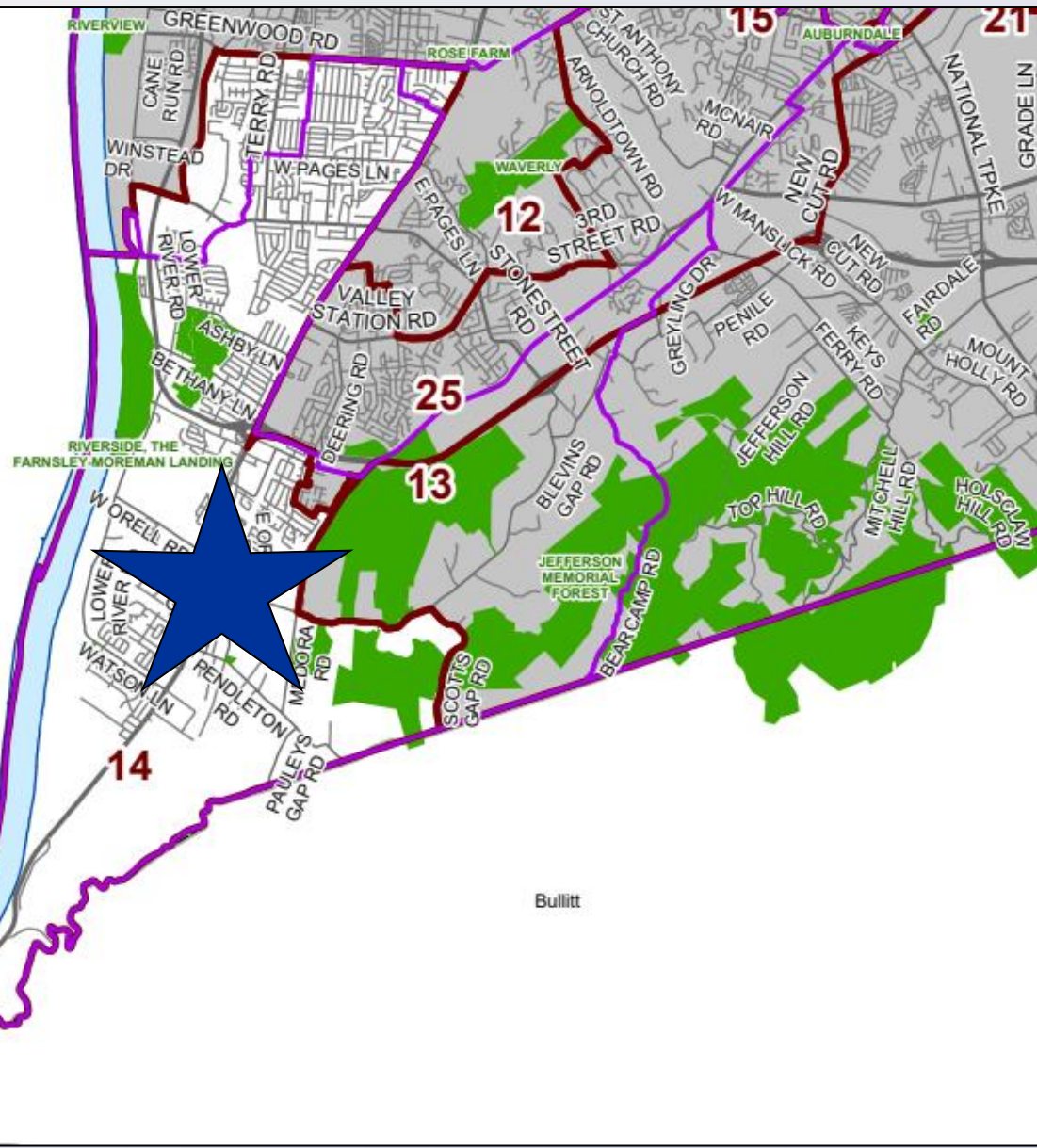
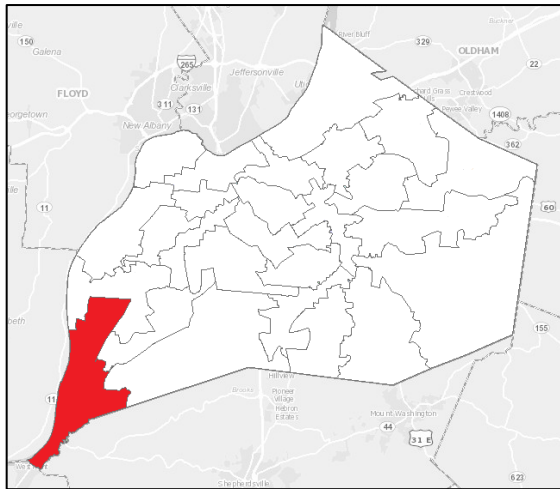


