

20-CUP-0106
4100 Springdale Road



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
November 2, 2020

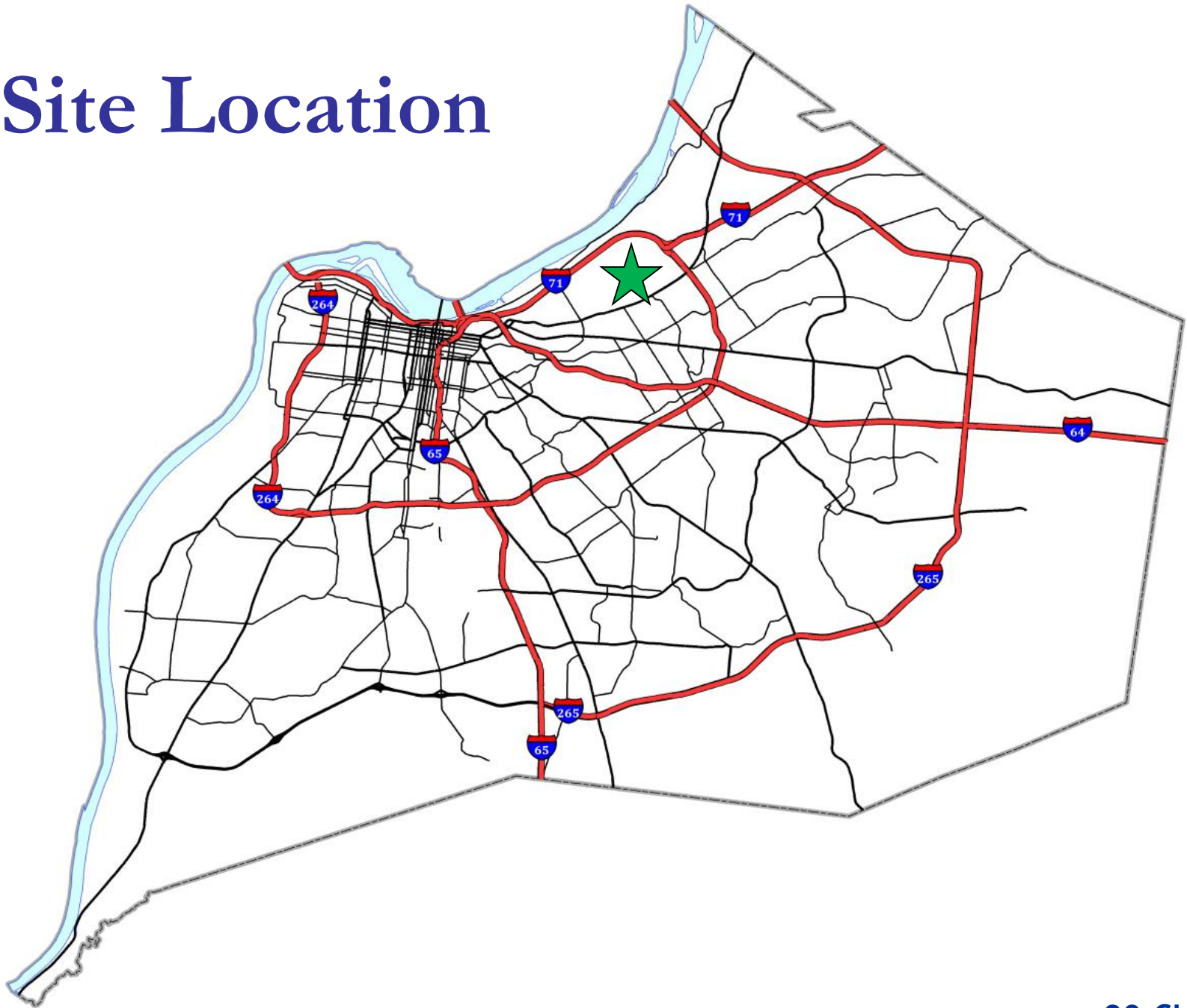
Request(s)

