

20-CUP-0098
1200 Hodel Road



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
October 19, 2020

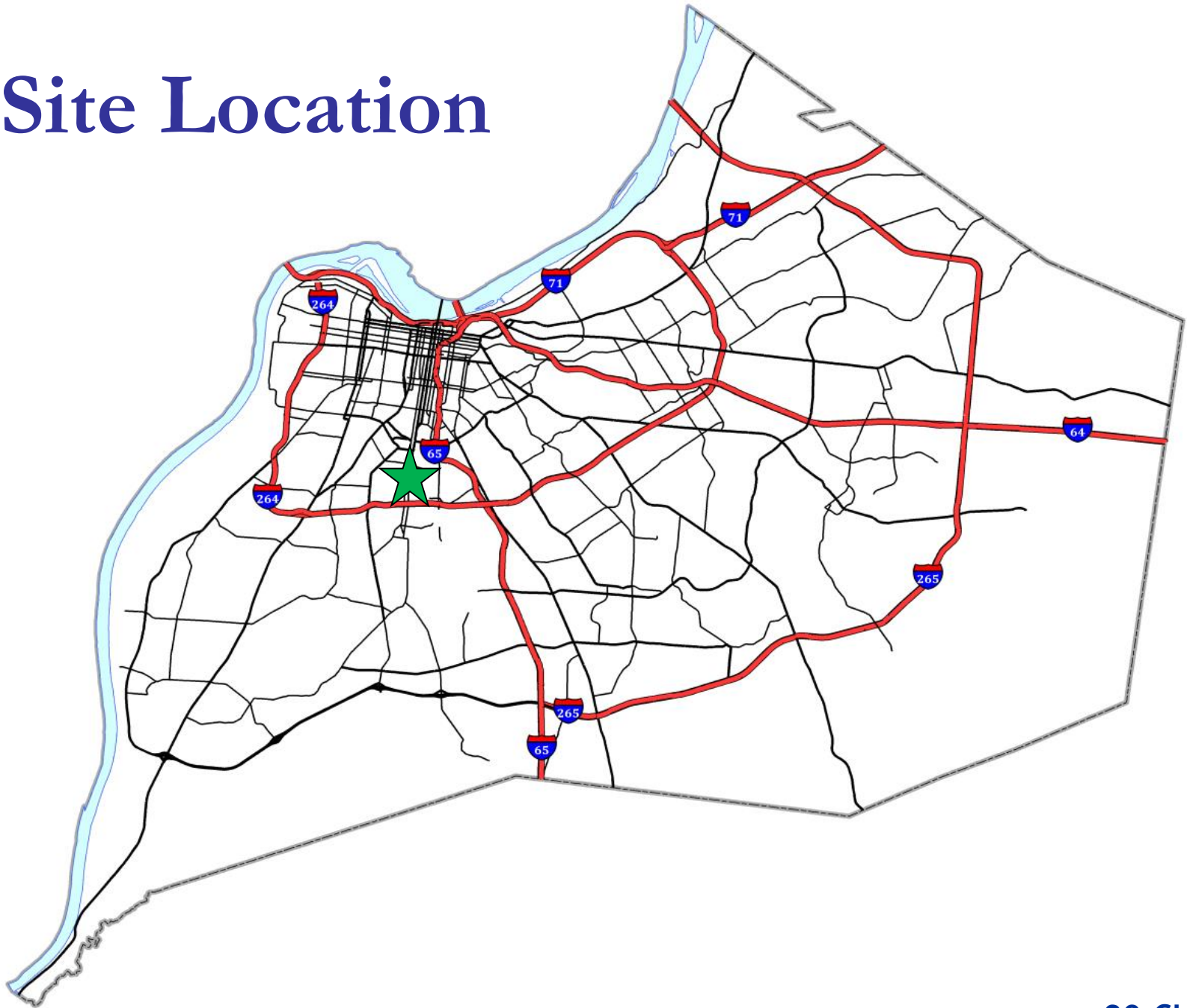
Request(s)

