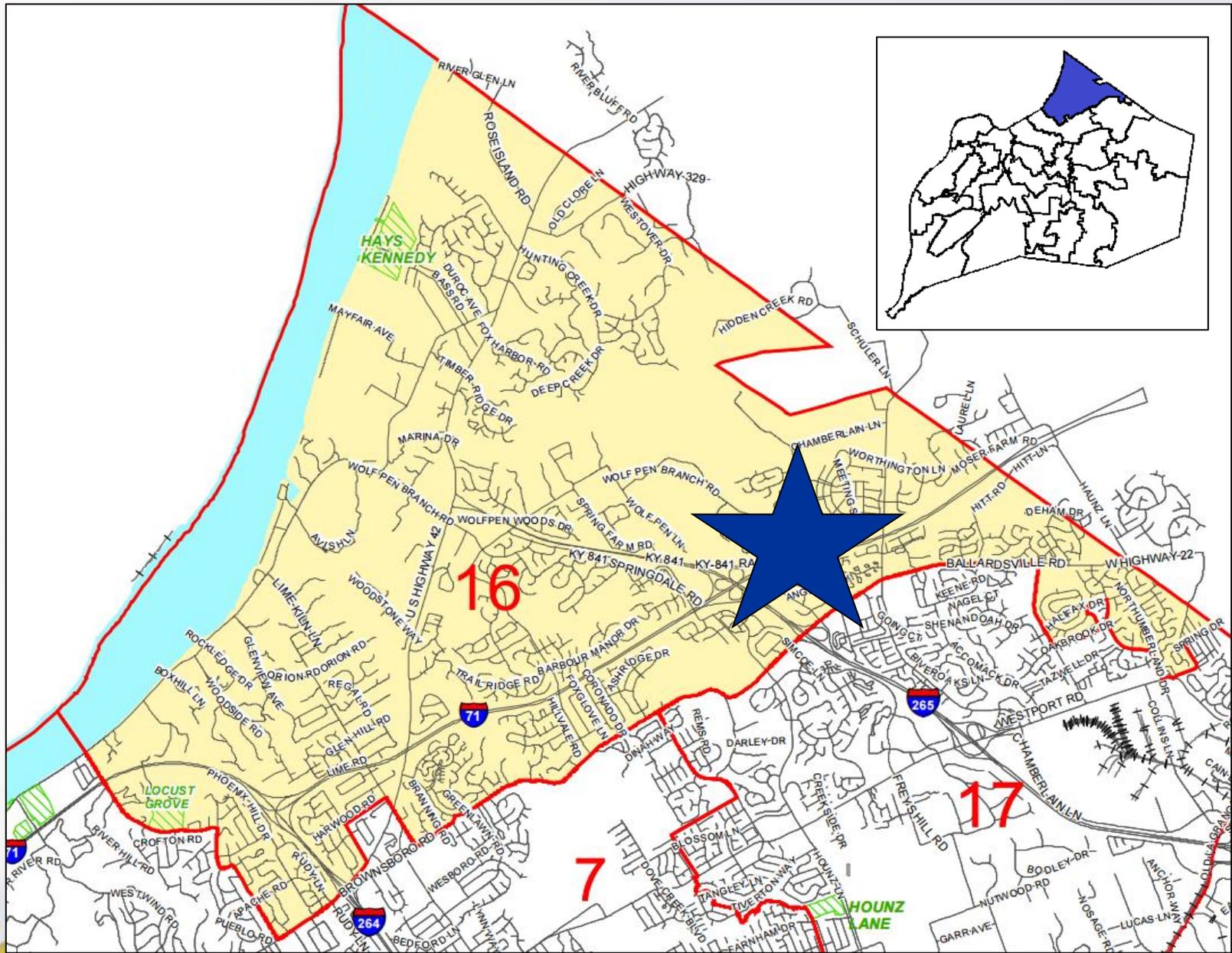


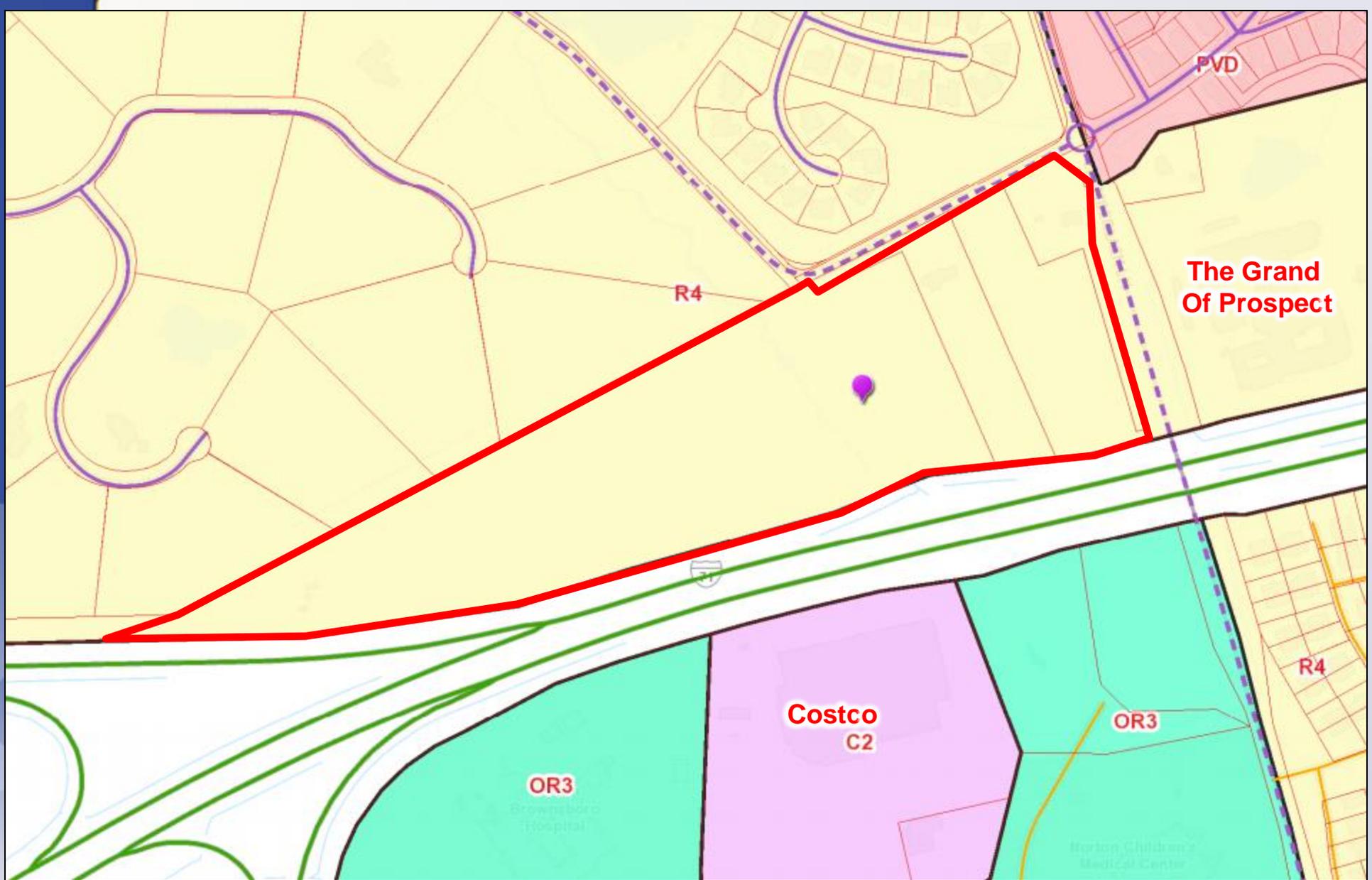
**20-ZONE-0078**  
**CHAMBERLAIN WOODS**  
**OFFICE PARK**



