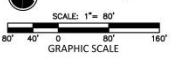
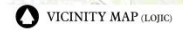
DETENTION CALCULATION	
AC = 0.28	0.28 x 2.8 x 7.4 / 12 = 0.48 ACRE/FEET
AC = 0.43	0.43 x 2.8 x 2.28 / 12 = 0.23 ACRE/FEET
AC = 0.66	0.66 x 2.8 x 8.82 / 12 = 0.74 ACRE/FEET

LEGEND	
---	EXISTING TOPO
---	LANDSCAPE BUFFER AREA
---	EASEMENT
---	BUILDING SETBACK
---	RIGHT-OF-WAY
---	STREAM
---	TREELINE
S	STORM SEWER
---	STORM STRUCTURE
---	SANITARY SEWER
---	APPROXIMATE LOCATION OF 20-30% SLOPES
---	APPROXIMATE LOCATION 30% + SLOPES
---	DRAINAGE ARROW

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 LATERAL, EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE ODECK GULFHE WUTC.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPERTY ZONING OF GREEN BEST MANAGEMENT PRACTICES.
- ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10 AND 100-YEAR STORMS.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- RUNOFF VOLUME IMPACT FEEDBACK. CALCULATION BASED ON RFF X 1.5.
- KYTC APPROVAL REQUIRED.
- SEWERS MAY BE SUBJECT TO MSD EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.
- SEWERS SHOWN RUNNING PARALLEL TO THE PROPOSED RETAINING WALL SHALL BE CONSTRUCTED TO THE LENGTH SHOWN ON THE PLAN PRIOR TO ISSUE OF ANY FOUNDATION PERMITS FOR THE BUILDING ADJACENT TO THE SEWER.
- SEWERS SHOWN NE CORNER SHALL BE CONSTRUCTED TO THE LENGTH SHOWN ON THE PLAN PRIOR TO ISSUE OF ANY FOUNDATION PERMITS FOR THE BUILDING ADJACENT TO THE SEWER.

- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUTING PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLSNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.



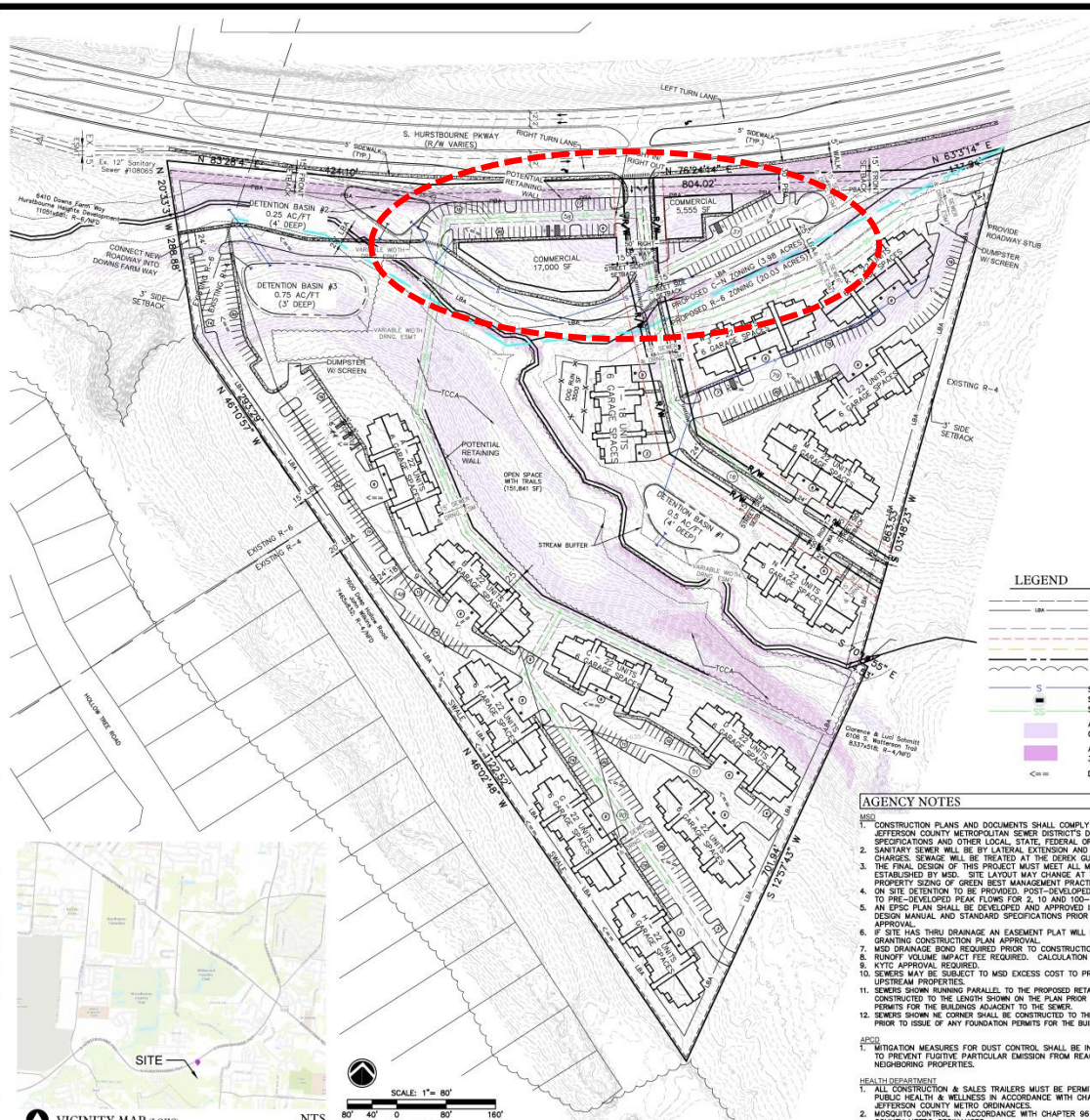
6875 S. Hurstbourne Parkway
 Rezoning Plan
 Louisville, Kentucky 40291
 Corman Investments LLC
 5001 Bardonia Road
 Louisville, Kentucky 40291