- Conditional Use Permit to allow a private institutional use

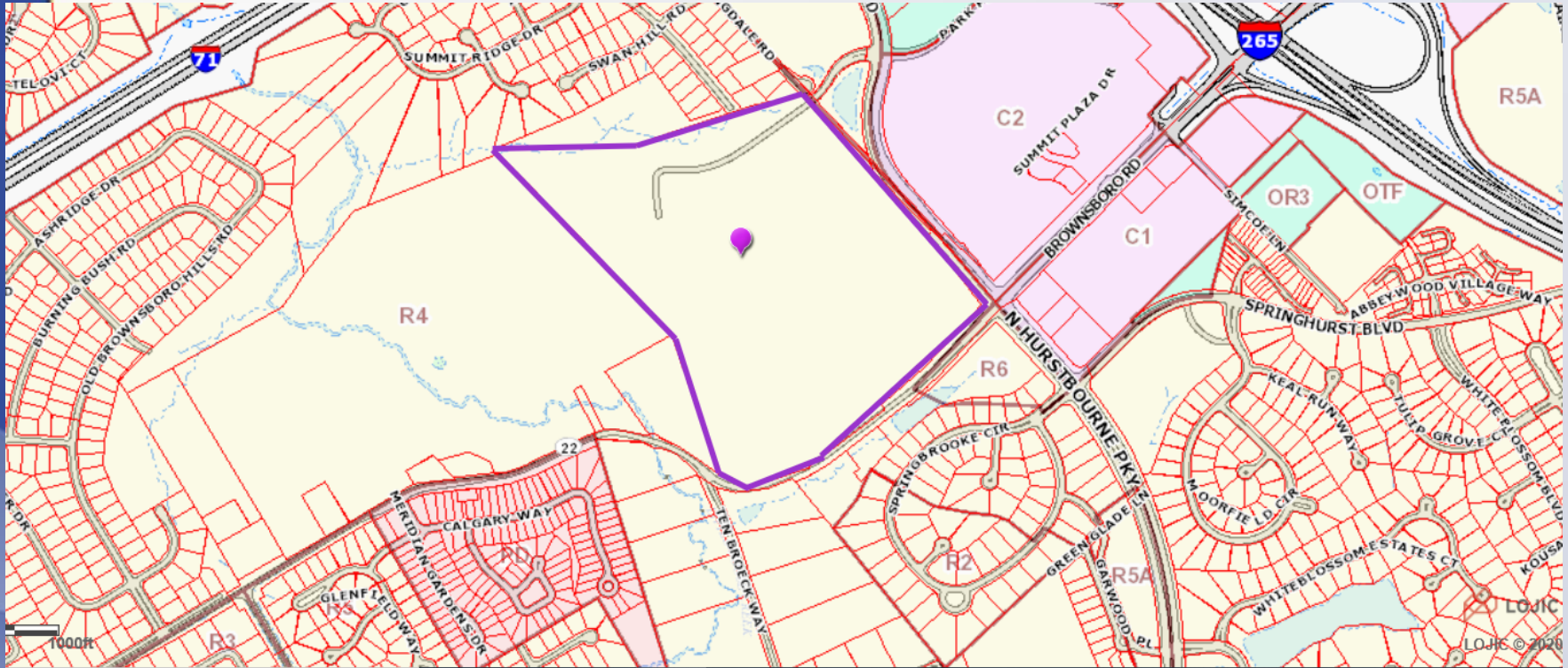
Case Summary/Background

- The first addition will be located along the front of the school to the east of the main entrance. The first floor will be 11,148 square feet with one large STEAM (Science, Technology, Engineering, Arts, and Mathematics) classroom, two smaller classrooms, spirit store, restrooms, conference rooms, admissions/reception area and various administrative offices. The second floor will be 10,163 square feet with eight classrooms and restrooms.
- The second addition will be located along the rear of the school on the northeast corner of the existing building. The proposed building will be a one-story 835 square feet and will include two new offices

Site Location



Zoning/Form Districts



Aerial Photo/Land Use





Site Plan

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 MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs 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 NEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MSD AND SOIL FROM THE 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 OR ADEQUATELY CONTAINED THROUGHOUT THE USE OF SILL 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 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.

MSD NOTES:

- MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTIONS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL PROFESSIONAL'S SEAL AND SIGNATURE.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN AN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- CONSTRUCTION PLANS APPROVED ON JUNE 26, 2020.

