BOARD OF ZONING ADJUSTMENT

April 20th 2020

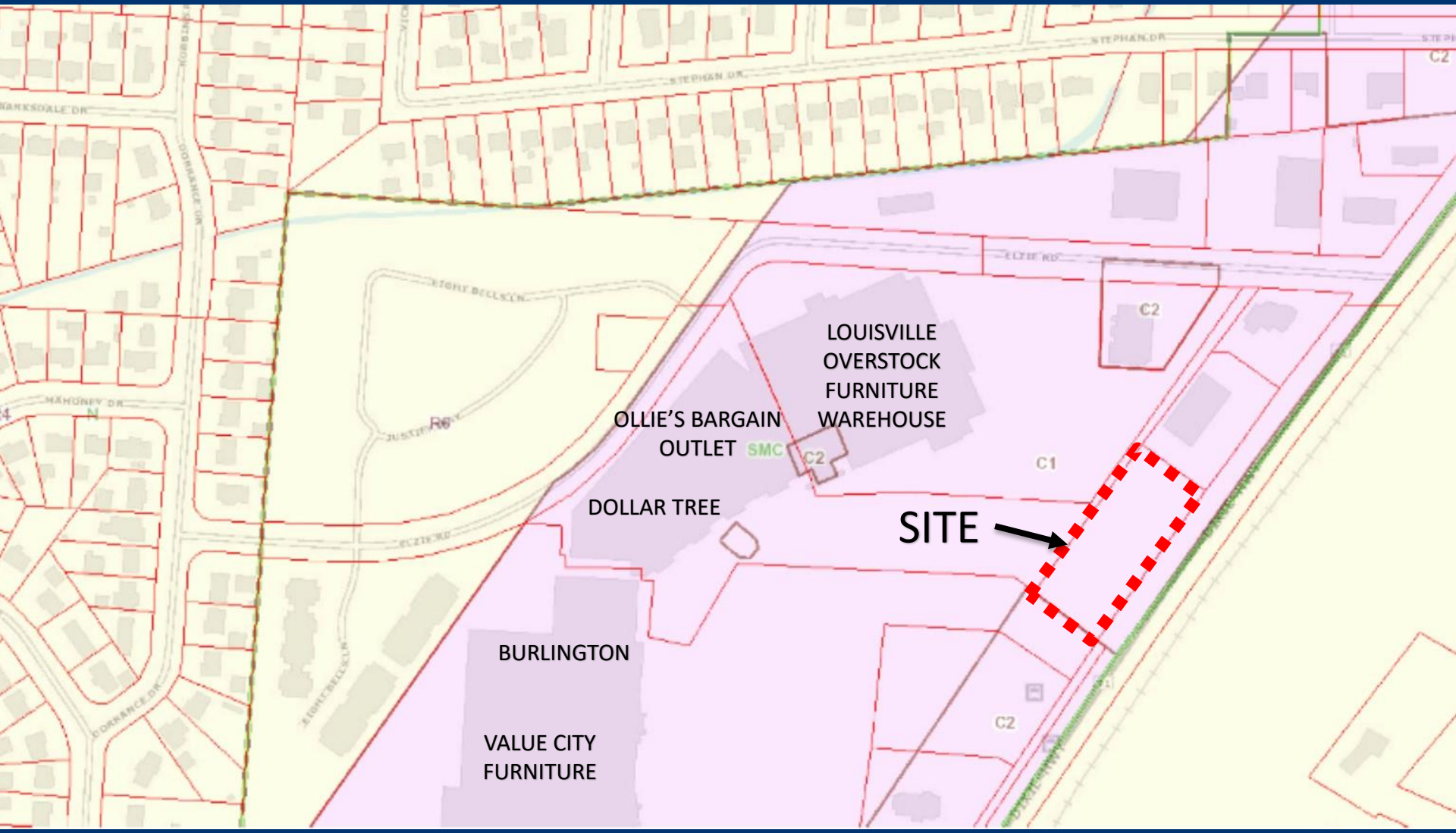
Southwest Town Center Outlot

9050 Dixie Highway – Louisville, KY 40258

CASE # 20-VARIANCE-0012
& 20-WAIVER-0001

Applicant
Blanding Partners, LLC

Representative
Kelli Jones, RLA
Sabak, Wilson & Lingo, Inc.


