

# VA QUALITY MOTORS

BOZA

June 15<sup>th</sup>, 2020

19~DDP~0076

7709 Beulah Church Road

Developer:  
VILDAN AHMIC

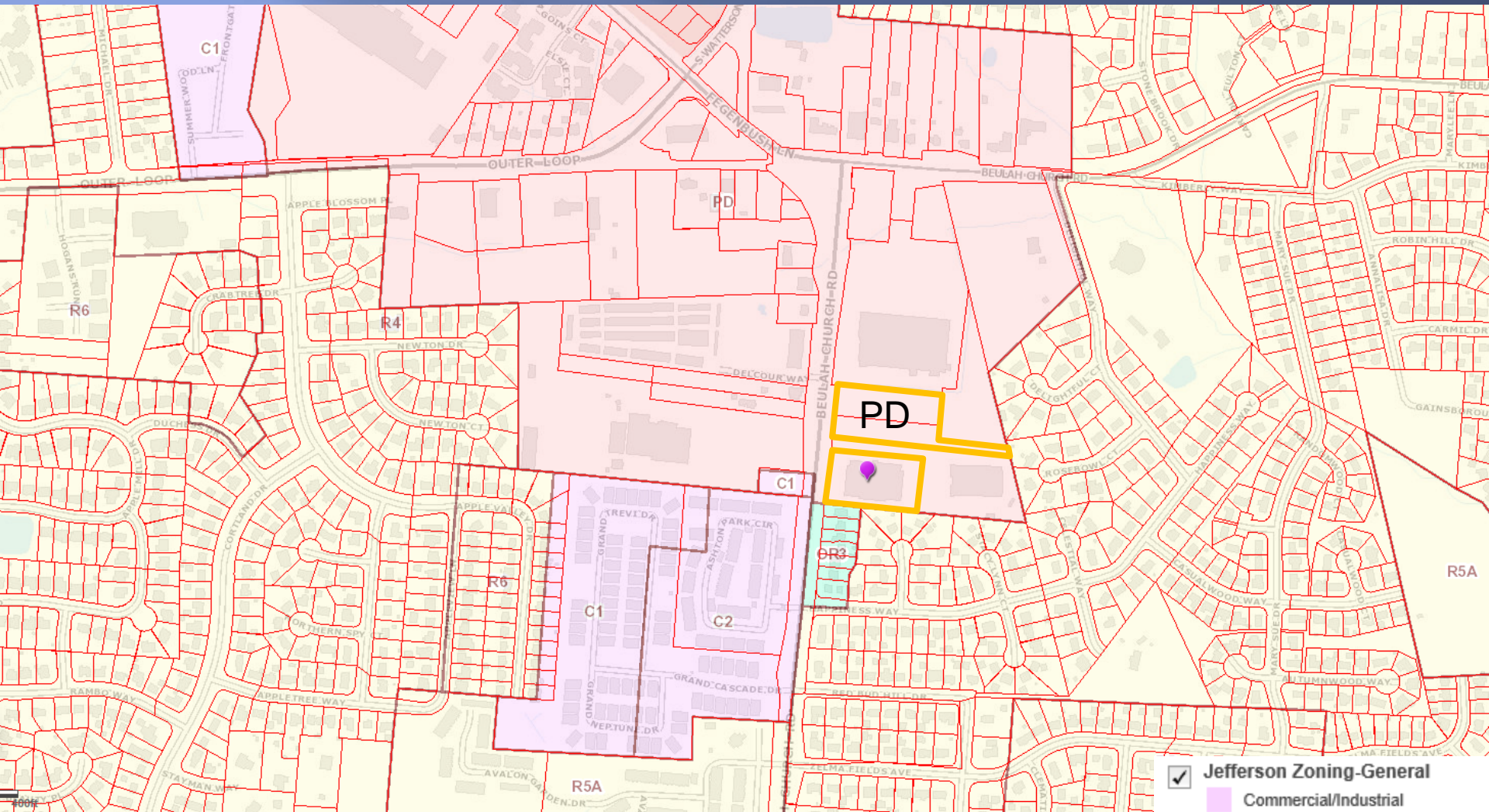
Prepared By: Derek Triplett, RLA