**Planning & Zoning Committee**  
**August 3, 2021**







# Requests

- Change in Zoning from R-4 to OR-3 (30.35 of 33.79 acres)
- Variances:
  1. Variance from Land Development Code (LDC) Section 5.3.1.C.5 for Building 1 to exceed the maximum building height from 30 feet to 59.8 feet
  2. Variance from LDC Section 5.3.1.C.5. to exceed the maximum front setback of 80 feet along Chamberlain Lane and be setback approximately 300 feet
- Waiver of LDC Section 10.2.4 to allow for a utility easement to overlap a landscape buffer area by more than 50 percent
- Detailed District Development Plan with Binding Elements

# Case Summary

- Three office buildings:
  - Lot 1: 4-story building with 113,200 sf
  - Lot 2: 2-story building with 84,000 sf
  - Lot 3: 2 story building with 84,000 sf
- Existing house will remain on Lot 4 (3.44 acres), will remain R-4
- Primary access from Chamberlain Lane, gated emergency access only from Wolf Pen Branch Road

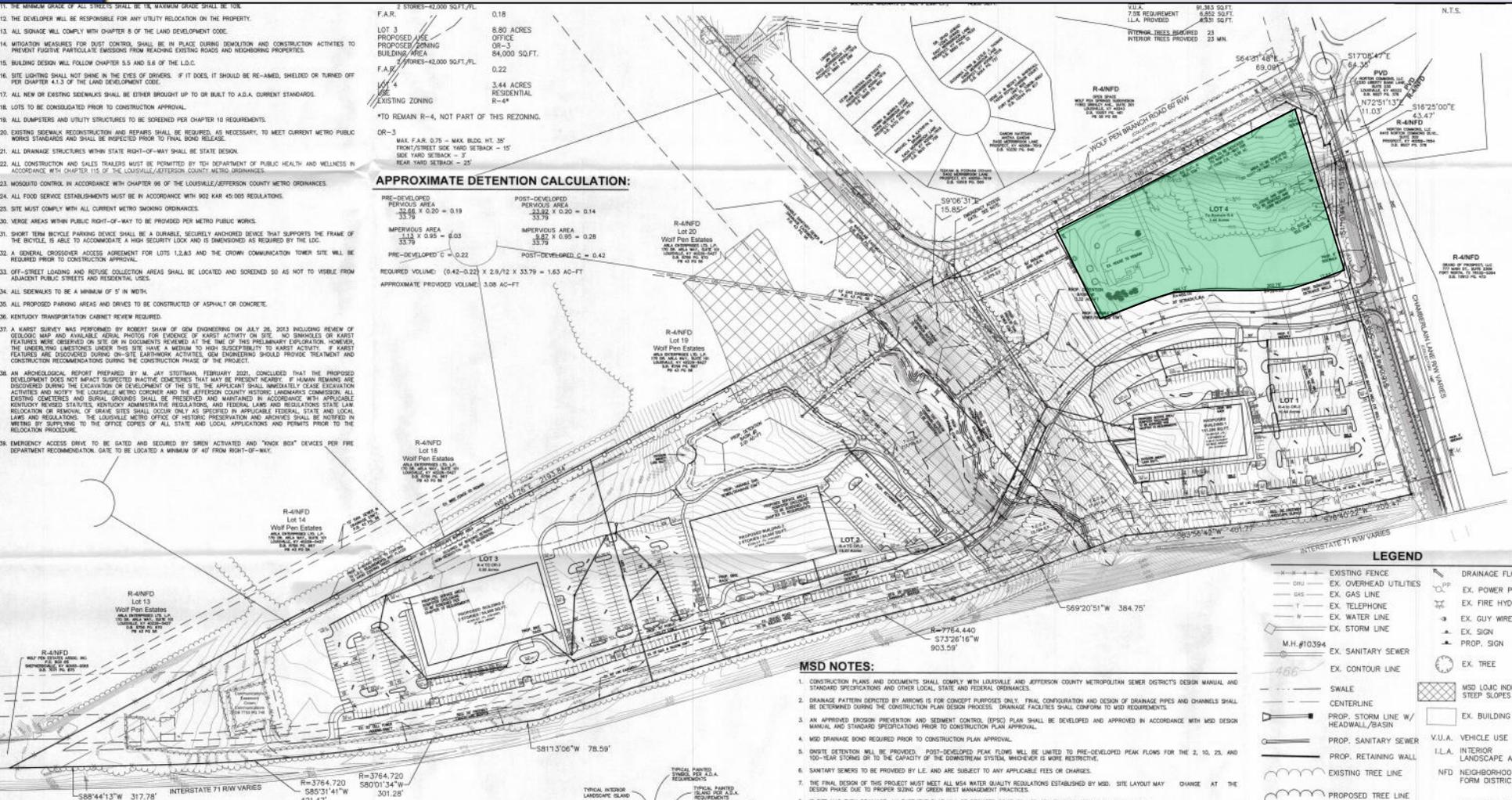
# Proposed Plan

11. THE MINIMUM GRADE OF ALL STREETS SHALL BE THE MAXIMUM GRADE SHALL BE 10%.
12. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
13. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
14. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
15. BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.8 OF THE L.D.C.
16. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF PER CHAPTER 41.3 OF THE LAND DEVELOPMENT CODE.
17. ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.S.A. CURRENT STANDARDS.
18. LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
19. ALL DUMPSTERS AND UTILITY STRUCTURES TO BE SCREENED PER CHAPTER 10 REQUIREMENTS.
20. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE COMPLETED PRIOR TO FINAL ROAD RELEASE.
21. ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
22. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
23. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
24. ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45.005 REGULATIONS.
25. SITE MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
26. VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