LOUISVILLE
OVERSTOCK
FURNITURE
WAREHOUSE
OLLIE'S BARGAIN
OUTLET
SMC
C2
C1
DOLLAR TREE
SITE
BURLINGTON
VALUE CITY
FURNITURE
C2
C2
STEPHAN DR
ELZIE RD
EIGHT BELLS LN
MAHONEY DR
CORRANCE DR
R6

ZONING MAP

AERIAL PHOTOGRAPH

AERIAL PHOTOGRAPH

GENERAL NOTES

1) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.

2) EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN A ACCORDANCE WITH MSD DESIGN MANUAL STANDARDS SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

3) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAPS 21111C0105E & 21111C0088E, DECEMBER 5, 2006)

4) SANITARY SEWERS ARE AVAILABLE BY CONNECTION. SANITARY SEWER FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.

5) DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS (IF NEEDED) SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. DETENTION IS NOT REQUIRED DUE TO NO INCREASE IN IMPERVIOUS AREA.

6) ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.

7) MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

8) THE DEVELOPMENT LIES IN THE PRP FIRE DISTRICT.

9) COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

10) ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.

11) ALL SIGNAGE WILL COMPLY WITH LDC CHAPTER 8 OR WILL PURSUE THE APPROPRIATE VARIANCE. ALL SIGNAGE WILL OBTAIN THE NECESSARY PERMITS.

12) ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

13) THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 42,850 SF.

14) THIS PROPERTY IS SUBJECT TO THE CROSS-EASEMENT AGREEMENTS OF RECORD IN D.B. 6572, PG. 200 AND D.B. 7274, PG. 253. THIS PROPERTY IS ALSO SUBJECT TO THE RECIPROCAL EASEMENT AGREEMENT RECORDED IN D.B. 11279, PG. 817.

EPSC NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

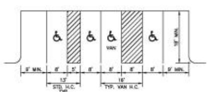
EPSC PHASING

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE & SILT FENCE.
2. BEGIN DEMOLITION, STRIPPING AND GRADING OPERATIONS.
3. INSTALL INLET PROTECTION ON ALL EXISTING STORM GRATES WITHIN THE PROJECT WATERSHED.
4. INSTALL SITE UTILITIES.
5. COMPLETE GRADING OPERATIONS.
6. INSTALL CURBS AND PAVE SITE.
7. REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