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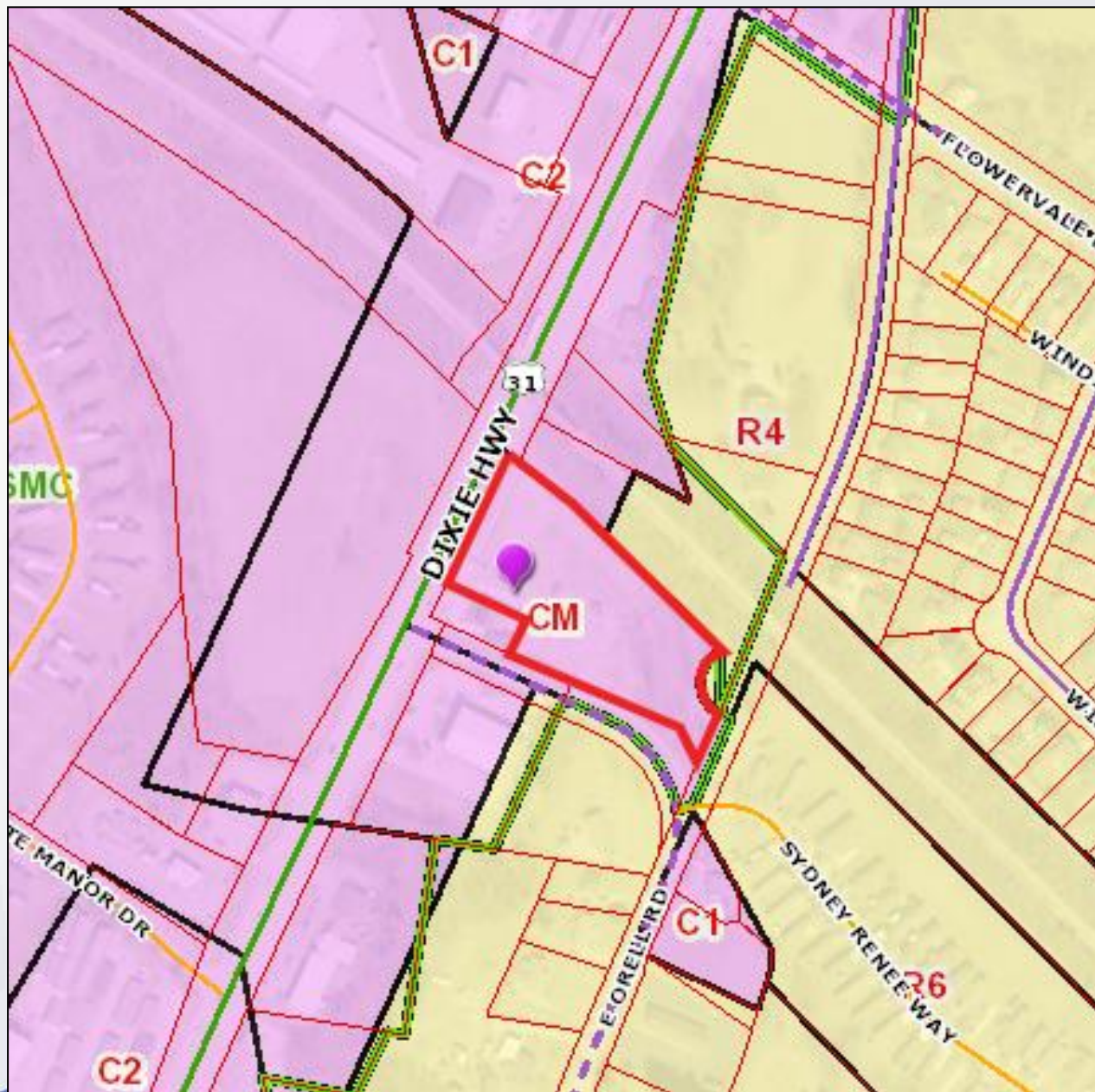
THIENEMAN E ORELL