27. SHORT TERM BICYCLE PARKING DEMONSTRATION SHALL BE A DURABLE, SECURELY ANCHORED DEVICE THAT SUPPORTS THE FRAME OF THE BICYCLE, IS ABLE TO ACCOMMODATE A HIGH SECURITY LOCK AND IS EMBROIDERED AS REQUIRED BY THE LDC.
28. A GENERAL CROSSOVER ACCESS AGREEMENT FOR LOTS 12,8,3 AND THE CROWN COMMUNICATION TOWER SITE WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
29. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
30. ALL SIDEWALKS TO BE A MINIMUM OF 5' IN WIDTH.
31. ALL PROPOSED PARKING AREAS AND DRIVES TO BE CONSTRUCTED OF ASPHALT OR CONCRETE.
32. KENTUCKY TRANSPORTATION CABINET REVIEW REQUIRED.
33. A KARST SURVEY WAS PERFORMED BY ROBERT SHAW OF GEM ENGINEERING ON JULY 26, 2013 INCLUDING REVIEW OF GEOLOGIC MAP AND AVAILABLE AERIAL PHOTOS FOR EVIDENCE OF KARST ACTIVITY ON SITE. NO SMOKHOLES OR KARST FEATURES WERE OBSERVED ON SITE OR IN DOCUMENTS REVIEWED AT THE TIME OF THIS PRELIMINARY EXPLORATION. HOWEVER, THE UNDERLYING LIMESTONES UNDER THIS SITE HAVE A MEDIUM TO HIGH SUSCEPTIBILITY TO KARST ACTIVITY. IF KARST FEATURES ARE DISCOVERED DURING ON-SITE EXPLORATION ACTIVITIES, GEM ENGINEERING SHOULD PROVIDE TREATMENT AND CONSTRUCTION RECOMMENDATIONS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
34. AN ARCHAEOLOGICAL REPORT PREPARED BY M. JAY STOTTMAN, FEBRUARY 2021, CONCLUDED THAT THE PROPOSED DEVELOPMENT DOES NOT IMPACT SUSPECTED HISTORIC CONTEXTS THAT MAY BE PRESENT NEARBY. IF REMAINS REMAIN ARE DISCOVERED DURING THE EXCAVATION OR DEVELOPMENT OF THE SITE, THE APPLICANT SHALL IMMEDIATELY CEASE EXCAVATION ACTIVITIES AND NOTIFY THE LOUISVILLE METRO CORNER AND THE JEFFERSON COUNTY HISTORIC LANDMARKS COMMISSION. ALL EXISTING CONTEXTS AND BURIAL GROUNDS SHALL BE PRESERVED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE KENTUCKY REGULATORY STATUTES AND FEDERAL AND STATE REGULATIONS. ANY REMOVAL OF GRAVE SITES SHALL OCCUR ONLY AS SPECIFIED IN APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS. THE LOUISVILLE METRO OFFICE OF HISTORIC PRESERVATION AND ARCHIVES SHALL BE NOTIFIED IN WRITING BY SUPPLYING TO THE OFFICE COPIES OF ALL STATE AND LOCAL APPLICATIONS AND PERMITS PRIOR TO THE RELOCATION PROCEDURE.
35. EMERGENCY ACCESS DRIVE TO BE GATED AND SECURED BY GREEN ACTIVATED AND "KNOX BOX" DEVICES PER FIRE DEPARTMENT RECOMMENDATION. GATE TO BE LOCATED A MINIMUM OF 40' FROM RIGHT-OF-WAY.