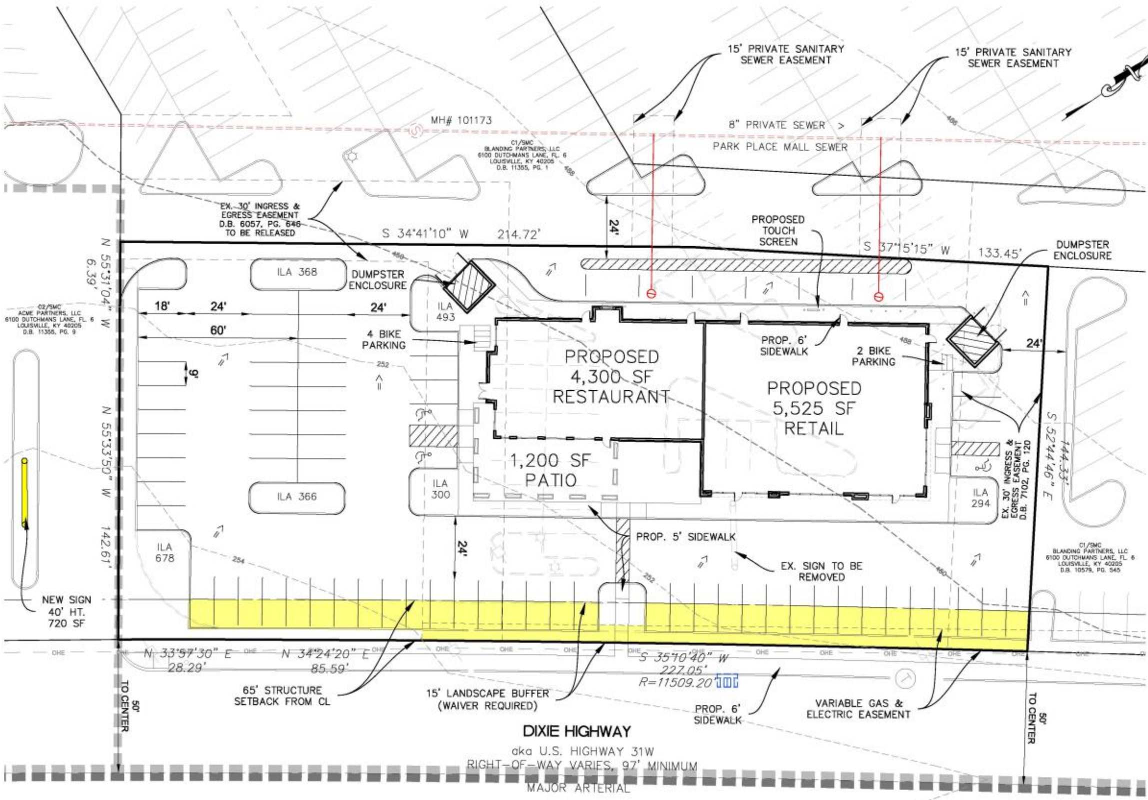
UTILITY NOTE

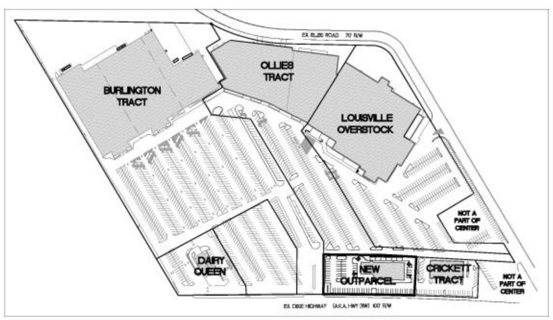
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.



TYPICAL PARKING SPACES
NO SCALE





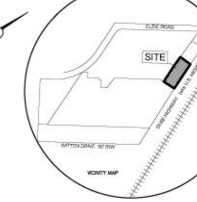
PARKING DIAGRAM
SCALE: 1" = 200'

CENTER PARKING CALCULATIONS

NOTE: SEE SUPPLEMENTAL SPREADSHEET FOR BREAKDOWN OF INDIVIDUAL BUSINESS SQUARE FOOTAGES.

PARKING REQUIRED:	1,159 SPACES
(DEPARTMENT STORE @ 1/300 = 632)	-30%
(FURNITURE STORE @ 1/400 = 364)	811
(RETAIL SHOP @ 1/250 = 37)	
(MEDICAL OFFICE @ 1/250 = 42)	
(GENERAL OFFICE @ 1/350 = 6)	
(SALON @ 1/250 = 6)	
(RESTAURANT @ 1/125 = 72)	
PARKING ALLOWED:	2,014 SPACES
(DEPARTMENT STORE @ 1/200 = 949)	
(FURNITURE STORE @ 1/200 = 728)	
(RETAIL SHOP @ 1/150 = 61)	
(MEDICAL OFFICE @ 1/150 = 70)	
(GENERAL OFFICE @ 1/200 = 12)	
(SALON @ 1/100 = 15)	
(RESTAURANT @ 1/50 = 179)	
EXISTING PARKING:	1,463 SPACES
PARKING TO BE REMOVED:	52 SPACES
NEW PARKING ADDED:	68 SPACES
TOTAL PARKING PROVIDED: (INCLUDING 43 H.C. SPACES)	1,479 SPACES

NOTE: THIS SITE QUALIFIES FOR THE FOLLOWING REDUCTIONS PER LDC 9.1.3.F AS FOLLOWS:
10% REDUCTION - TARC PROXIMITY
20% REDUCTION - GREEN SITE DESIGN STANDARDS
- PREVIOUSLY DEVELOPED SITE
- TARC ROUTE 18



LOCATION MAP
NO SCALE

SITE DATA

ZONING DISTRICT:	C-1
FORM DISTRICT:	SMCFD
EXISTING USE:	VACANT/PARKING
PROPOSED USE:	RESTAURANT/RETAIL
GROSS SITE AREA:	1.17 AC (50,857 SF)
BUILDING AREA:	9,825 SF
BUILDING HEIGHT:	60' MAX.
FAR:	0.19

TREE CANOPY REQUIREMENTS

SITE AREA	50,857 SF
EXISTING TREE CANOPY	0-40%
TREE CANOPY CLASS	CLASS C
EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
REQUIRED NEW TREE CANOPY	10,171 SF (20%)

