

Assumption

2169 Tyler Lane

CUP – Institutional Use

May 18th, 2020
Board of Zoning Adjustments
CASE# 20~CUP~0044



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

REQUEST

- **CONDITIONAL USE PERMIT – Section 4.2.65 – Institutional Use**
 - **To allow interior of existing building previously used as a convent to be renovated for office space and art studio classrooms.**

Zoning Map



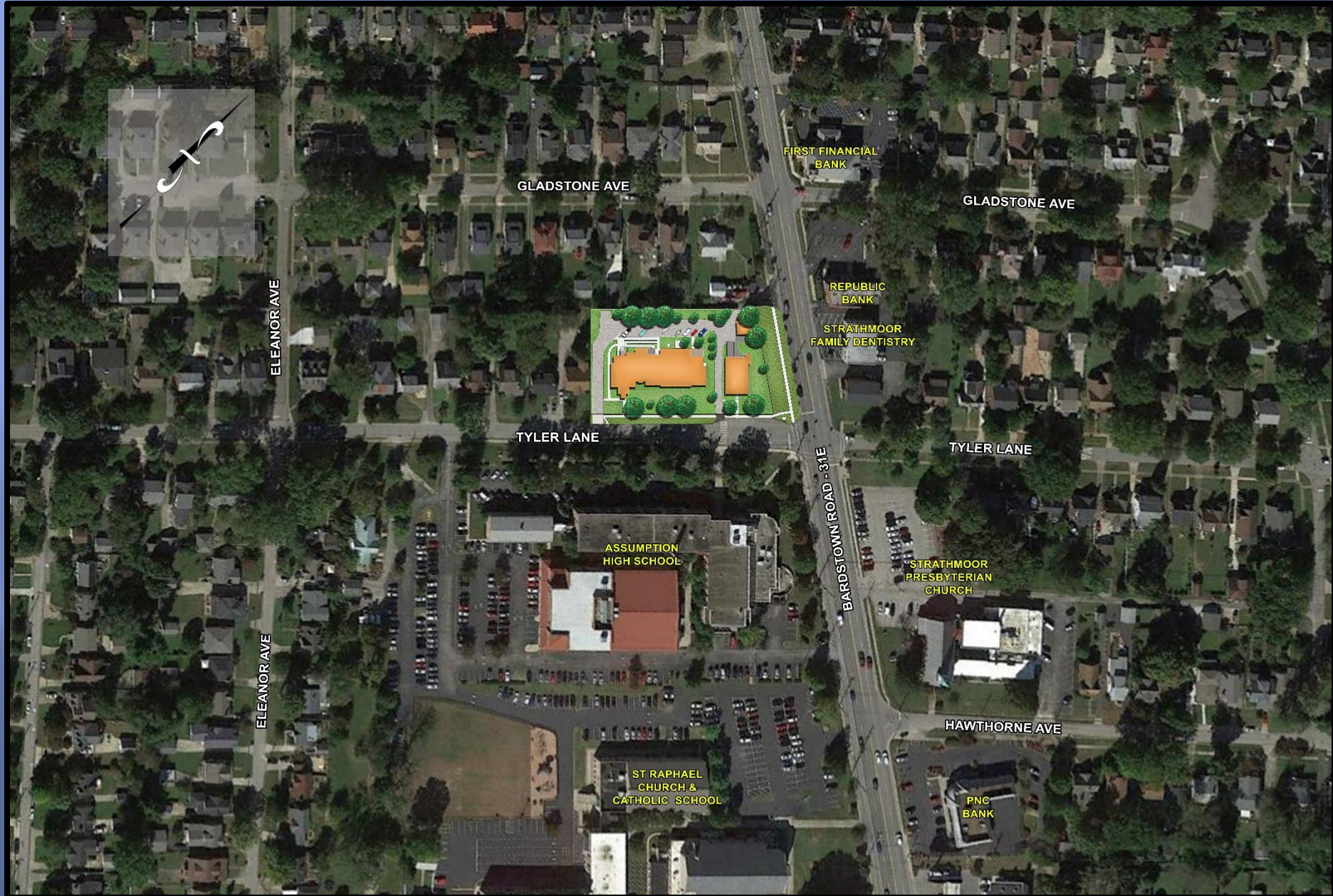
Aerial View



Aerial View



Aerial



LEGEND

- EX. FENCE
- EXISTING SEWER, CATCH BASIN
- W/ ALLEY PROTECTION AND HEADWALL
- EXISTING SEWER AND MANHOLE
- EX. CONTOUR

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
1" = 20' FT.

LOCATION MAP
NOT TO SCALE

NO EXTERIOR CONSTRUCTION PROPOSED

CONDITIONAL USE PERMIT REQUESTED

1. A CONDITIONAL USE PERMIT IS REQUESTED FROM LOUISVILLE LAND DEVELOPMENT CODE SECTION 4.2.65 TO ALLOW A PRIVATE INSTITUTIONAL USE IN A SINGLE FAMILY ZONING DISTRICT.

