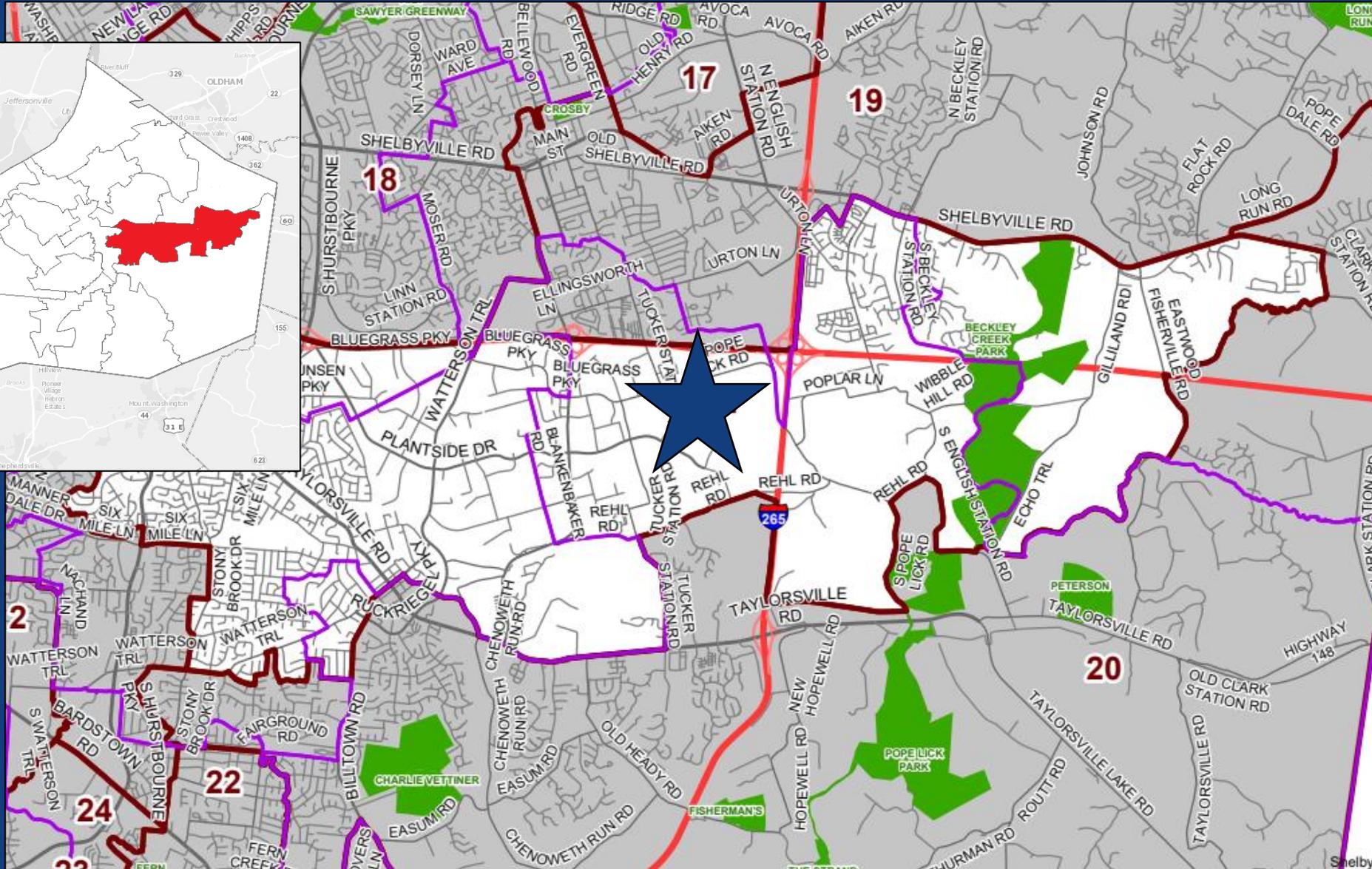
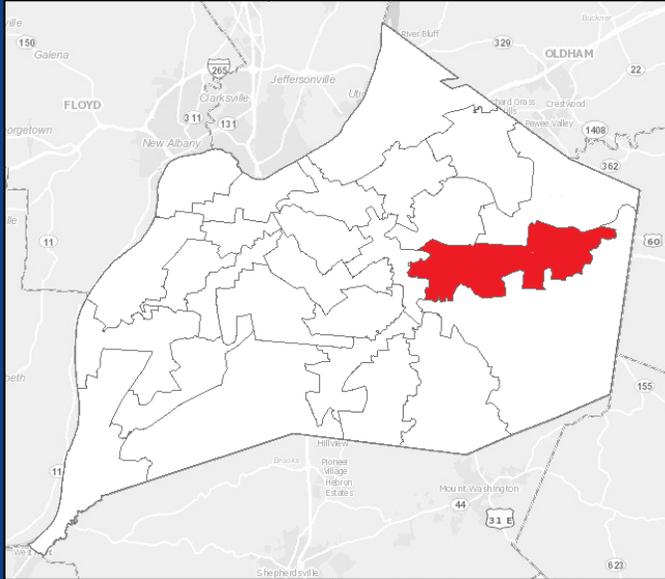