REV	DATE	DESCRIPTION
1	12/28/2018	Initial Plan
2	01/15/2019	Revised Plan
3	02/01/2019	Revised Plan
4	02/15/2019	Revised Plan
5	02/28/2019	Revised Plan
6	03/15/2019	Revised Plan
7	03/28/2019	Revised Plan
8	04/15/2019	Revised Plan
9	04/28/2019	Revised Plan
10	05/15/2019	Revised Plan
11	05/28/2019	Revised Plan
12	06/15/2019	Revised Plan
13	06/28/2019	Revised Plan
14	07/15/2019	Revised Plan
15	07/28/2019	Revised Plan
16	08/15/2019	Revised Plan
17	08/28/2019	Revised Plan
18	09/15/2019	Revised Plan
19	09/28/2019	Revised Plan
20	10/15/2019	Revised Plan
21	10/28/2019	Revised Plan
22	11/15/2019	Revised Plan
23	11/28/2019	Revised Plan
24	12/15/2019	Revised Plan
25	12/28/2019	Revised Plan

Job No: 18201000
 Date: December 28, 2018
 Scale: 1" = 80'
 Drawn by: AWW
 Checked by: AWW

Drawing Title: 6875 S. Hurstbourne Parkway Rezoning Plan

Drawing No: 1 of 1
 Project # 18201071
 W# #11866



SITE DATA	
SITE ADDRESS: 6875 S. HURSTBOURNE PARKWAY 40291	
TAX BLOCK & LOT: T.B. 636, 48; T.L. 145	
EXISTING ZONING DISTRICT: R-4	
PROPOSED ZONING DISTRICT: R-6, C-N	
EXISTING FORM DISTRICT: NEIGHBORHOOD	
PROPOSED FORM DISTRICT: NEIGHBORHOOD	
EXISTING USE: COMMERCIAL MULTI-FAMILY RESIDENTIAL	
PROPOSED USE: VACANT	
EXISTING PARCEL AREA: 24.95 ACRES	
PROPOSED PARCEL AREA: 23.03 ACRES	
PROPOSED R-6 AREA: 20.03 ACRES	
PROPOSED C-N AREA: 3.98 ACRES	
DEED BOOK & PAGE: 10442-848	

BUILDING DATA	
PERMITTED NUMBER OF RESIDENTIAL UNITS: 349 UNITS (17.42/ACRE)	
PROPOSED NUMBER OF RESIDENTIAL UNITS: 304 UNITS (15.16/ACRES)	
BUILDING HEIGHT: 45' MAX.	
BUILDING FOOTPRINT: 176,490	
GROSS FLOOR AREA: 909,747	
FLOOR TO AREA RATIO: 1.56	
OPEN SPACE REQUIRED: 10% (130,876 SF)	
RECREATIONAL OPEN SPACE REQUIRED: 7.5% (65,438 SF) OF THE 10% REQ.	