APCD NOTE:

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

PARKING SUMMARY NOTES:

SCHOOL

NUMBER OF CLASSROOMS	20
PRIMARY ASSEMBLY AREA SEATS	500
MIN. PARKING SPACES REQUIRED	400 CLASSROOM
120 ASSEMBLY	
12 SPACES FOR EACH CLASSROOM, OR 2 SPACE FOR EACH SEAT IN THE PRIMARY ASSEMBLY AREA WHICHEVER IS GREATER	400 CLASSROOM
MAX. PARKING SPACES ALLOWED	400 CLASSROOM
200 ASSEMBLY	
3 SPACES FOR EACH CLASSROOM OR 1 SPACE FOR EACH 3 SEATS IN THE PRIMARY ASSEMBLY AREA, WHICHEVER IS GREATER	513 INCLUDING 13 HC SPACES

NO ADDITIONAL CLASSROOMS ARE BEING ADDED. ONLY RELOCATED INTO THE NEW BUILDING EXPANSION. THEREFORE, NO ADDITIONAL PARKING IS REQUIRED.

TREE CANOPY/LANDSCAPING SUMMARY:

TOTAL PROJECT AREA	3,398,000 SQ. FT.
EX. BUILDING AREA	152,170 SQ. FT.
PROPOSED BUILDING AREA	22,146 SQ. FT. (14.5%)

NO NEW VEHICULAR USE AREA IS BEING ADDED TO THE SITE.

NO TREE CANOPY OR LANDSCAPING FOR THIS SITE IS REQUIRED BY LDC CHAPTER 10.12.2.A AND 10.22.2.A.3.

SITE DATA NOTES:

4100 SPRINGDALE RD.
LOUISVILLE, KY 40241
D.B. #018, P.O. 448
TAX BLOCK #4, LOT 10
GROSS ACERAGE: 74.52 AC
NET ACERAGE: 74.52 AC
ZONED R-4
CAMPUS FORM DISTRICT
HEIGHT: 35' (MAX.)
PRO. BUILDING AREA: 22,146 SQ. FT.
EX. BUILDING AREA: 152,170 SQ. FT.
EXISTING USE: PRIVATE SCHOOL
PROPOSED USE: PRIVATE SCHOOL
FIRM: 0.5M
COUNCIL DISTRICT: 16
FIRE DISTRICT: ANCHORAGE/MIDDLETOWN

PRELIMINARY APPROVAL	
Condition of Approval:	
[Signature]	
[Signature]	

PRELIMINARY APPROVAL		
REVISIONS		
NO.	DATE	DESCRIPTION
1	6/26/20	ISSUED FOR PERMIT

SCALE: 1"=30'	SCALE: 1"=10'
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SITE SUMMARY:

- PRACTICE FIELD
- FRAZIER UPPER SCHOOL - 9 THRU 12 (3,688 SQ. FT.)
- PARKING LOTS - TOTAL 613 SPACES, INCLUDING 13 HC SPACES
- FINE ARTS CENTER AND THEATER
- FINE ARTS WING
- LOWER SCHOOL - JK THRU 4
- MIDDLE SCHOOL - 5 THRU 8
- GARDNER GYM
- MIDDLE SCHOOL GYM
- 4 THRU 8 ARE A TOTAL OF 152,170 SQ. FT.
- MICHAEL SOCCER FIELD
- ATHLETIC FIELDS
- PARKLEY PAVILION (1,700 SQ. FT.)
- TENNIS COURTS
- BASEBALL DIAMOND
- COOK ATHLETIC TRAINING FACILITY (3,600 SQ. FT.)
- MONAHAN FIELD AND MONOCO-WALKER TRACK
- SOFTBALL DIAMOND
- MAINTENANCE BARN (5,400 SQ. FT.)
- BEARCAT BACKYARD PLAYGROUND & SPORT CENTER
- MULTIPURPOSE COURT - (BASKETBALL/VOLLEYBALL)

NOTE: THE BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND WERE TAKEN FROM THE CURRENT DEED DESCRIPTION AND ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. NO BOUNDARY SURVEY WAS PERFORMED.

SEVEN
BARNHART
ARCHITECTS

NO. 1000000000

AND STANDARD

KENTUCKY COUNTRY DAY
SCHOOL ADDITION AND
RENOVATION
SPRINGDALE RD. LOUISVILLE, KY

CONDITIONAL USE PERMIT PLAN

JOB NO.	1004
DATE	6/26/2020
DRAWN	HW
CHECKED	CS, BW
DATE	6/26/2020

REVISIONS	No.	Description	Date
1	1	ISSUED FOR PERMIT	6/26/2020

SHEET
SD1.0

Entrance



Existing Construction



Lower School



Staff Findings

- There are five listed requirements for the private institution use and four will be met. The Board will need to discuss item E. 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 a private institutional use
- Conditions of Approval
 - 1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
 - 2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a private institutional use until further review and approval by the Board.