PROJECT DATA

TOTAL SITE AREA	= 42,383 SF. (0.97 AC)
EXISTING ZONING	= R-5
FORM DISTRICT	= RESIDENTIAL
EXISTING USE	= CONVENT (VACANT)
PROPOSED USE:	
BUILDING 1	= 16,787 SF
OFFICE	= 8,748 SF
5-CLASSROOMS	= 2,371 SF
STORAGE/MISCELLANEOUS	= 4,479 SF
BUILDING 2	= 4,350 SF
FUTURE OFFICE, STORAGE	
BUILDING 3	= 544 SF
ADDITIONARY BUILDING, STORAGE	
BUILDING HEIGHT	= 2 AND 2.5 STORIES
F.A.R.	= (0.5 ALLOWED)
EXISTING PARKING PROVIDED	= 9 SP (1 ADA SP INCLUDED)
(APPROVED BY PLANNING DIRECTOR PER LDC SEC. 4.3.85 C)	
EXISTING IMPERVIOUS AREA	= 22,594 SF
PROPOSED IMPERVIOUS AREA	= 22,594 SF (ON INCREASE)

GENERAL NOTES:

1. Existing areas and areas to be a hard and durable surface.
2. There shall be no commercial signs in the right of way.
3. Site lighting shall not glare in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
4. Construction fencing shall be erected prior to any construction or grading activities preventing compacting of road systems of trees to be preserved. The fencing shall enclose the area beneath the canopy of the trees and shall remain in place. No parking, material storage, or construction activities shall be permitted.
5. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from existing building and neighboring properties.
6. Composite utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
7. Wheel stops or curbing, of least six inches high and wide, shall be provided to prevent vehicles from encroaching existing 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, newly vegetation, roadway or structure.
8. Existing streetside landscaping and signage shall be replaced, as necessary to meet current Metro Public Works standards and shall be inspected prior to final build release.

MSD NOTES:

1. Sanitary sewer service will be provided by an existing connection and subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0300 C dated December 5, 2006.

OWNER:
ASSUMPTION HIGH SCHOOL INC
LOUISVILLE, KY 40205

269 TYLER LANE

DATE: 11/10/2010

SHEET: 1 OF 1

WM# 9478

	PROFESSIONAL'S SEAL
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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
507 HANCOCK STREET • SUITE 200 • WILMINGTON, DELAWARE 19801
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JOB NO.
17106

SHEET
1
OF 1

Site Pics



Site Pics



Adjacent Properties



LEGEND

- EX. FENCE
- EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- EXISTING SEMEN AND MANHOLE
- EX. CONTOUR

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
1 inch = 20 ft.

SITE ADDRESS:
2169 TYLER LANE
LOUISVILLE, KY 40205
TAX BLOCK 80E, LOT 31
D.B. 11000, PG. 81

COUNCIL DISTRICT - B
FIRE PROTECTION DISTRICT - LOUISVILLE #4

MSD NOTES:

- Sanitary sewer service will be provided by an existing connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRN Map No. 21111 C-0000 E dated December 8, 2006.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- 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-oriented, 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 drip-line of the canopy and shall remain in place until all construction is complete. All 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.
- Competitive utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Where shown or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overtopping existing sidewalks, properties or public rights-of-way, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent side fence, property line, utility vegetation, easement boundary, or other structures.
- Existing sidewalk reconstruction and repairs shall be required, as necessary to meet current Metro Public Works standards and shall be completed prior to final bond release.

CONDITIONAL USE PERMIT REQUESTED

1. A CONDITIONAL USE PERMIT IS REQUESTED FROM LOUISVILLE LAND DEVELOPMENT CODE SECTION 4.2.65 TO ALLOW A PRIVATE INSTITUTIONAL USE IN A SINGLE FAMILY ZONING DISTRICT.

PROJECT DATA

TOTAL SITE AREA	= 42,363 SF. (0.97 AC)
EXISTING ZONING	= R-C-5
FORM DISTRICT	= HIGHBOROUGH
EXISTING USE	= CONVENT (VACANT)
PROPOSED USE:	
BUILDING 1	= OFFICE
BUILDING 2	= OFFICE
BUILDING 3	= STORAGE/ACCESSORY BUILDING
BUILDING 4	= OFFICE, STORAGE
BUILDING 5	= ACCESSORY BUILDING, STORAGE
BUILDING HEIGHT	= 2 AND 2.5 STORES
F.A.S.	= 0.5 ALIGNED
EXISTING PARKING PROVIDED	= 9 SP (1 ADA SP INCLUDED)
(APPROVED BY PLANNING DIRECTOR PER USC SEC. 4.2.65 C)	
EXISTING IMPERVIOUS AREA	= 22,584 SF
PROPOSED IMPERVIOUS AREA	= 22,584 SF (0% INCREASE)

NO EXTERIOR CONSTRUCTION PROPOSED

LOCATION MAP
NOT TO SCALE

REVISIONS

REV	DATE	DESCRIPTION
1	2-24-20	AGENT COMMENTS

OWNER:
ASSUMPTION HIGH SCHOOL INC.
2169 TYLER LANE
LOUISVILLE, KY 40205

DESIGNER:
LAND DESIGN & DEVELOPMENT, INC.
1000 S. MAIN STREET, SUITE 100
LOUISVILLE, KY 40203

PREPARED FOR:
ASSUMPTION HIGH SCHOOL INC.
2169 TYLER LANE
LOUISVILLE, KY 40205

CONTRACT NO.: 17106
SHEET: 1 OF 1

WM# 9478

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OF 1