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Xebec Tucker Station

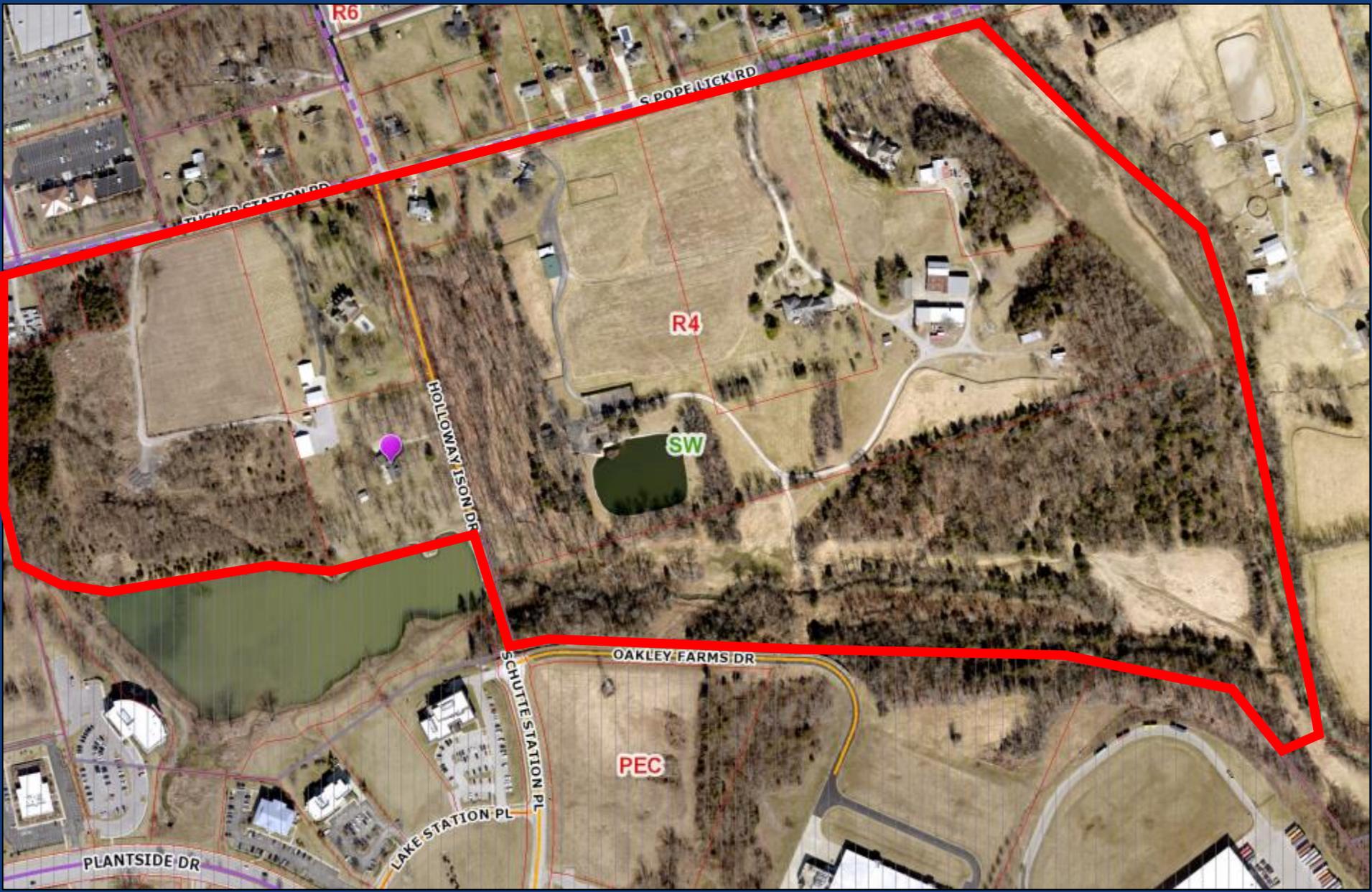
Planning & Zoning Committee
July 18, 2023