- Conditional Use Permit to allow an indoor athletic facility

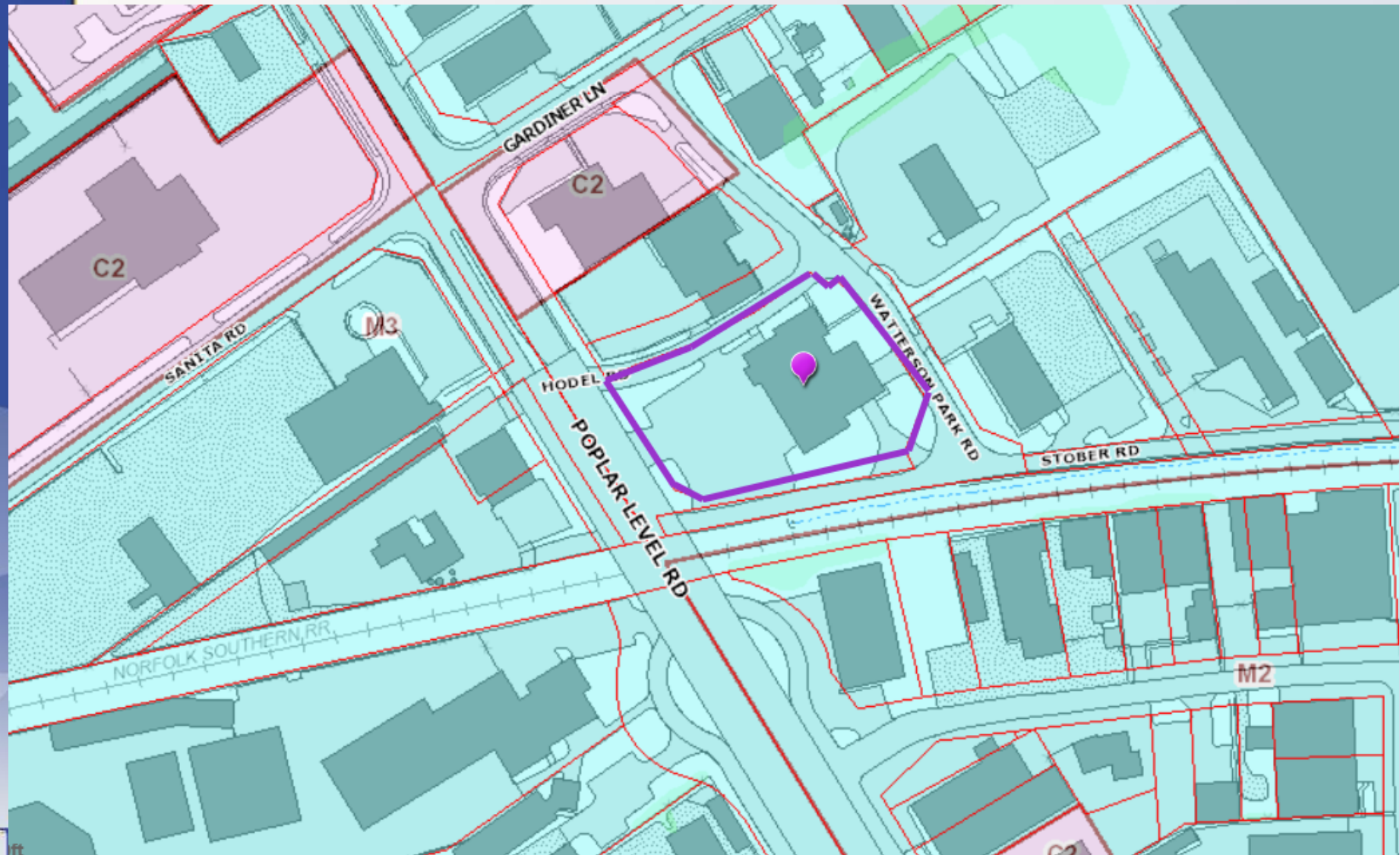
Case Summary/Background

- The applicant is proposing to use the existing industrial warehouse and convert it into an indoor athletic facility.
- The existing warehouse is 16,659 square feet and has 50 existing parking spaces.