**LAND DESIGN & DEVELOPMENT INC**

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

# ZONING

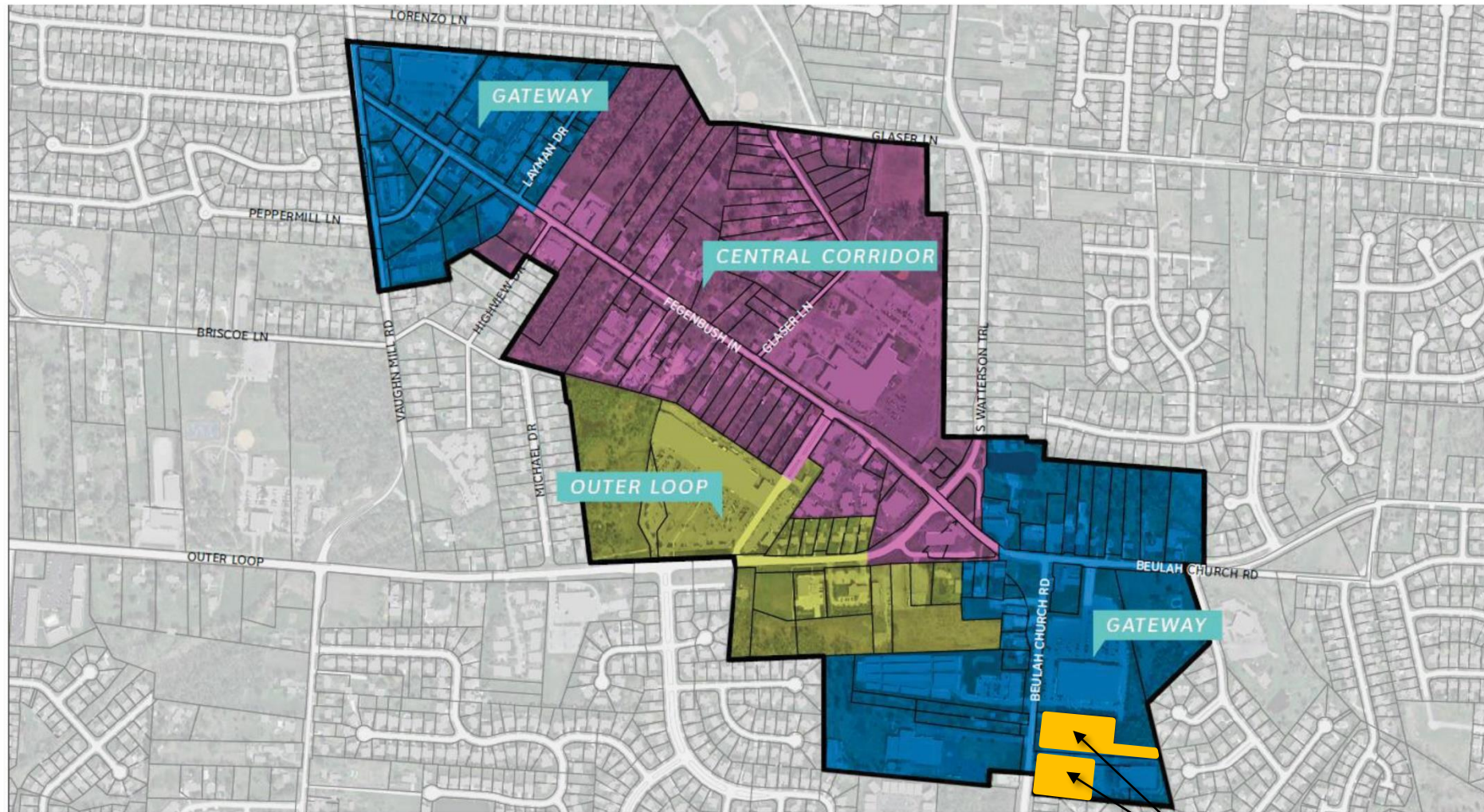


- ☒ Jefferson Zoning-General
- Commercial/Industrial
  - Industrial Only
  - Business/Office
  - Residential
  - Special