1525-1711 Tucker Station Rd., 12850 & 1704 S. Pope Lick Rd.
Parcel ID 36720007000
District 11 – Kevin Kramer

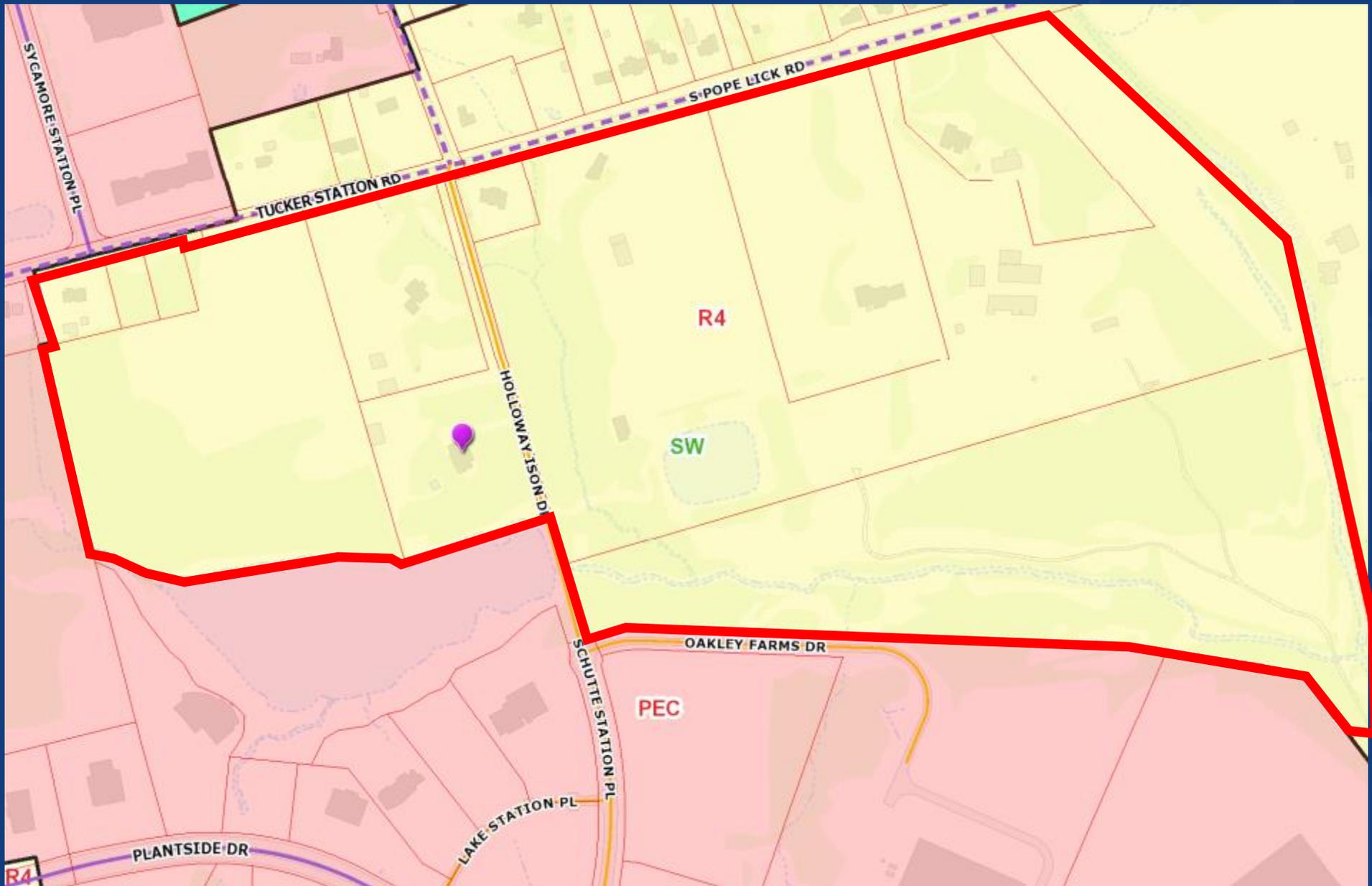
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Existing: Residential/Ag
Proposed: Industrial/Warehouse