Site Location

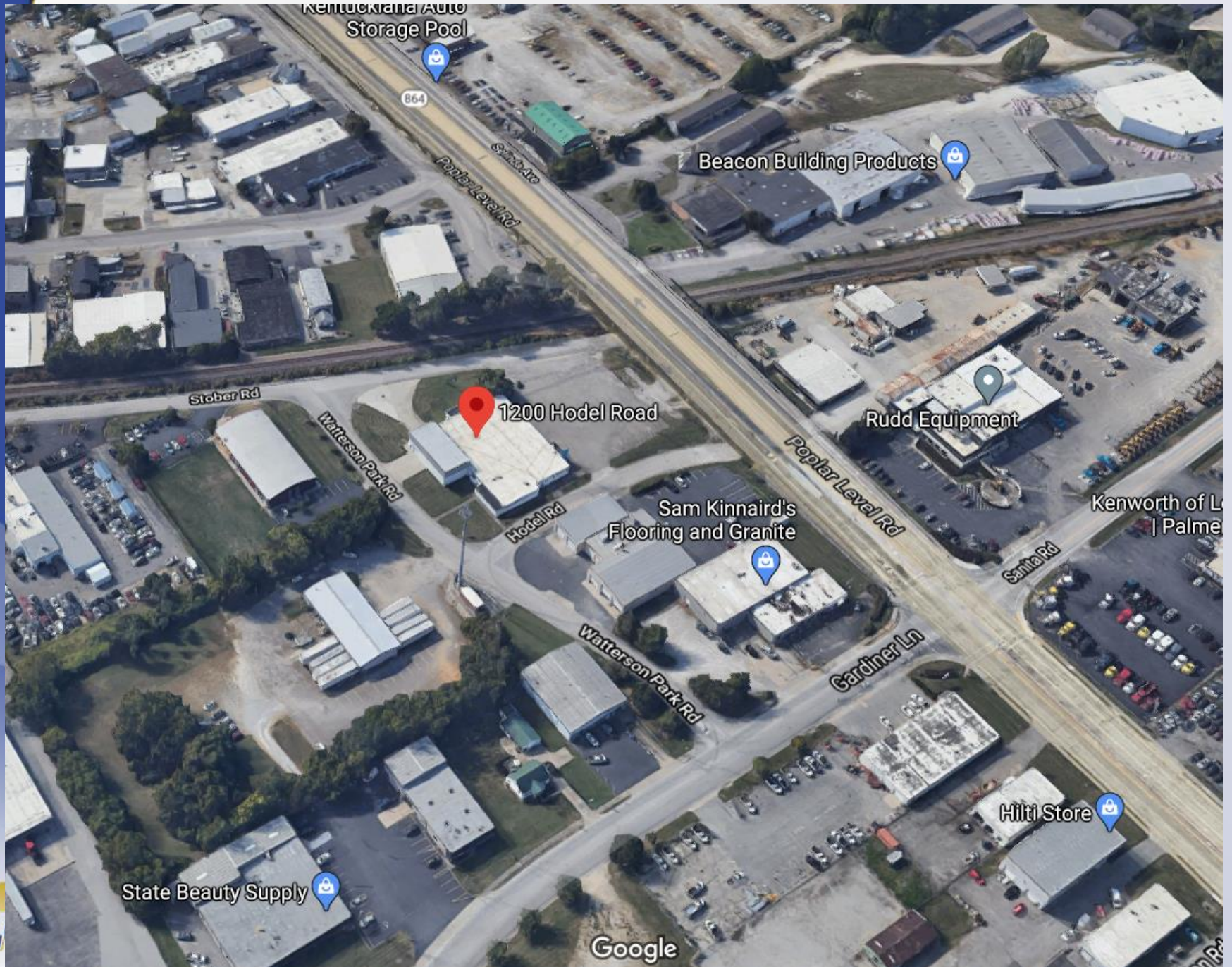


Zoning/Form Districts



Aerial Photo/Land Use





Site Plan

GENERAL NOTES

1. MUD WATER MANAGEMENT #11188.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
4. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.
5. DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF CURBS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
6. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
7. 203 THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0008 E)
8. NO NEW SANITARY FACILITIES ARE PROPOSED WITH THIS PROJECT.
9. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
10. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
11. ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
12. ALL SERVICE STRUCTURES, INCLUDING CHAMFER SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
13. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUTURE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
14. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
15. NO SITE WORK PROPOSED WITH THIS CUP APPLICATION.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: MBD FOR EFS
DATE: 06/26/2020
LOUISVILLE JEFFERSON COUNTY METRO PLANNING & DESIGN SERVICES

EROSION PREVENTION AND SEDIMENT CONTROL:

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 MDS'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED FOR THE PLAN AND MDS STANDARDS.

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

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STORMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDING, MULCHED, AND ADEQUATELY CONTAINED THROUGHOUT THE USE OF SIFT FENCING. ALL STEAM CROSSESS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MDS STANDARD DRAWING 10-02.

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 DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

FOOD, OIL AND GREASE NOTES

- 1) ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MDS'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MDS'S FAT, OIL & GREASE (FOG) MANAGEMENT POLICY.
- 2) ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MDS PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.
- 3) ALL FOOD SERVICE ESTABLISHMENTS (FSE) SHALL COMPLY WITH ALL REQUIREMENTS OF THE WDR AND FOG MANAGEMENT POLICY AND ARE SUBJECT TO ENFORCEMENT ACTIONS IN THE MDS ENFORCEMENT RESPONSE PLAN (ERP).
- 4) MDS OR AN AUTHORIZED REPRESENTATIVE SHALL INSPECT ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENTS WITH FOOD SERVICE ESTABLISHMENTS (FSE) FOR PROPER INSTALLATION OF GREASE INTERCEPTOR (GI).