# HIGHVIEW PDD MAP

## PLANNED DEVELOPMENT SUBAREA MAP

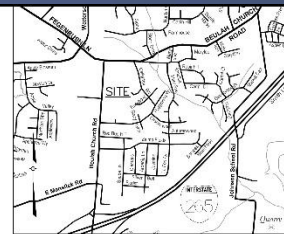


The Highview PDD includes three distinct sub-areas as indicated above. Each sub-area has unique contextual relationships that should be addressed both through allowable land uses as well as varied design guidelines.

**SITE**



# PLAN



LOCATION MAP  
NOT TO SCALE

## WAIVER REQUESTED:

1. A Waiver is requested from Chapter 10.2.4 of the Louisville Metro Land Development Code to allow an 8' existing wall and pavement within the property perimeter Landscape Buffer Area.

## VARIANCE REQUESTED:

1. A Variance is requested from Section 5.3.1.2.5 of the Louisville Metro Land Development Code to allow a building & pavement to encroach into the required setback.

## PROJECT DATA

TOTAL SITE AREA	= 4.26+ Ac. (185,546 SF)
TRACT 1 AREA	= 1.85+ Ac. (80,580 SF)
TRACT 2 AREA	= 2.41+ Ac. (105,966 SF)
EXISTING ZONING	= FD
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= VACANT
PROPOSED USE	= MID-OR VEHICLE SALES
BUILDING HEIGHT	= 1 STORY (25' MAX. ALLOWED)
BUILDING AREA	= 23,888 SF
F.A.R.	= 0.42 (1.0 MAX. ALLOWED)

PARKING REQUIRED	MIN.	MAX.
VEHICLE SALES		
56,210/7,000 S.F. VEH. (OUTDOOR DISPLAY)	= 8 SP	12 SP
56,210/5,000 S.F. VEH. (OUTDOOR DISPLAY)	= 12 SP	42 SP
AUTO SERVICE (20 EMPLOYEES + 2 BAYS)	= 24 SP	30 SP
15P/EMPLOYEE + 2 PER SERVICE BAY	= 32 SP	42 SP
15P/EMPLOYEE + 5 PER SERVICE BAY	= 40 SP	42 SP
TOTAL PARKING REQUIRED	= 40 SP	42 SP
TOTAL PARKING PROVIDED	= 40 SP	42 SP

BUILD PARKING REQUIRED/PROVIDED = 2 S.I. (1.34/2 LONG LIM)

TOTAL VEHICULAR USE AREA	= 123,563 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 9,251 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 9,256 SF

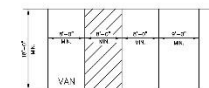
EXISTING IMPERVIOUS	= 145,000 SF (SEE MCD NOTE 7)
PROPOSED IMPERVIOUS	= 157,785 SF (5% INCREASE)
AREA OF DISTURBANCE	= 53,350 SF

## GENERAL NOTES:

1. Fencing and drive areas to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-sited, shielded, or turned off.
5. Construction fencing shall be erected prior to any construction or grading activities preventing completion of road systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
6. Mitigation measures or dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. A cross access agreement shall be recorded between the subject property and the Trainers Local Union property prior to final plan transmittal.
8. Construction plans, bond, & KTC permit required prior to construction plan approval by Metro Public Works.
9. Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current KTC standards and shall be completed prior to final bond release.
10. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Public Works.

## MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other applicable local, state and federal ordinances.
2. Sanitary sewer service will be provided by connection to applicable local A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0038 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
5. Site will be subject to MSD Regional Facilities Fee.
6. All drainage, LPSO and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined after construction plan approval and shall comply with all MSD and MSD Design Manual requirements.
7. Existing impervious areas were collected using National Imagery.



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

## TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 185,546 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20K (37,108 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20K (37,440 S.F.)