Planning & Zoning Committee
February 7, 2023







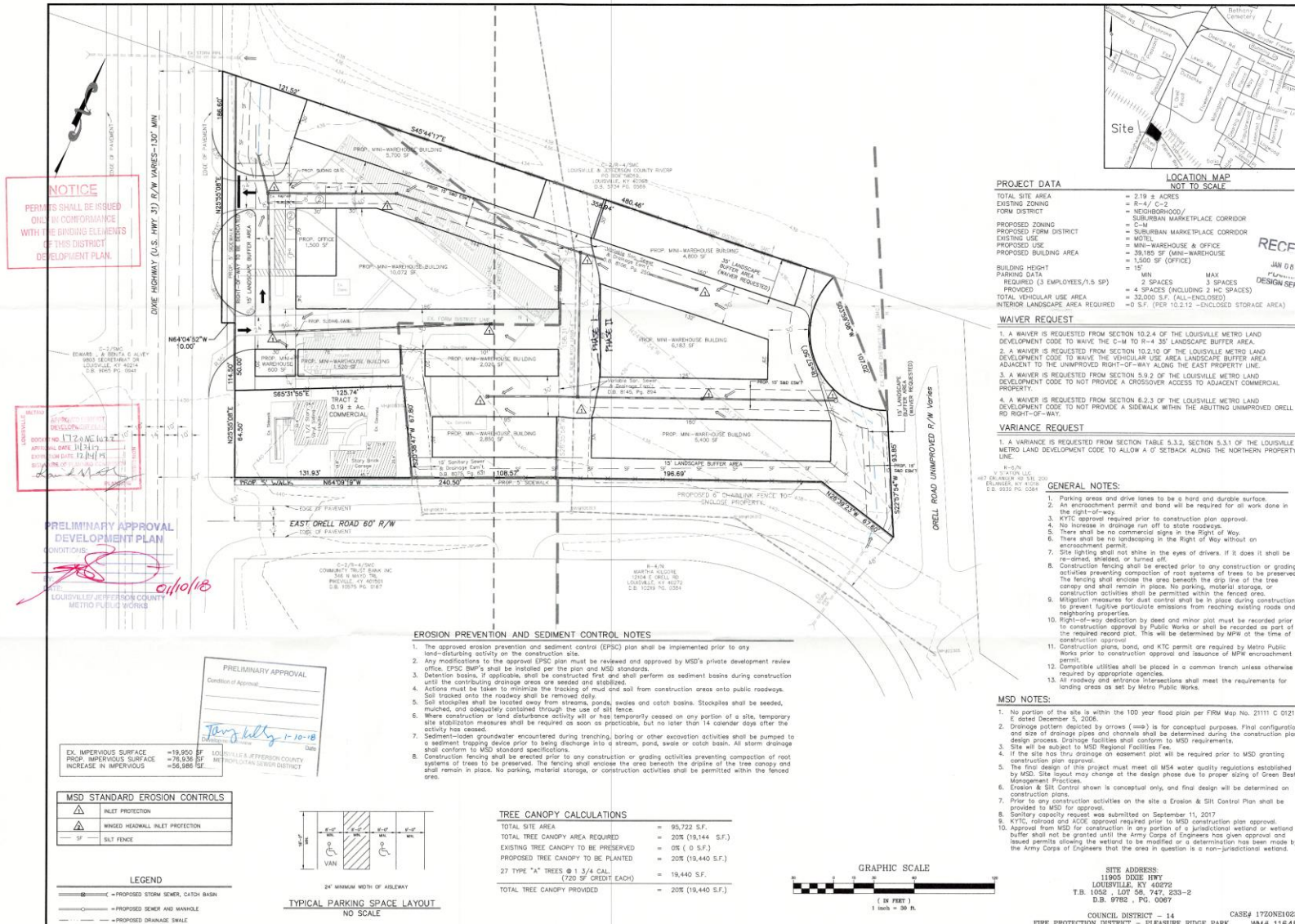
Requests

- **Revised Detailed District Development plan with Revisions to Binding Elements**

Project Summary

- The applicant is proposing to add a trailer sales and storage business to a site that is currently under development for mini-storage in the Valley Station area of southwestern Louisville Metro.
- The site was rezoned to CM with an approved development plan and binding elements under docket 17ZONE1022.
- The subject site is approximately 2.19 acres in the Suburban Marketplace Corridor form district at the intersection of E Orell Ave and Dixie Hwy.

