

**20-MCUP-0010**  
**4300 Camp Ground Road**



**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator**  
**September 14, 2020**

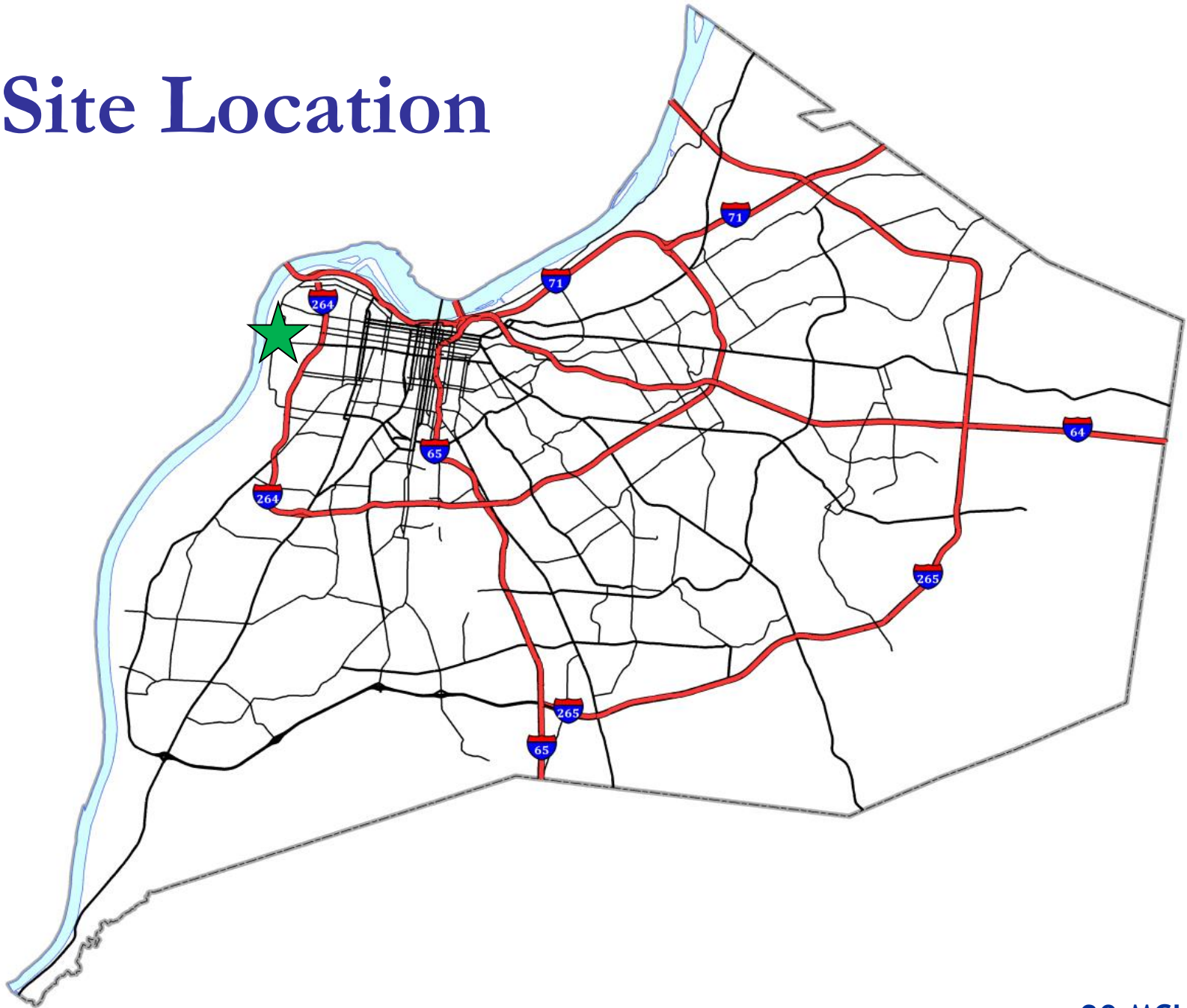
# Request(s)