## GRAPHIC SCALE



STREET ADDRESS:  
7708, 7713 & 7715 BRULAH CHURCH ROAD  
TAX BLOCK 0646, LOT 0280, 0283 & 0305  
D.B. 11486, PG. 414

COUNCIL DISTRICT - 23  
FIRE PROTECTION DISTRICT - HIGHVIEW  
MUNICIPALITY - LOUISVILLE  
WM #12081

CASE #19-DDP-0076

DETAILED DISTRICT DEVELOPMENT PLAN

VA QUALITY MOTORS

INVESTOR

VILHAN AHMIC

5520 F-RN VA (F-R)

LOUISVILLE, KY 40228

SHEET

1

OF 1

DATE

12/25/18

DATE

12/25/18

DATE

12/25/18

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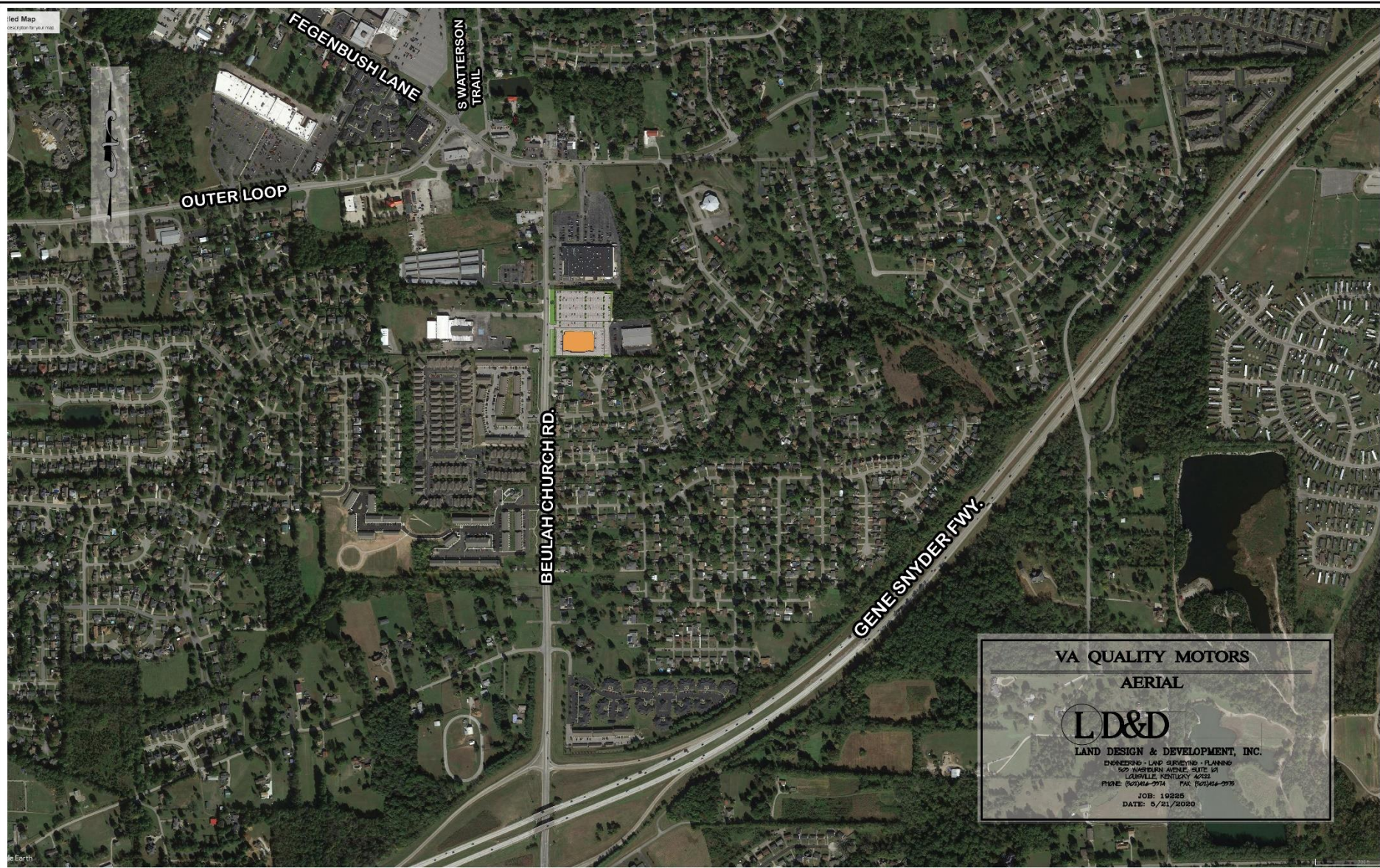
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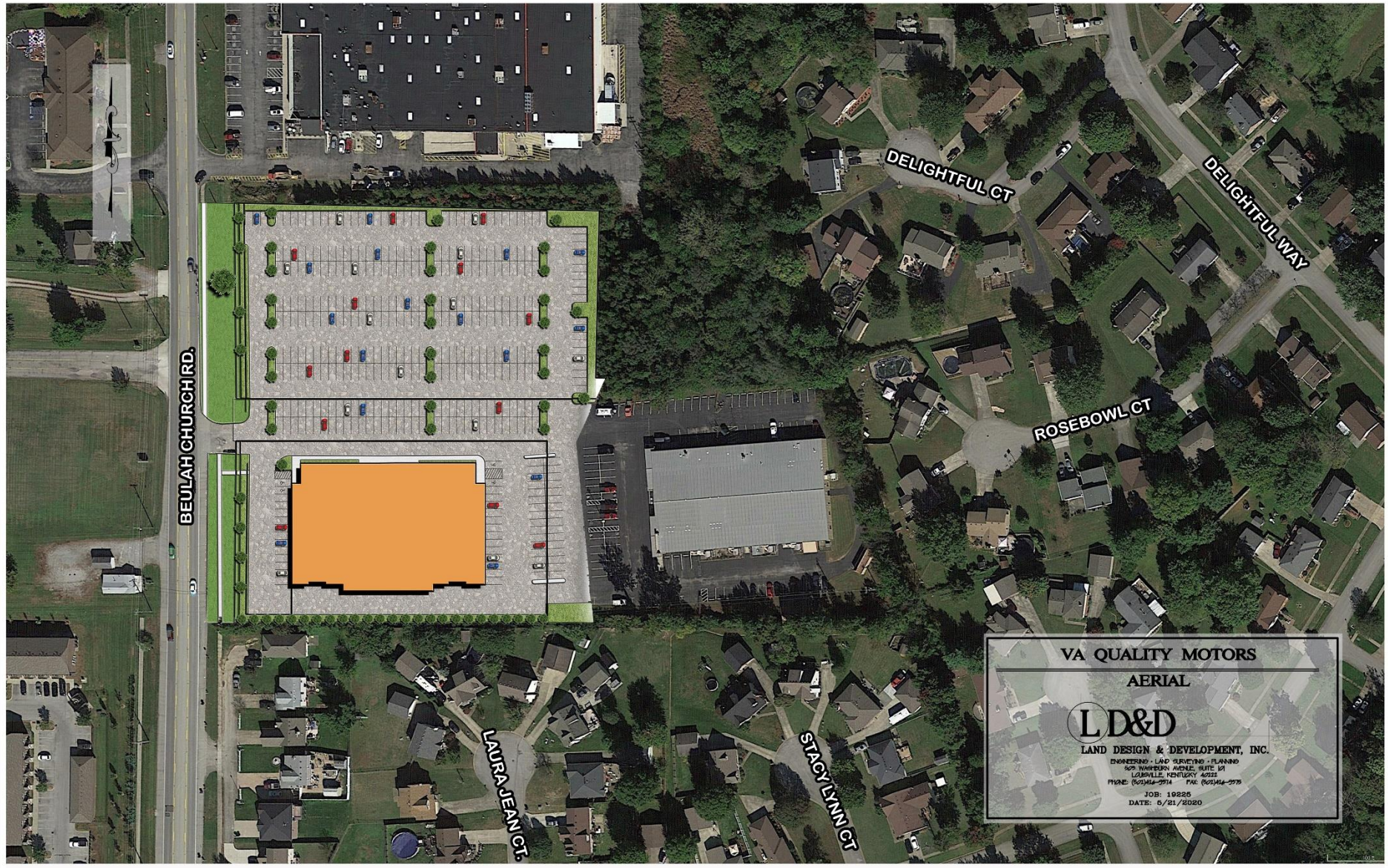