22-ZONE-0098





Existing: R-4/SW
Proposed: PEC/SW

22-ZONE-0098



REQUESTS

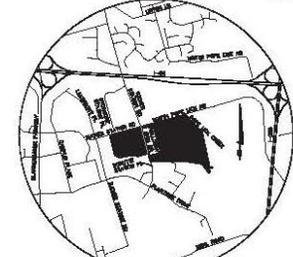
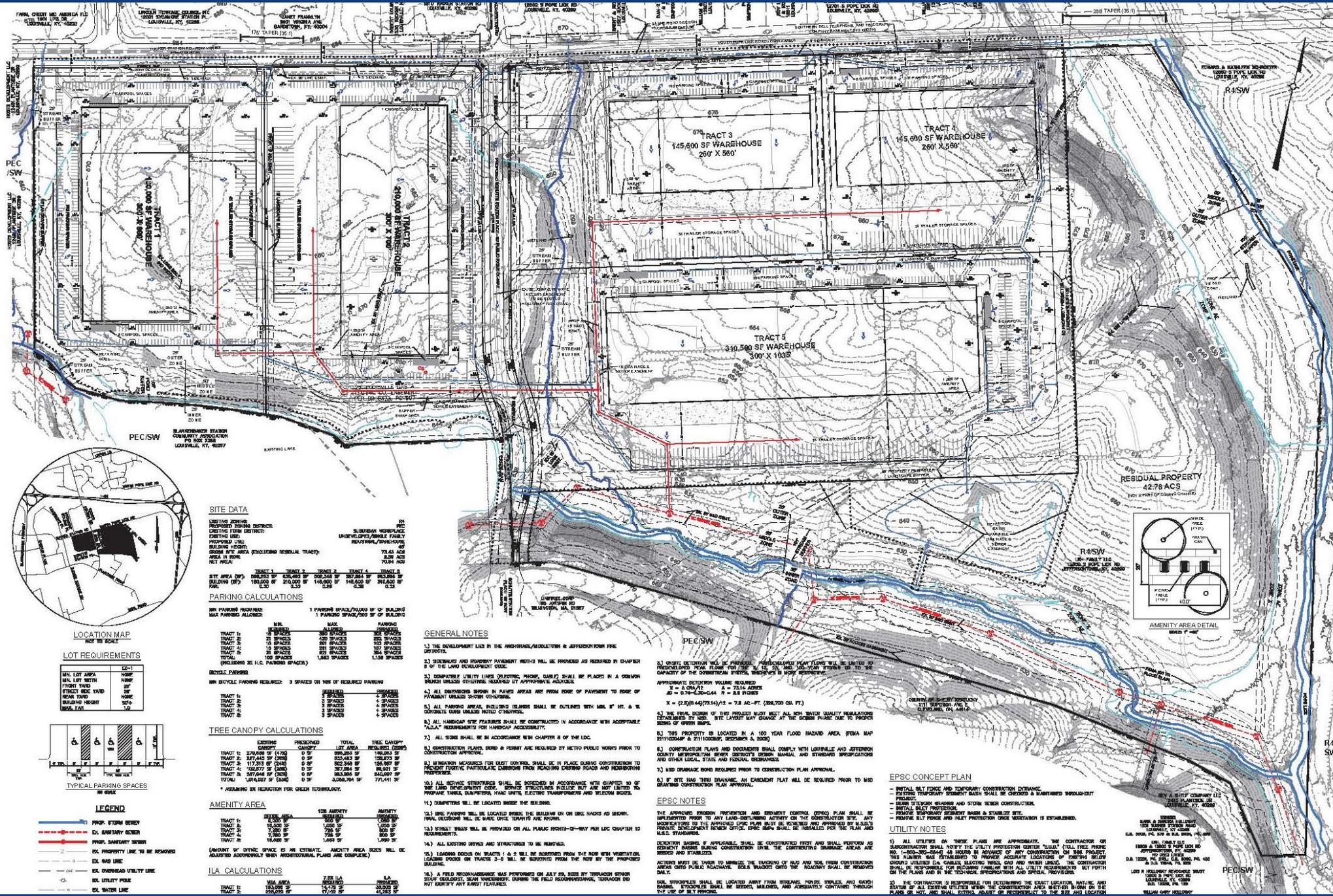
- Change in Zoning from R-4 Single Family Residential to PEC Planned Employment Center (71 acres)
- Waiver from 10.2.4.B.8 to allow encroachment into a required LBA by a drive aisle and waive the plantings in the area of encroachment
- Detailed District Development Plan/Major Preliminary Subdivision and Binding Elements



CASE SUMMARY

- Site partially developed with single-family residences (not to be preserved)
- Proposed industrial development – warehouses/distribution
- Five developable tracts, over 990,000 sf of proposed building space
- 42 acre residual tract to remain R-4





LOCATION MAP NOT TO SCALE

LOT REQUIREMENTS

MIN. LOT AREA	MIN. LOT WIDTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. BUILDING HEIGHT	MIN. LOT COVER
10,000 SF	30 FT	10 FT	5 FT	5 FT	10 FT	10%



TYPICAL PARKING SPACES

- LEGEND**
- PROP. STORM SEWER
 - EXIST. STORM SEWER
 - PROP. SANITARY SEWER
 - EXIST. SANITARY SEWER
 - EXIST. OVERHEAD UTILITY LINE
 - EXIST. UTILITY POLE
 - EXIST. WATER LINE

SITE DATA

TRACT	TRACT 1	TRACT 2	TRACT 3	TRACT 4	TRACT 5
STY AREA (SQ. FT.)	145,000	145,000	145,000	145,000	145,000
SETBACKS (FT.)	10	10	10	10	10

PARKING CALCULATIONS

TRACT	MIN. PARKING REQUIRED	MAX. PARKING ALLOWED
TRACT 1	100 SPACES	100 SPACES
TRACT 2	100 SPACES	100 SPACES
TRACT 3	100 SPACES	100 SPACES
TRACT 4	100 SPACES	100 SPACES
TRACT 5	100 SPACES	100 SPACES
TOTAL	500 SPACES	500 SPACES