2 STORES-42,000 SQ.FT./FL.  
 F.A.R. 0.18  
 LOT 3 PROPOSED USE OFFICE PROPOSED ZONING OR-3 BUILDING AREA 94,000 SQ.FT.  
 F.A.R. 0.22  
 LOT 4 3.44 ACRES RESIDENTIAL R-4\*  
 EXISTING ZONING  
 \*TO REMAIN R-4, NOT PART OF THIS REZONING.

### APPROXIMATE DETENTION CALCULATION:

PRE-DEVELOPED IMPROVED AREA 32.66 X 0.20 = 0.19  
 33.79  
 IMPROVED AREA 1.12 X 0.95 = 0.03  
 33.79  
 PRE-DEVELOPED C = 0.22  
 POST-DEVELOPED IMPROVED AREA 23.62 X 0.20 = 0.14  
 33.79  
 IMPROVED AREA 0.82 X 0.95 = 0.28  
 33.79  
 POST-DEVELOPED C = 0.42  
 REQUIRED VOLUME: (0.42-0.22) X 2.9/12 X 33.79 = 1.63 AC-FT  
 APPROXIMATE PROVIDED VOLUME: 3.08 AC-FT



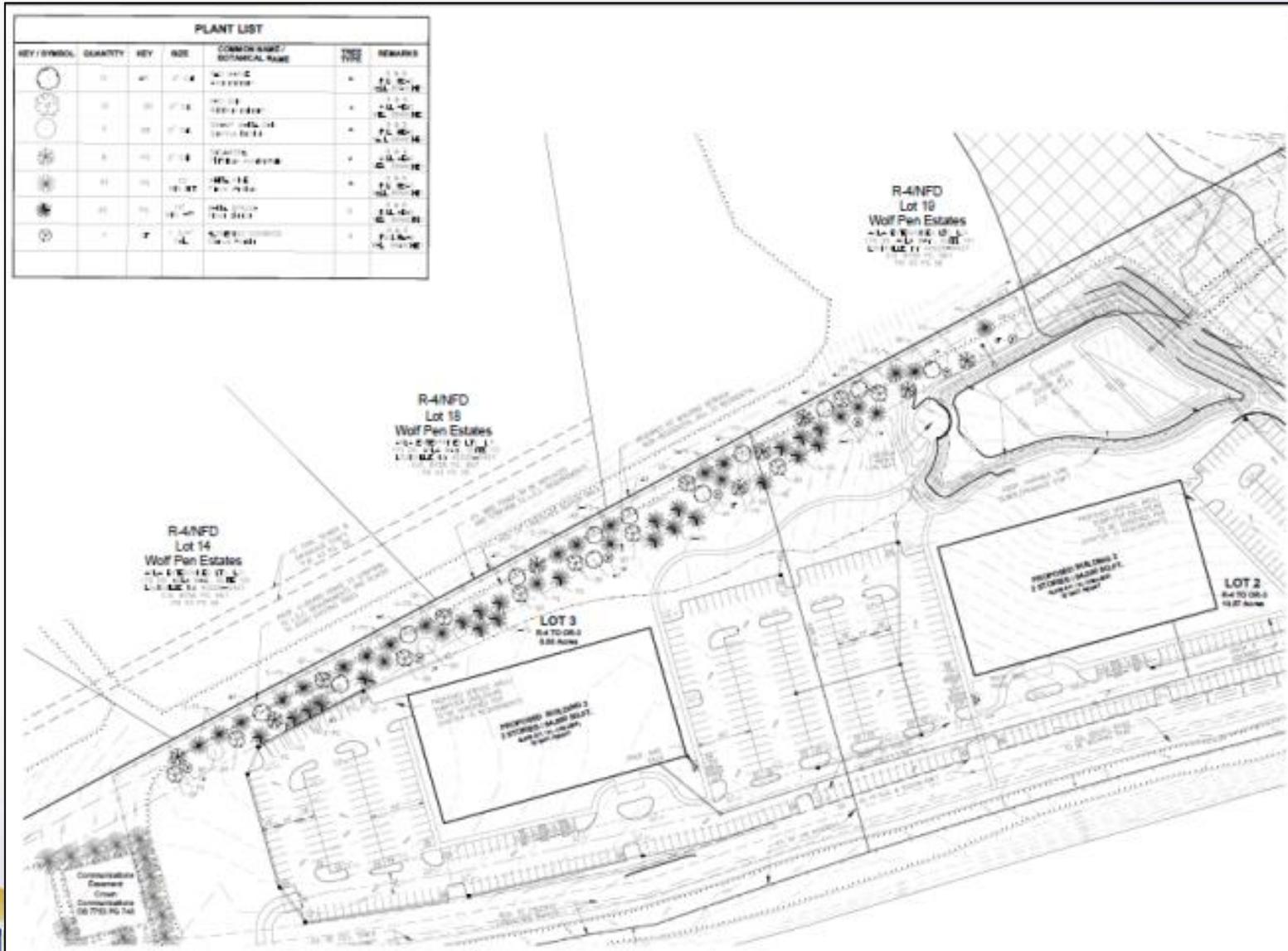
LEGEND	
	EXISTING FENCE
	EX. OVERHEAD UTILITIES
	EX. GAS LINE
	EX. TELEPHONE
	EX. WATER LINE
	EX. STORM LINE
	EX. SANITARY SEWER
	EX. CONTOUR LINE
	SWALE
	CENTERLINE
	PROP. STORM LINE W/ HEADWALL/BASIN
	PROP. SANITARY SEWER
	PROP. RETAINING WALL
	EXISTING TREE LINE
	PROPOSED TREE LINE
	DRAINAGE FLOW
	EX. POWER P
	EX. FIRE HYD
	EX. GUY WIRE
	EX. SIGN
	PROP. SIGN
	EX. TREE
	MSD LOIC AND STEEP SLOPES
	EX. BUILDING
	V.U.A. VEHICLE USE
	I.L.A. INTERIOR LANDSCAPE A
	NFD NEIGHBORHOOD FORM DISTRIC

### MSD NOTES:

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. DRAINAGE PATTERN DEPICTED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
4. MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. ON-SITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
6. SANITARY SEWERS TO BE PROVIDED BY L.E. AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.
7. 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.
8. IF SITE HAS TYPICAL DRAINAGE, AN EROSION PLAN WILL BE REQUIRED PRIOR TO MSD GRADING CONSTRUCTION PLAN APPROVAL.



# Proposed Landscape Plan



# Rendering



# Public Meetings

- Neighborhood Meeting held 7/15/2020
- LD&T meeting on 3/25/2021
- Planning Commission public hearings on 6/3/2021 and 6/17/2021
  - 15 people spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4 to OR-3 by a vote of 6-3.