# AERIAL - 1





# AERIAL - 2





EXISTING BUILDING METAL - FRESH PAINTED

EXISTING TILT UP CONCRETE PANELS (PAINTED) COLOR "A"

EXISTING TILT UP CONCRETE PANELS (PAINTED) COLOR "B" WAVE

INSULATED PANEL WALL SYSTEM

STAINLESS STEEL

EXPANDED POLYSTYRENE FOAM CROSS-MOLDING

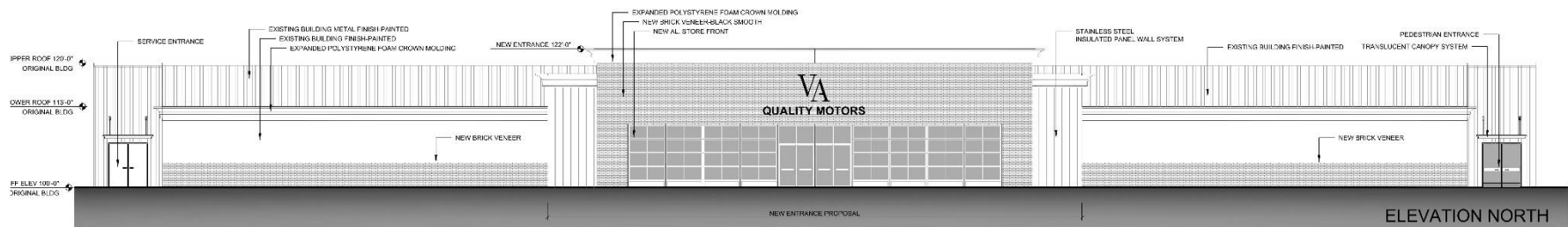
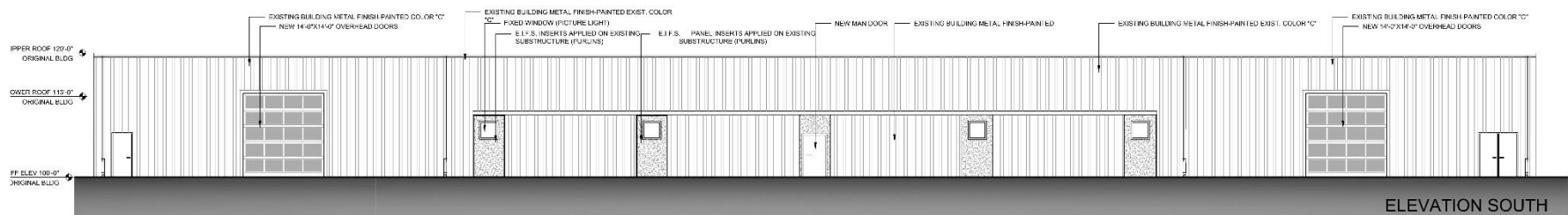
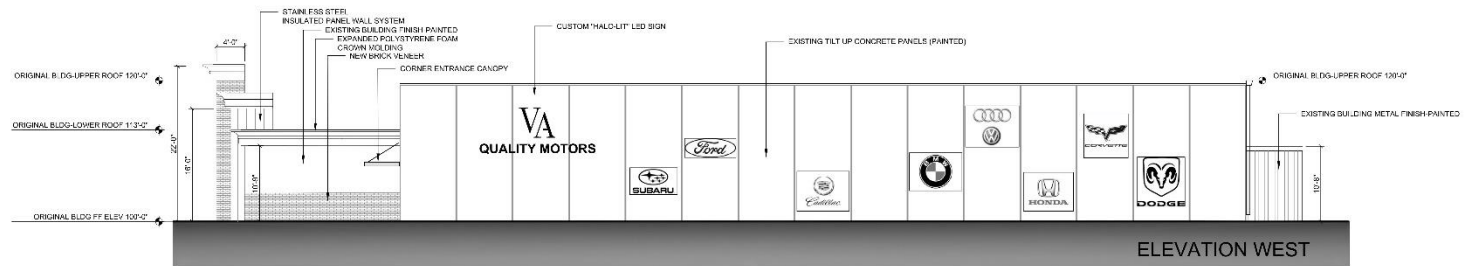
NEW BRICK VENEER