TREE CANOPY CALCULATIONS

TRACT	EXISTING CANOPY	PRESERVED CANOPY	TOTAL CANOPY
TRACT 1	10,000 SF	10,000 SF	20,000 SF
TRACT 2	10,000 SF	10,000 SF	20,000 SF
TRACT 3	10,000 SF	10,000 SF	20,000 SF
TRACT 4	10,000 SF	10,000 SF	20,000 SF
TRACT 5	10,000 SF	10,000 SF	20,000 SF
TOTAL	50,000 SF	50,000 SF	100,000 SF

AMENITY AREA

TRACT	AMENITY AREA	AMENITY AREA
TRACT 1	10,000 SF	10,000 SF
TRACT 2	10,000 SF	10,000 SF
TRACT 3	10,000 SF	10,000 SF
TRACT 4	10,000 SF	10,000 SF
TRACT 5	10,000 SF	10,000 SF

ILA CALCULATIONS

TRACT	ILA AREA	ILA AREA
TRACT 1	10,000 SF	10,000 SF
TRACT 2	10,000 SF	10,000 SF
TRACT 3	10,000 SF	10,000 SF
TRACT 4	10,000 SF	10,000 SF
TRACT 5	10,000 SF	10,000 SF

GENERAL NOTES

- THE DEVELOPMENT LIES IN THE APPROXIMATE/ADJACENT TO APPROXIMATE FIRE DISTRICTS.
- STORMWATER AND SEWERAGE TREATMENT SHALL BE PROVIDED AS REQUIRED BY CHAPTER 9 OF THE LOUISVILLE ZONING ORDINANCE.
- CONFORMANCE WITH ALL CITY ORDINANCES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- ALL PARKING AREAS, INCLUDING SIDEWALKS, SHALL BE OUTLINED WITH CURB, AS PER CITY ORDINANCES UNLESS NOTED OTHERWISE.
- ALL HANDICAP ACCESS FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROPRIATE "ADA" REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH CHAPTER 9 OF THE ZONING ORDINANCE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY ORDINANCES AND STANDARDS SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LOUISVILLE ZONING ORDINANCE. SERVICE STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, PROPANE TANKS, SUMP PUMPS, HVAC UNITS, ELECTRIC TRANSFORMERS AND WELDER BOODS.
- ALL EXISTING TREES AND STRUCTURES TO BE REMOVED.
- STREET TREES SHALL BE PROVIDED ON ALL PUBLIC RIGHTS-OF-WAY PER LOCAL ORDINANCE REQUIREMENTS.
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- STREET TREES SHALL BE PROVIDED ON ALL PUBLIC RIGHTS-OF-WAY PER LOCAL ORDINANCE REQUIREMENTS.

EPSC NOTES

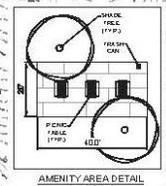
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DEVELOPING ACTIVITY ON THE PROJECT. ANY MODIFICATIONS TO THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO IMPLEMENTATION.
- ACTIVITY SHALL BE TAKEN TO MINIMIZE THE TRACKING OF SOIL AND SILT FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKING ONTO THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- SOIL, STRUCTURES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, FLOOD PLAINS, AND SENSITIVE AREAS. SOILS SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

EPSC CONCEPT PLAN

- INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION DITCHES.
- INSTALL TEMPORARY SEDIMENT BARRIERS SHALL BE MAINTAINED THROUGHOUT PROJECT.
- INSTALL SLOTTED CURBS AND STORM SEWER CONSTRUCTION.
- INSTALL SLOTTED CURBS.
- REMOVE TEMPORARY SEDIMENT BARRIERS AS STABILITY IS ESTABLISHED.
- REMOVE SLOTTED CURBS AND SLOTTED CURBS ONCE VEGETATION IS ESTABLISHED.