2017 Approved Plan



REV	DATE	DESCRIPTION	BY	DT
1	01-10-18	PERMITS GATES 427 FROM R/W	E. ORELL	11/09/15
2	01-10-18	PERMITS GATES 427 FROM R/W	E. ORELL	11/09/15
3	01-10-18	PERMITS GATES 427 FROM R/W	E. ORELL	11/09/15

RECEIVED
JAN 08 2018
DESIGN SERVICES

PROJECT DATA

TOTAL SITE AREA = 2.19 ± ACRES
EXISTING ZONING = R-4 / C-1
FORM DISTRICT = NEIGHBORHOOD / SUBURBAN MARKETPLACE CORRIDOR
PROPOSED ZONING = SUBURBAN MARKETPLACE CORRIDOR
PROPOSED FORM DISTRICT = MTC
EXISTING USE = MIN-WAREHOUSE & OFFICE
PROPOSED USE = 35,195 SF (MIN-WAREHOUSE)
PROPOSED BUILDING AREA = 1,500 SF (OFFICE)
BUILDING HEIGHT = 15' MIN
PARKING DATA = 2 SPACES REQUIRED (3 EMPLOYEES/1.5 SP)
PROVIDED = 2 HC SPACES
TOTAL VEHICULAR USE AREA = 32,000 S.F. (ALL-ENCLOSED)
INTERIOR LANDSCAPE AREA REQUIRED = 0 S.F. (PER 15.212 - ENCLOSED STORAGE AREA)

LOCATION MAP
NOT TO SCALE

WAIVER REQUEST

- A WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE C-W TO R-4 35' LANDSCAPE BUFFER AREA.
- A WAIVER IS REQUESTED FROM SECTION 10.2.10 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE VEHICULAR USE AREA LANDSCAPE BUFFER AREA ADJACENT TO THE UNIMPROVED RIGHT-OF-WAY ALONG THE EAST PROPERTY LINE.
- A WAIVER IS REQUESTED FROM SECTION 5.9.2 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A CROSSOVER ACCESS TO ADJACENT COMMERCIAL PROPERTY.
- A WAIVER IS REQUESTED FROM SECTION 6.2.3 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO NOT PROVIDE A SIDEWALK WITHIN THE ADJUTING UNIMPROVED ORELL RD RIGHT-OF-WAY.

VARIANCE REQUEST

- A VARIANCE IS REQUESTED FROM SECTION TABLE 5.3.2, SECTION 5.3.1 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO ALLOW A 6' SETBACK ALONG THE NORTHERN PROPERTY LINE.

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- KTYC approval required prior to construction plan approval.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-directed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Right-of-way dedication by deed and minor plat must be recorded prior to construction approval by Public Works or shall be recorded as part of the required record plat. This will be determined by MPW at the time of construction approval.
- Construction plans, bond, and KTYC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- All roadway and utility intersections shall meet the requirements for landing areas as set by Metro Public Works.

MSD NOTES:

- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0721 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Site shall be subject to MSD Regional Facilities Fee.
- If the site has thru drainage on easement plot will be required prior to MSD granting construction plan approval.
- The final design of the project must meet all MSD water quality regulations established by MSD. Site input may change at the design phase due to prior zoning of Green Best Management Practices.
- Erosion & Silt Control plan is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control plan shall be provided to MSD for approval.
- Sanitary capacity required was submitted on September 11, 2017.
- KTYC, railroad and ACCE approval required prior to MSD construction plan approval.
- Approval from MSD for construction in any portion of a jurisdictional wetland or wetland buffer shall not be granted until the Army Corps of Engineers has given approval and issued permits allowing the wetland to be modified or a determination has been made by the Army Corps of Engineers that the area in question is a non-jurisdictional wetland.

7175 ADDRESS
11905 DIXIE HWY
LOUISVILLE, KY 40272
T.B. 10052 - LOT 56, 747, 233-2
D.B. 9782 - PG. 0067

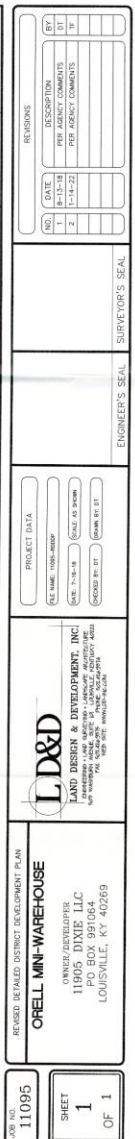
COUNCIL DISTRICT - 14
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