ORIGINAL BLDG UPPER ROOF 122'-0"

ORIGINAL BLDG LOWER ROOF 117'-0"

ORIGINAL BLDG FF ELEV 102'-0"

ELEVATION EAST



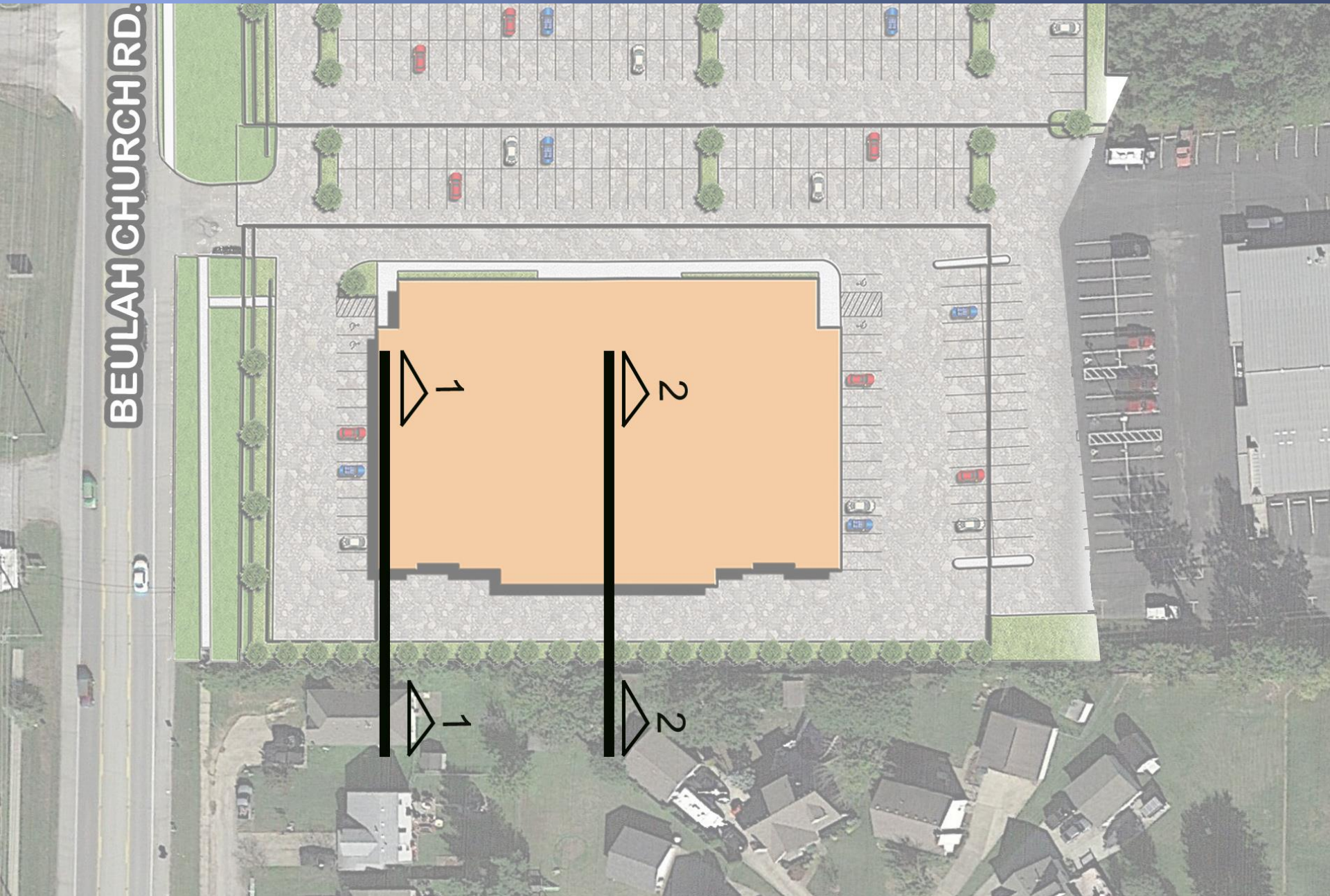