UTILITY NOTES

- ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY THE UTILITY PROTECTION CENTER (UPC) TOTAL FREE SPACE (TFS) IS 1-800-368-2644. AN ORDER IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THE NUMBER HAS BEEN ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (E.G. CABLES, ELECTRIC, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FURTHER ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND DEPTH OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT. ANY SUCH UTILITIES, WHETHER OR NOT PROTECTED, TO THE SITE AND LOCATION



AMENITY AREA DETAIL



PROJECT NO. 2024-001, SHEET NO. 2/13/2024, DATE: 2/13/2024

BUILDING ELEVATION/RENDERING



22-ZONE-0098

Received by Planning and Design Services 09/07/22



22-ZONE-0098

BUILDING ELEVATION/RENDERING



Received by Planning and Design Services 09/07/22

22-ZONE-0098



22-ZONE-0098

SITE PHOTOS – SUBJECT PROPERTY



View from Tucker Station Road



22-ZONE-0098

SITE PHOTOS – SUBJECT PROPERTY



View from S Pope Lick Road



SITE PHOTOS – SUBJECT PROPERTY



View from S Pope Lick Road



SITE PHOTOS – SUBJECT PROPERTY



View from Schutte Station Place terminus

22-ZONE-0098

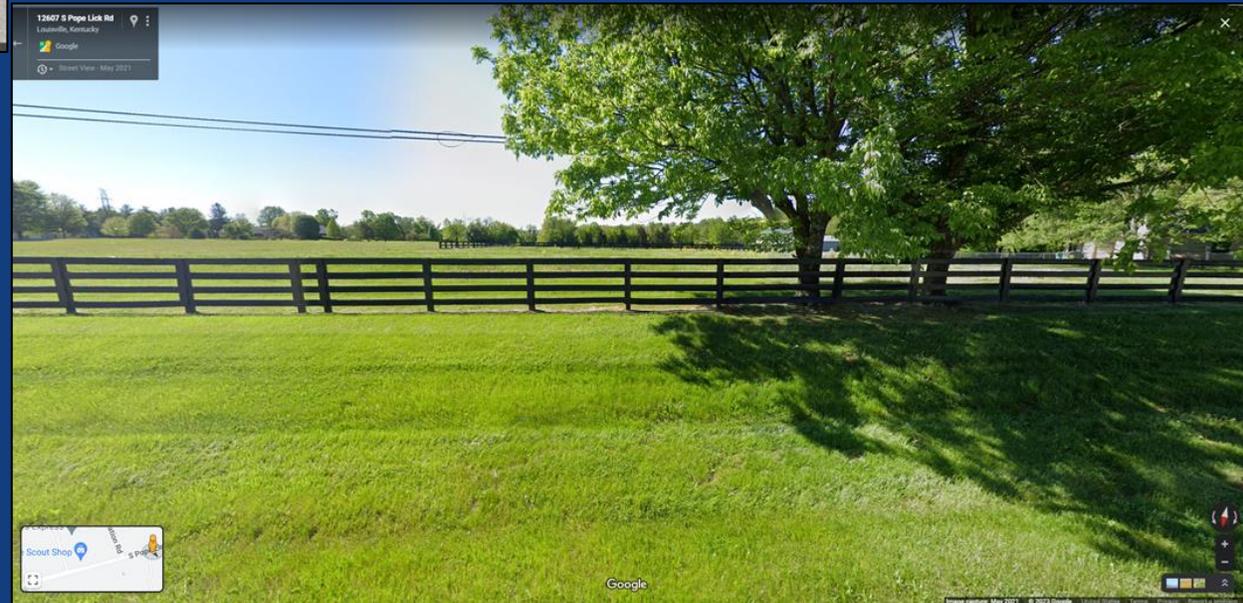


SITE PHOTOS – ADJACENT PROPERTY



Mixed residential & non-residential across Tucker Station Road

Residential across S Pope Lick Road



PUBLIC MEETINGS

- Neighborhood Meeting on June 16, 2022
- LD&T Meetings on February 23 and March 23, 2023
- Planning Commission Public Hearing on May 25, 2023
 - Motion to recommend approval of the change in zoning from R-4 to PEC passed by a vote of 8-0.