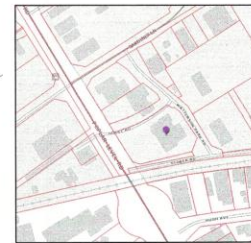
UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (KENTUCKY 811) (TOLL FREE PHONE NO. 1-800-765-4007) OF LOCAL NO. 502-286-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THE NUMBER WHO ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MDS GENE OF DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



BLOMQUIST DESIGN GROUP, LLC
10529 TIMBERWOOD CIRCLE, SUITE "D"
LOUISVILLE, KENTUCKY 40223
PHONE: 502.429.0105 FAX: 502.429.6861
EMAIL: MARVBDG@AOL.COM

PROPERTY
DEED BOOK 10008, PAGE 371
PARCEL ID: 0815-0174-0000



VICINITY MAP
N.T.S.

SITE DATA CHART

DEED BOOK	EXISTING ZONE	EXISTING FORM DISTRICT	M3
PARCEL ID	EXISTING USE	PROPOSED USE	SUBURBAN WORKPLACE
	EXISTING AREA	PROPOSED AREA	WAREHOUSE
	EXISTING BUILDING	PROPOSED BUILDING	1,446 ACRES
	EXISTING BUILDING S.F.	PROPOSED BUILDING S.F.	16,659 SF
	BUILDING HEIGHT	BUILDING HEIGHT	50 FT. MAX
	F.A.R.	F.A.R.	0.284
	REQUIRED PARKING	REQUIRED PARKING	50 MAX (1 PER 300 S.F.)
	PROVIDED PARKING	PROVIDED PARKING	10% TARC CREDIT
	PROPOSED NEW WAL.	PROPOSED NEW WAL.	50
	REQUIRED S.A.	REQUIRED S.A.	0 S.F.
	REQUIRED TREE CANOPY	REQUIRED TREE CANOPY	0%

PRELIMINARY APPROVAL

Condition of Approval:

William J. Bick 0-21-20
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

LEGEND

- 1/2" DIAMETER STEEL REINFORCING BAR WITH ORANGE PLASTIC CAP STAMPED "M 2002" SET
- PARKER-KALON MAIL WITH BRASS WASHER STAMPED "2852", SET PREVIOUS SURVEY
- LIGHT POLE
- SANITARY/STORM MANHOLE
- POWER POLE
- FIRE HYDRANT
- GRAVITY SANITARY SEWER LINE / STORM SEWER
- WATER LINE
- WATER VALVE
- PHYSICALLY CHALLENGED PARKING SPACE
- CLEAN OUT
- CHAIN LINK FENCE
- GAS METER
- WATER METER
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED DRAINAGE ARROW
- GAS MAIN
- EXISTING POLE
- TELEPHONE POLE
- POLE ANCHOR
- TREE/SHRUB
- FENCE
- MONITORING WELL
- WATER METER
- BURIED TELEPHONE/FIBER OPTIC GUARDRAIL
- OVERHEAD UTILITY LINE
- WETTER PROPERTY LINE
- CURB BOX INLET
- DROP BOX INLET
- TEMPORARY BENCHMARK
- EXISTING PLANTING
- TREE PROTECTION FENCE
- PROPOSED PLANTING



RECEIVED

AUG 21 2020

PLANNING & DESIGN SERVICES

CONDITIONAL USE PERMIT PLAN FOR ADVANCE STUDIES TRAINING

ZONED M3, SUBURBAN WORKPLACE FORM DISTRICT
1200 HODEL ROAD
LOUISVILLE, KY 40213
TAX BLOCK 615 LOT 209
DEED BOOK 11548, PAGE 845

OWNER / DEVELOPER
SCHNELL PROPERTIES, LLC
1343 TULY FACTORY LANE
LOUISVILLE, KY 40213-2141

20-CUP-0098

20-CUP-0098: WM #11189

20-CUP-0098

Existing Building



Existing Structure



Looking Toward Popular Level Rd



Across the Street



Staff Findings

- There are eight listed requirements and six will be met. The applicant will be asking for relief of item C. and D. 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:

- Conditional Use Permit to allow an indoor athletic facility