PARKING CALCULATIONS	
R-6	456 SPACES
MINIMUM REQUIRED (1.5 SPACES/UNIT):	912 SPACES
MAXIMUM PERMITTED (3 SPACES/UNIT):	470 SPACES
RESIDENTIAL PARKING PROVIDED:	NONE REQUIRED
BIKE PARKING REQUIRED:	9 SPACES
ACCESSIBLE PARKING REQUIRED/PROVIDED:	WHICH 2 ARE VAN
C-N	86 SPACES
MINIMUM REQUIRED (1/2500 S.F.):	190 SPACES
MAXIMUM PERMITTED (1/750 S.F.):	95 SPACES
COMMERCIAL PARKING PROVIDED:	2 LONG TERM: 1/25,000 S.F. SHORT TERM
Bike Parking Required:	4 ACCESS. OF WHICH 1 IS VAN
ACCESSIBLE PARKING PROVIDED:	4 ACCESS. OF WHICH 2 ARE VAN

TREE CANOPY CALCULATIONS	
SITE AREA:	1,045,584 S.F.
GLASS C:	76-100%
EXISTING TREE COVERAGE:	13.4% (139,824 S.F.)
PROPOSED TREE CANOPY:	6% (62,734 S.F.)
NEW TREE CANOPY REQUIRED:	20% (209,113 S.F.)
TOTAL TREE CANOPY REQUIRED:	

LANDSCAPE CALCULATIONS	
R-6	175,874
VEHICULAR USE AREA:	13,191 S.F.
INTERIOR LANDSCAPE AREA (7.2%):	55 TREES
LA TREES (1/4000 S.F. + 25%):	3,972 S.F.
C-N	51,624
VEHICULAR USE AREA:	16 TREES
INTERIOR LANDSCAPE AREA (7.2%):	
LA TREES (1/4000 S.F. + 25%):	

PRELIMINARY DRAINAGE	
PERMITTED HEIGHT:	10' (1 TENANT) / 12' (2 TENANTS) / 14' (4 TENANTS)
PERMITTED AREA:	80 SF./100 SF./120 SF.

EPSC DATA	
EXISTING IMPERVIOUS AREA:	2,588 S.F.
PROPOSED IMPERVIOUS AREA:	446,403 S.F.
SOIL FEATURES:	INTERMITTENT STREAM, POTENTIAL STEEP SLOPES
SOIL TYPE:	Ce2d, Cr, Cb, Ce2F, Co2c, U, C
HYDROLOGIC SOIL GROUP:	MOSTLY D

DETENTION CALCULATION	
AC = 0.28	0.28 x 2.8 x 7.4 / 12 = 0.48 ACRE/FEET
AC = 0.43	0.43 x 2.8 x 2.28 / 12 = 0.23 ACRE/FEET
AC = 0.66	0.66 x 2.8 x 8.82 / 12 = 0.74 ACRE/FEET

LEGEND	
EXISTING TOPO	EXISTING TOPO
LANDSCAPE BUFFER AREA	LANDSCAPE BUFFER AREA
EASEMENT	EASEMENT
BUILDING SETBACK	BUILDING SETBACK
RIGHT-OF-WAY	RIGHT-OF-WAY
STREAM	STREAM
TREELINE	TREELINE
STORM SEWER	STORM SEWER
STORM STRUCTURE	STORM STRUCTURE
SANITARY SEWER	SANITARY SEWER
APPROXIMATE LOCATION OF 20-30% SLOPES	APPROXIMATE LOCATION OF 20-30% SLOPES
APPROXIMATE LOCATION 30% + SLOPES	APPROXIMATE LOCATION 30% + SLOPES
DRAINAGE ARROW	DRAINAGE ARROW