- Modified Conditional Use Permit

# Case Summary/Background

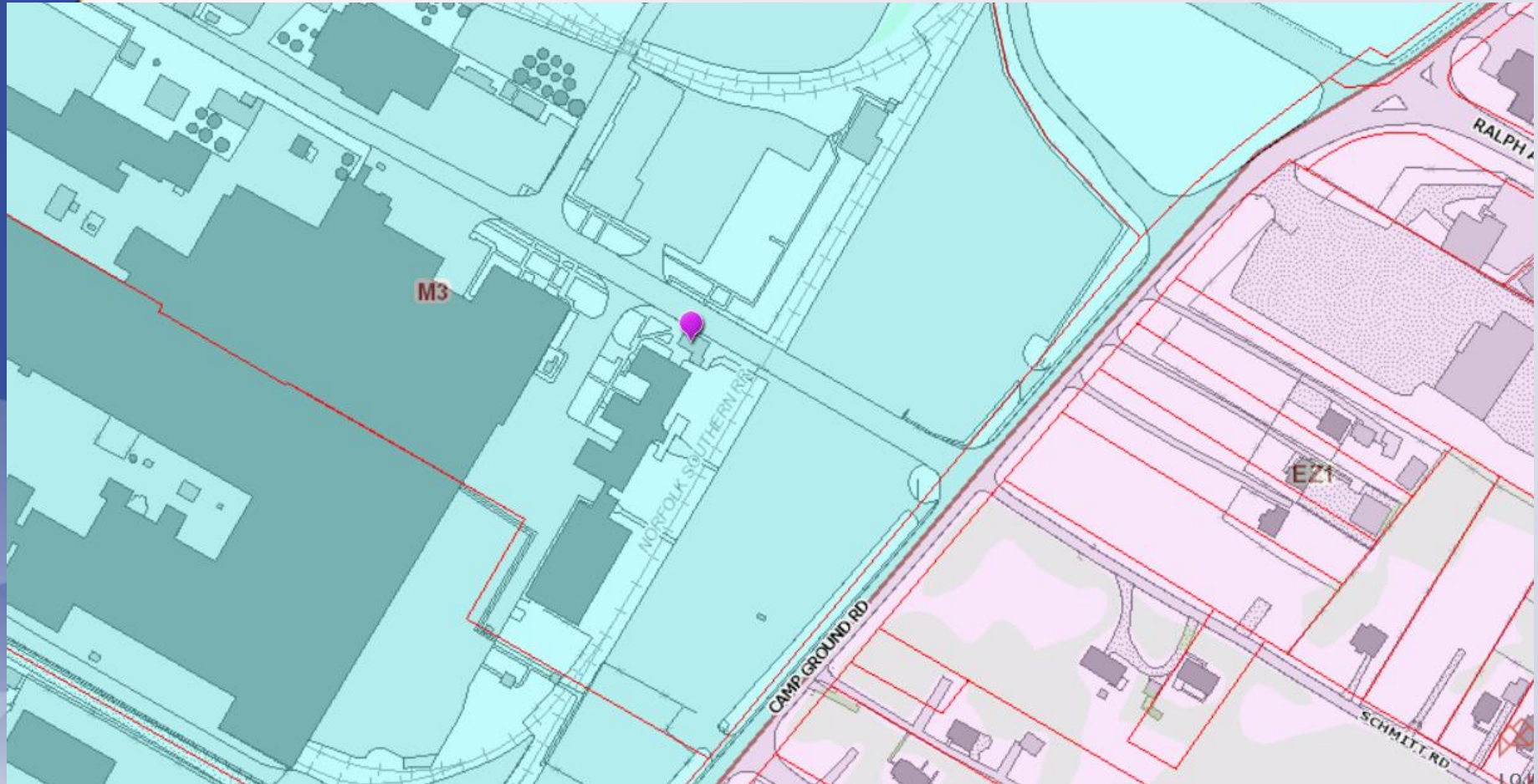
- The applicant is proposing to build a new laboratory and office building at the Dow Chemical Louisville site.
- This building will replace the existing laboratory and perform the exact same functions as the current laboratory.
- The primary function of the laboratory and supporting office space is to conduct quality control of existing products made on site.
- The project is being driven by OSHA requirements.