ILA CALCULATIONS

VUA AREA:	29,930 SF
ILA REQUIRED (7.5%):	2,245 SF
ILA PROVIDED:	2,499 SF

PARKING CALCULATIONS

PARKING REQUIRED: (RETAIL @ 1/250 = 22) (RESTAURANT @ 1/125 = 44)	66 SPACES
PARKING ALLOWED: (RETAIL @ 1/150 = 37) (RESTAURANT @ 1/50 = 110)	147 SPACES
PARKING PROVIDED: (INCLUDING 3 H.C. SPACES)	68 SPACES

BICYCLE PARKING CALCULATIONS

SHORT TERM	6 SPACES
LONG TERM	4 SPACES

NOTE: LONG TERM BIKE PARKING WILL BE LOCATED INSIDE THE BUILDING.

IMPERVIOUS AREA CALCULATIONS

TOTAL SITE AREA	50,857 SF
ESTIMATED AREA OF DISTURBANCE	42,850 SF
EXISTING IMPERVIOUS AREA	46,053 SF
PROPOSED IMPERVIOUS AREA	45,434 SF
DIFFERENCE	LESS 619 SF

ADDITIONAL REQUESTS

1. WAIVER OF LDC 10.2.10 TO ALLOW AN EXISTING PARKING AREA TO ENCROACH INTO THE REQUIRED VEHICLE USE AREA BUFFER.
2. WAIVER OF LDC 10.2.4.B.3 TO ALLOW AN EXISTING UTILITY EASEMENT TO OVERLAP A LANDSCAPE BUFFER BY MORE THAN 50%.
3. VARIANCE FROM TABLE 8.3.2 TO ALLOW THE PROPOSED FREESTANDING SIGN TO MATCH THE EXISTING SIGN THAT IS BEING REMOVED. THE NEW SIGN WILL BE 12' TALLER AND 580 SF LARGER THAN PERMITTED BY THE REGULATION.

LEGEND

- EX. STORM SEWER
- PROP. STORM SEWER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- => DRAINAGE FLOW ARROWS
- 450 EX. MAJOR CONTOUR
- 453 EX. MINOR CONTOUR
- ZONING
- FORM DISTRICT
- AREA OF WAIVER
- AREA OF VARIANCE

SCALE: 1" = 20'
0 10 20 40

WM# 6816
CASE # 19-CAT2-0002 & 20-WAIVER-0001

SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584 - 6271

NO.	REVISION	DATE
1	REVISED PER AGENCY COMMENTS	02/10/20

SHEET TITLE: CATEGORY 2B DEVELOPMENT PLAN
PROJECT TITLE: SOUTHWEST TOWN CENTER OUTLOT
9050 DIXIE HIGHWAY, LOUISVILLE, KY 40258
TAX BLOCK 1424, LOT 6
OWNER/DEVELOPER: BLANDING PARTNERS, LLC
6100 DUTCHMANS LANE, FL. 6 LOUISVILLE, KY 40205
D.B. 11355, PG. 1