- ### 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 LATERAL, EXTENSION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE ODECK GUTTIE WOTC.
 - 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 ZONING OR GREEN BEST MANAGEMENT PRACTICES.
 - ON SITE DETENTION TO BE PROVIDED. POST-DEVELOPED PEAK FLOWS SHALL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10 AND 100-YEAR STORMS.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MS4 DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - IF SITE HAS THRU DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MS4 GRANTING CONSTRUCTION PLAN APPROVAL.
 - MS4 DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - RUNOFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF X 1.5.
 - KYTC APPROVAL REQUIRED.
 - SEWERS MAY BE SUBJECT TO MISS EXCESS COST TO PROVIDE GRAVITY OUTLET FOR UPSTREAM PROPERTIES.
 - SEWERS SHOWN RUNNING PARALLEL TO THE PROPOSED RETAINING WALL SHALL BE CONSTRUCTED TO THE LENGTH SHOWN ON THE PLAN PRIOR TO ISSUE OF ANY FOUNDATION PERMITS FOR THE BUILDING ADJACENT TO THE SEWER.
 - SEWERS SHOWN NE CORNER SHALL BE CONSTRUCTED TO THE LENGTH SHOWN ON THE PLAN PRIOR TO ISSUE OF ANY FOUNDATION PERMITS FOR THE BUILDING ADJACENT TO THE SEWER.

- ### APCD
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUTING PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ### HEALTH DEPARTMENT
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLSNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- ### RES
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - CROSS ACCESS AGREEMENT ON OTHER LEGAL INSTRUMENT ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE REQUIRED BEFORE SUBJECT PROPERTY AND PROPERTY AT 6300 DOWNS FARM PLACE PRIOR TO CONSTRUCTION PLAN APPROVAL FOR ANY FUTURE DEVELOPMENT. STUB ROADWAYS WILL PROVIDE FUTURE ACCESS AGREEMENTS WITH ADJUTING PROPERTIES UPON THEIR REQUEST.
 - KARST SURVEY WAS CONDUCTED BY A BUYER FULLER, PE ON 03/11/2019 AND THE FOLLOWING KARST FEATURES WERE NOT ENCOUNTED: SINKHOLE COLLAPSE FEATURES, EPIHEMAL LAKES, GAVE ENTRANCE, SUBSURFACE CAVE PASSAGE, SPRINGS, CLOSED DEPRESSION, OR SINKING STREAM SINK POINT. THE KENTUCKY GEOLOGICAL MAP INFORMATION REQUIRED IDENTIFY THE AREA AS MEDIUM RISK FOR KARST GEOLOGY. A DETAILED KARST SURVEY BY THE PROJECT GEOTECHNICAL ENGINEER MAY BE BENEFICIAL TO DETERMINE CONSTRUCTION.
- ### MS4
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS DEPARTMENT.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - KYTC APPROVAL REQUIRED. KYTC TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED ON S HURSTBOURNE PARKWAY.



Engineering
Planning

6875 S. Hurstbourne Parkway
Louisville, Kentucky 40291
Cayman Investments LLC
5901 Bardonia Road
Louisville, Kentucky 40291

REV#	DATE	DESCRIPTION
1	12/28/2018	APPROVAL
2	12/28/2018	APPROVAL
3	12/28/2018	APPROVAL
4	12/28/2018	APPROVAL
5	12/28/2018	APPROVAL
6	12/28/2018	APPROVAL
7	12/28/2018	APPROVAL

Drawing No: 6875 S. Hurstbourne Parkway
Rezoning Plan

Job No: 18202-000
Date: December 28, 2018
Scale: 1" = 80'
Drawn by: AWW
Checked by: AWW

Drawing No: 6875 S. Hurstbourne Parkway
Rezoning Plan

Drawing No: 1 of 1

WM #11866
PROJECT # 182NE1071

Public Meetings

- Neighborhood Meeting on 11/15/2018
 - Conducted by the applicant (4 people attended).
- LD&T meeting on 6/27/2019
- Planning Commission public hearing on 8/1/2019 and 8/15/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from R-4 to R-6 & C-N by a vote of 5-0-2 (two members were not present).