# Site Location

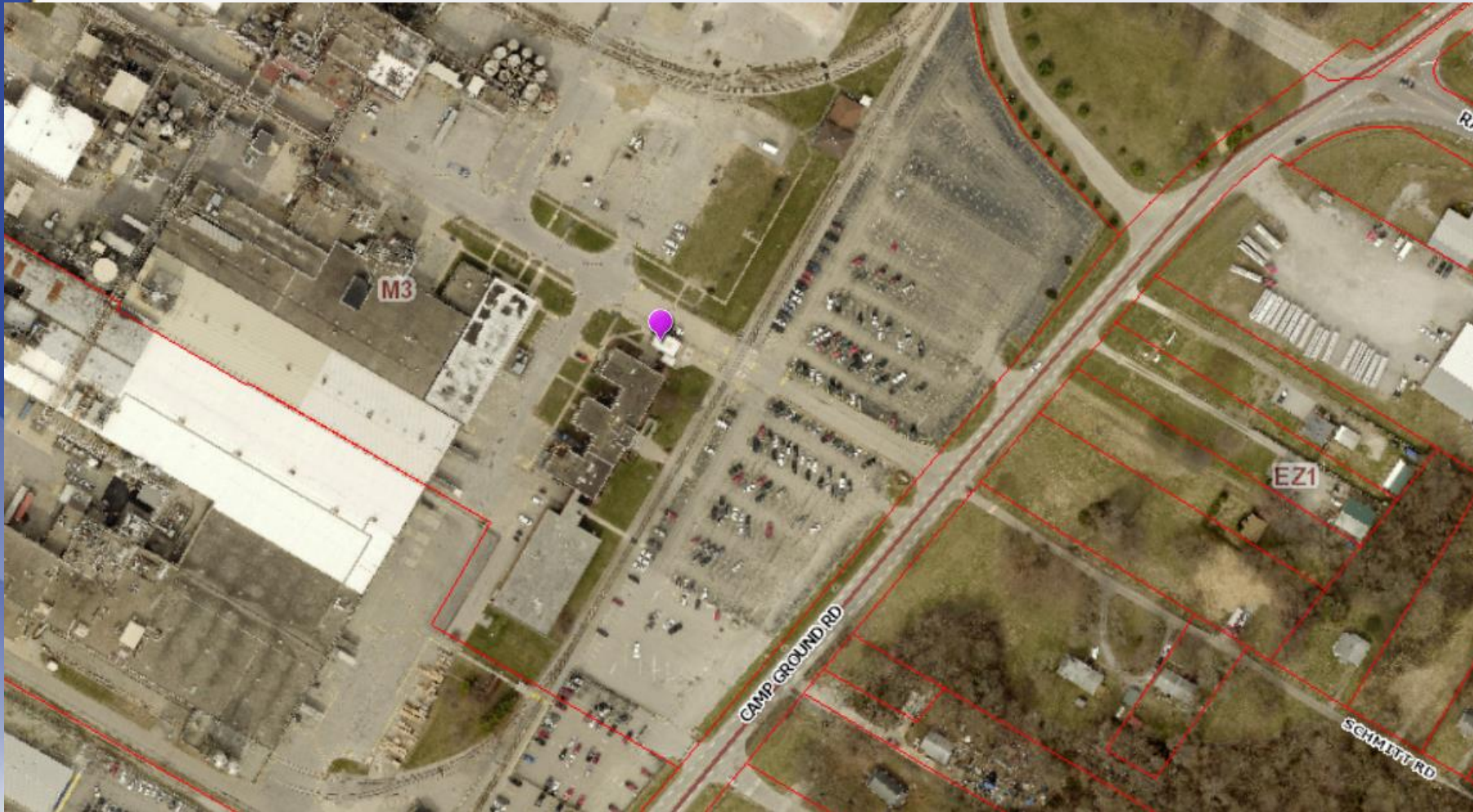




# Zoning/Form Districts



# Aerial Photo/Land Use





Arkema Inc

The Dow Chemical Company

4300 Camp Ground Road

Schmitt Rd

DuPont Louisville Works Plant

Google



## Lc



OWNER:  
ROHM AND HAAS CHEMICALS, LLC  
4300 CAMP GROUND RD, LOUISVILLE, KY 40216

[illegible][illegible]