# EXISTING CONDITION





# CROSS SECTION - LOCATION

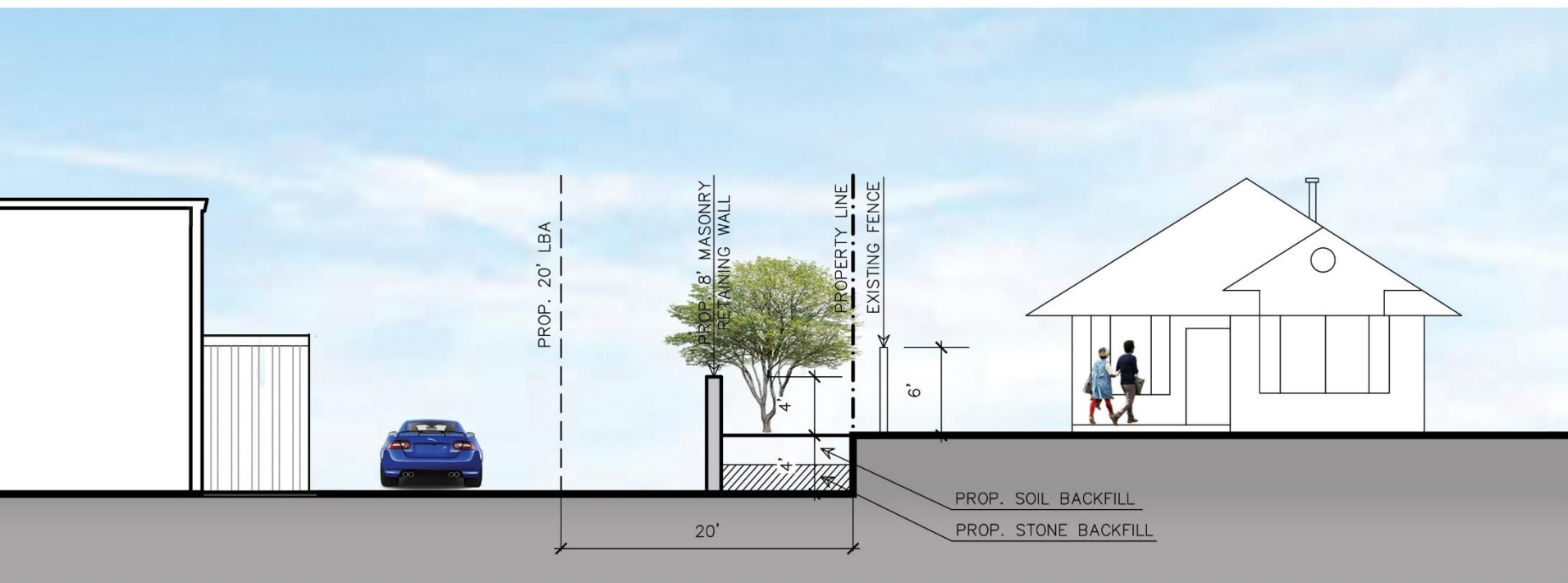




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# CROSS SECTION 1 - AMPLIATION





# CROSS SECTION 2