CASE# 1720N1022
WM# 11645

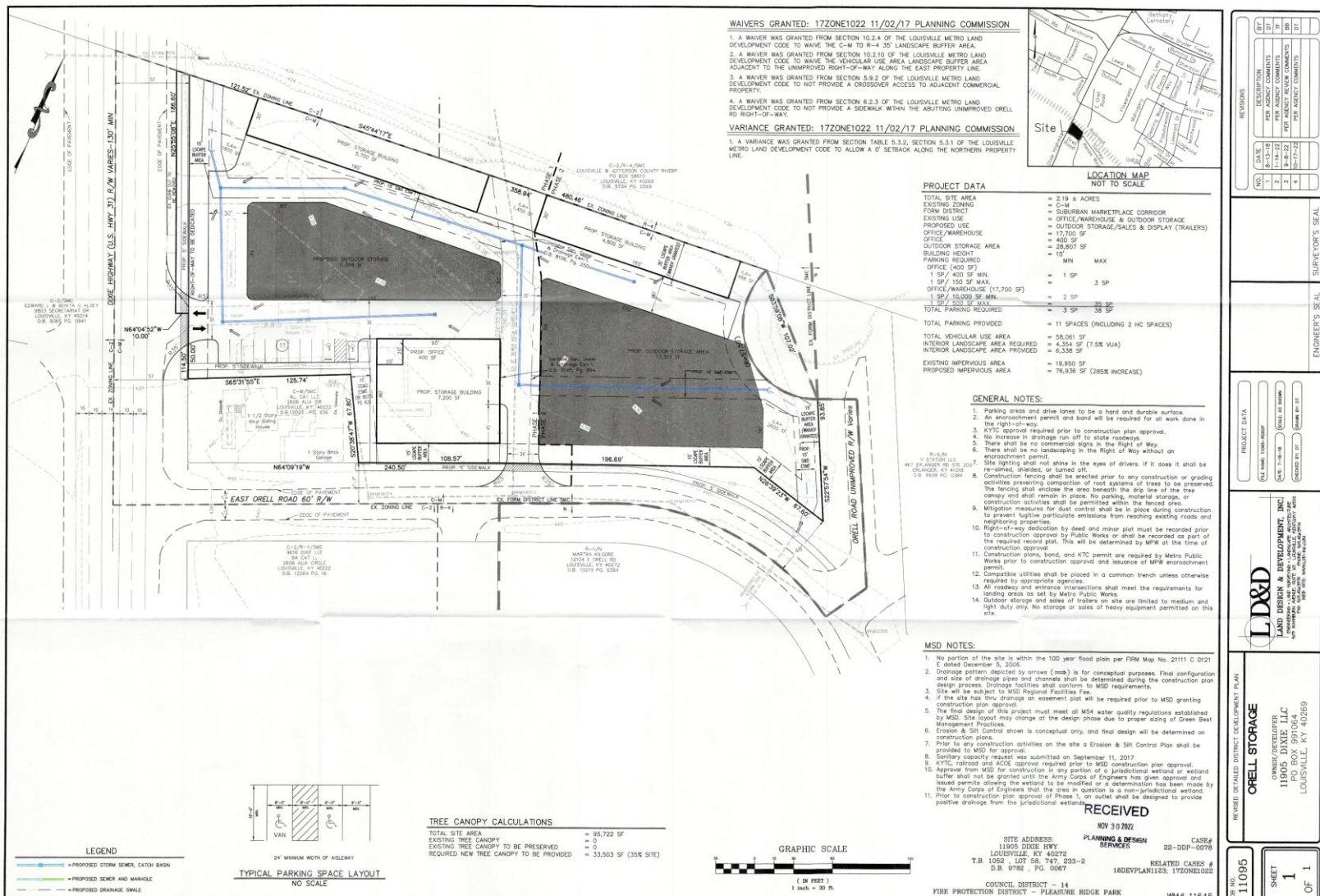
ORELL MINI-WAREHOUSE
UNIVERSITY PARKWAY
11905 DIXIE HWY
PO BOX 391054
LOUISVILLE, KY 40269

11095
SHEET 1 OF 1

22-DBP-0009
19-KSUB-0010



Proposed Plan



Subject Site



Jul 28, 2022 9:47:39 AM

Subject Site



Subject Site



Public Meetings

- Planning Commission public hearing on 1/5/2023
 - No one spoke in opposition.
 - Motion to recommend approval of the revised plan by a vote of 7-0.