JOB NO.	2966
SCALE:	1"=20'
DATE:	01/06/20

DRAWING NO: CAT2B

SHEET 1 OF 1

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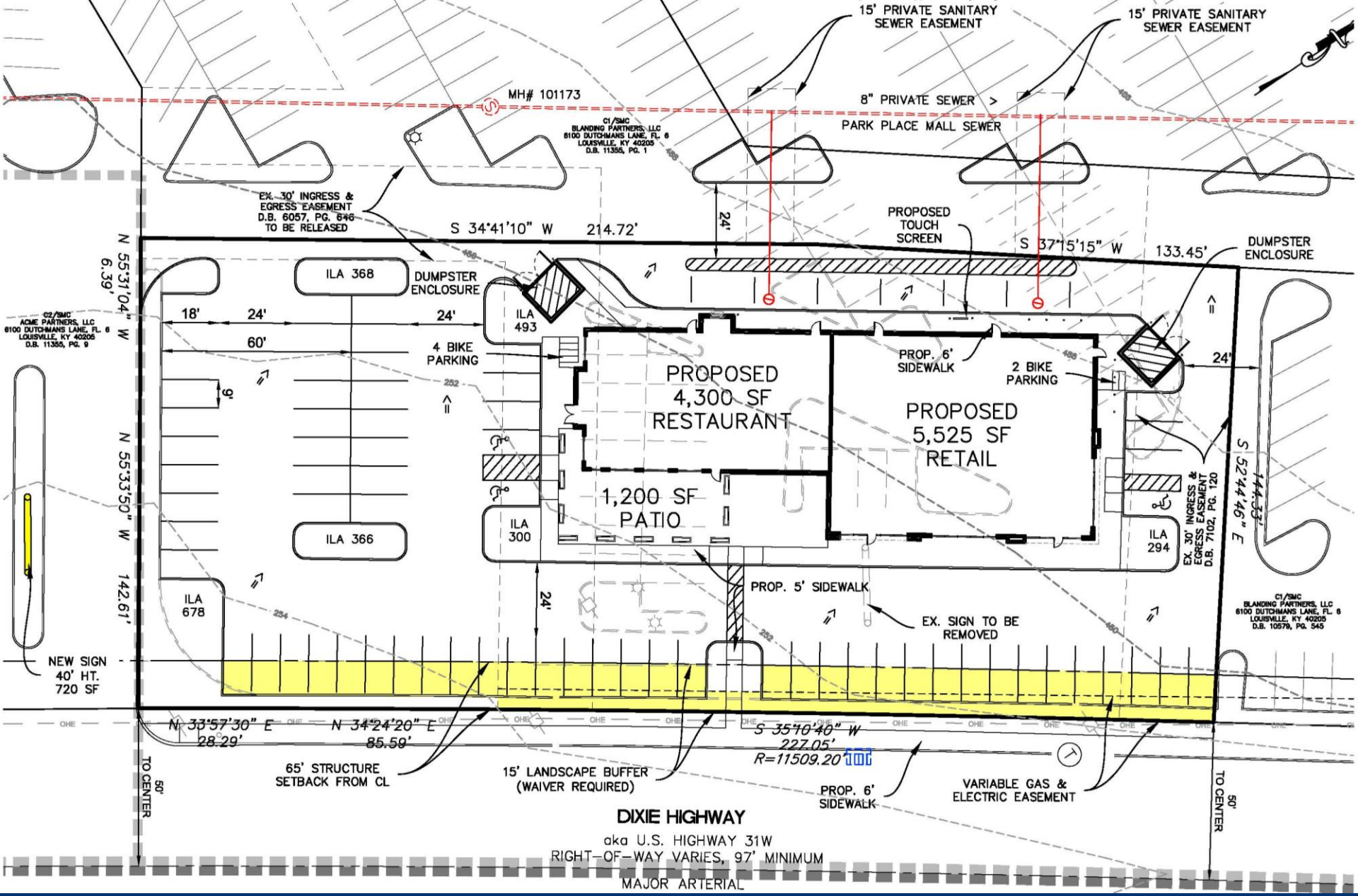
PROPOSED DEVELOPMENT PLAN

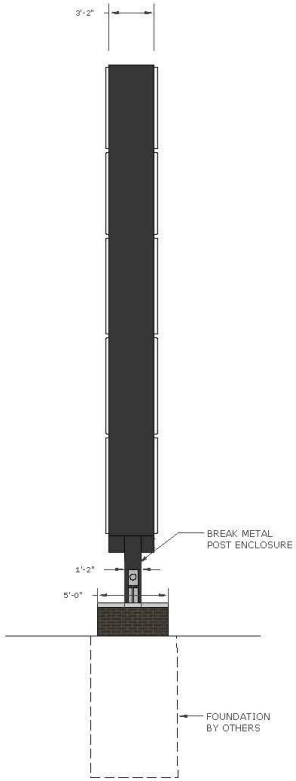


PROPOSED DEVELOPMENT PLAN

EXISTING LANDSCAPE BUFFER

EXISTING SIGN

01 FRONT VIEW
1/8" = 1'-0" (1:96)



02 SIDE VIEW
1/8" = 1'-0" (1:96)

03 PERSPECTIVE
Scale: N/A

TENANT PYLON SIGN

02.27.2020

DONHOFF KARGL NALL ARCHITECTS

PROPOSED PYLON SIGN FOR
SOUTHWEST TOWN CENTER

PROPOSED SIGN ELEVATIONS

SUMMARY OF REQUESTS

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