24201-100000 (FLOORING)	402 32.47	<p><b>PRELIMINARY APPROVAL</b></p> <p>Condition of Approval:</p> <p><i>Mark A. Davis for T.C. 8/2/02</i></p>
24201-20000 AREA OF BUILDING	402 32.71	
NET GROSS AREA OF SITE	TOTAL PROPERTY IS 12.1274 ACRES. APPROX 100% USED FOR 1410 PROJECT IS APPROPRIATELY AC. NONE.	
IMPROVEMENTS AREA	PROPOSED IMPROVEMENTS IN IMPROVEMENTS: 400000 ACRES	
HEIGHT OF STRUCTURES	12.5' MAX HEIGHT FROM GRADE TO TOP OF ROOF	
	20'-2" TOP OF ROOF TO TOP OF SIGN, 14'-8" TOP OF WALL SIGN AREA OVER.	
OFF-STREET PARKING SPACES	N/A	

[illegible]

ADJACENT PLAZA	PER LANDSCAPE DESIGNATION, THIS DEVELOPMENT SITE IS LESS THAN A FIVE INCREASE IN HEIGHT COMPARED TO ADJACENT SURFACE AND THEREFORE IS NOT REQUIRED TO PROVIDE THE LANDSCAPING SPECIFIED IN THE PLAN.
ADJACENT BUFFER AREA IN ADJACENT LOT (SAY 10' OR 5' OF THE LOT)	PER LANDSCAPE DESIGNATION, THIS BUILDING DOES NOT ADJUT ADJACENT PROPERTY, NOR IS IT LINED, NONADJUT, OR NON-ADJUT.
PAVING CALIBRATION	THIS NEW BUILDING DOES NOT CHANGE THE NUMBER OF UNPAVED OR COVERED ON THE SITE, THEREFORE THE CURRENT LANDING OR NEW LANDSCAPING IS ALL ADJUT WITH THE MAIN PAVING LOT ON THE EAST SIDE OF THE FACILITY.
ADJUTED BUFFER, BUFFER	

NET AND GROSS DRAINAGE	N/A	
NUMBER OF DRAINING UNITS		
TYPICAL DIMENSIONS OF PARKING SPACES AND WALKERS	N/A	
<b>PROJECT PLAN</b>		
<b>SANITARY SEWER DESCRIPTION</b>	THE SANITARY SEWER WILL COLLECT DRAINS FROM THE BUILDINGS AND LATCH ROOFLINE COVER THEM TO AN EXISTING LATCH SEWER LINE.	
<b>ENVIRONMENTAL DESCRIPTION</b>	THE SANITARY SEWER WILL COLLECT DRAINS FROM THE BUILDINGS AND LATCH ROOFLINE COVER THEM TO AN EXISTING LATCH SEWER LINE.	

STORM WATER DESCRIPTION		NO. _____ REVISION _____ DATE _____

[illegible]PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS:

BY:  DATE: 06/21/2002  
CLERK OF SUPERIOR COURT

PRELIMINARY APPROVAL  
Condition of Approval: \_\_\_\_\_

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Development Review \_\_\_\_\_ Date \_\_\_\_\_

LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

8

BUILDING FOOTPRINT OR IMPERVIOUS SURFACE AREA  
 FORMER SITE IS LESS THAN A 20% INCREASE IN

DOES NOT AFFECT ADJACENT PROPERTY, RIGHT-OF-WAY

ALL ALIGNED WITH THE HIGH PARKING LOT ON E. 14<sup>TH</sup> AVENUE

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100000	D		
100000			

CONVEY RELATED IN	NO.	REVISION	BY: 0 DATE: 4
LOUISVILLE QC LAB			

MODIFIED CONDITIONAL USE PERM.



THREAT BY	TYPE	CHARACTER	DATE	APPROVAL
1.1	1.1	1.1	1.1	1.1
1.1	1.1	1.1	1.1	1.1
1.1	1.1	1.1	1.1	1.1

		15-00	
DEPT. 6-0075			
PT. NAME		PAT. NUMBER	
JONES		12345	
DATE	TIME	DOCTOR	DIAGNOSIS
10/1/75	10:00	DR. SMITH	FLU

RECEIVED  
AUG 12 2020  
PLANNING & DESIGN  
SERVICES

20. NewP-0010

20-MCUP-0010



# CUP Area



# CUP Area





# CUP Area



# CUP Area





# Staff Findings

- There are five listed requirements and all will be met. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

# Required Actions

## Approve or Deny:

- Modified Conditional Use Permit