

CUP
VARIANCE
APPROVED
LOUISVILLE METRO BOARD
OF ZONING ADJUSTMENT
DATE: March 7, 2016
BY: [Signature]

RECEIVED
FEB 17 2018
PLANNING &
DESIGN SERVICES

PRELIMINARY APPROVAL
Condition of Approval:

[Signature]
Development Engineer
LOUISVILLE JEFFERSON COUNTY
METRO PUBLIC WORKS



THIS SITE IS LOCATED IN ST. MATTHEWS AND IS SUBJECT TO THE DEVELOPMENT CODE FOR JEFFERSON COUNTY, DATED APRIL 2001 AND TO CHAPTER NINE - PARKING & LOADING DATED MARCH 2006 LOUISVILLE DEVELOPMENT CODE & TO ST. MATTHEWS ORDINANCE 14-04 FOR SIGNAGE.

CONDITIONAL USE PERMIT REQUESTED:

- A Conditional Use Permit is Requested From Article 15.15 of the April 2001, Development Code, For Off-Street Parking on the R-4 Zoned Portion of the Subject Site.

WAIVER REQUESTED:

- A Waiver is Requested From Article 12.D1.a.1 & 12.D1.b.1 of the April 2001 Development Code, to Waive the Landscape Buffer Area and the Required Landscaping Between the R-4 and C-1/C-2 Zones.

VARIANCES REQUESTED:

- A Variance is requested from Article 6.3.C.3 of the April 2001 Development Code to vary the proposed building height to 3 stories and 55 ft.
- A Variance is requested from Article 6.3.C.2.e of the April 2001 Development Code to permit the main entrance #2 free standing business identification sign in the Dutchman Lane R-4 30' front yard.
- A Variance is requested from Article 6.3.C.2.e of the April 2001 Development Code to vary the 30' Dutchmans Lane front yard to 20 ft. for the encroachment of the proposed parking.

PROJECT DATA

TOTAL SITE AREA	= 10.5± ACRES
R/W DEDICATION AREA	= 0.4± Ac.
NET SITE AREA	= 10.1± Ac.
EXISTING ZONING	= R-4, C-2, & C-1
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= COMMERCIAL RETAIL CENTER
PROPOSED USE	= MEDICAL OFFICE BUILDING
BUILDING AREA	= 83,880 SF (27,960 SF PER FLOOR)
F.A.R.	= 0.18 (C-1 - 1.0 MAX. ALLOWED) (C-2 - 5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 55' - 3 STORY (35' - 2.5 STORY MAX. ALLOWED)
PARKING REQUIRED	1 SPACE/250 S.F. MIN. 1 SPACE/150 S.F. MAX.
	MIN. MAX. = 336 SPACES = 559 SPACES
TOTAL PARKING PROVIDED	= 495 (46 ACCESSIBLE SPACES INCLUDED)
BIKE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM & 2 LONG TERM
TOTAL VEHICULAR USE AREA	= 211,822 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 10,591 S.F. (5 S.F./100 S.F. VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 34,935 S.F.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for the Breckenridge Lane entrance.
- No increase in drainage run off to state roadways.
- There shall be no commercial signage in the right-of-way.
- There shall be no landscaping in the right-of-way without an encroachment permit.
- Site lighting shall no shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- The Existing Breckenridge Lane right-of-way shall be removed and the walk and verge are to be restored per KYDOT's standard specifications.
- Outdoor lighting shall be compliant with the St. Matthews adopted Development Code.
- 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.
- Mosquito control in accordance with Chapter 96 of the Louisville Jefferson County Metro Ordinances.
- The Dutchmans Lane right of way dedication by deed or minor plat will be required prior to issuance of construction plan approval by Metro Public Works.
- All accessible ramps at entrances and intersections shall be ADA compliant with tactile warnings.
- KYDOT requires calculations for any additional runoff to a state right of way.

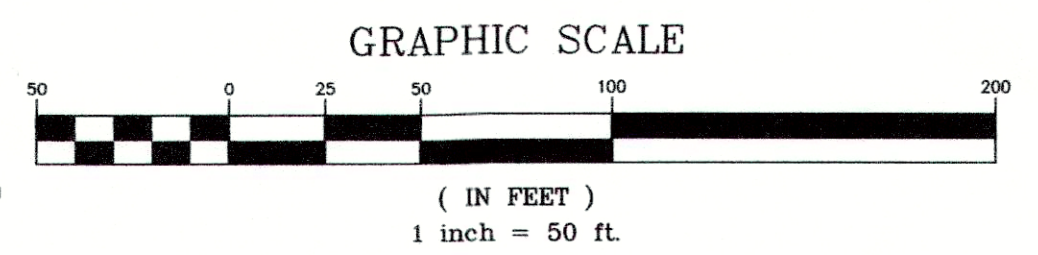
MSD NOTES:

- Sanitary sewer service is existing on site.
- The site is within the 100 year flood plain per FIRM Map No. 21111C0045E dated December 5, 2008.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- 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 proper sizing of Green Best Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- The 100 Year Floodplain elevation for the subject site is 510.2 and BFE for the local regulatory floodplain is 510.5 per MSD letter dated June 4, 2015.
- Lowest finished floor elevation to be at or above 511.50.
- All proposed parking areas below the floodplain is to have signs per floodplain ordinance.
- All required floodplain compensation shall be done at a ratio of 1:1.
- A revised FEMA and local regulatory floodplain model shall be revised prior to MSD construction plan approval.
- KDOW approval required prior to MSD construction approval.

EROSION PREVENTION AND SEDIMENT CONTROL 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 MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD 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. Soil 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 fence.
- All stream crossings must utilize low-water crossing structures per MSD 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 no 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 discharge into a stream, pond, swale or catch basin.
- All storm drainage shall conform to MSD standard specifications.
- 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

TYPICAL PARKING SPACE LAYOUT
NO SCALE



LEGEND
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SILT FENCE
- PROPOSED STONE BAG INLET PROTECTION

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 15031_CUP.dwg
DATE: 2-17-16
CHECKED BY: AER
SCALE AS SHOWN
DRAWN BY: JBS/JH

CONDITIONAL USE PLAN AND REVISED DETAILED DISTRICT DEVELOPMENT PLAN

1001 BRECKENRIDGE LANE
OWNER:
KEGES REALTY CORPORATION
LOUGES INVESTMENT CORPORATION
LUMAX REALTY CORPORATION
TOMLIN DEVELOPMENT CORPORATION

JOB NO. 15031

SHEET 1 OF 1

CASE: 15CUP1046
15DEVPLAN1202
WM #11323

15CUP1046

15 DEVPLAN1202