

8.

Request:

Project Name: Ryan Fire Protection

Location:

Applicant:

Representative:

Jurisdiction:

Council District:

Case Manager:

Development Review Committee

Staff Report

April 9, 2025



Case No:	25-DDP-0003
Project Name:	Ryan Fire Protection
Location:	12674 Otto Knop Drive
Applicant:	Romans Holdings, LLC
Representative:	Milestone Design Group
Jurisdiction:	Louisville Metro
Council District:	11 – Kevin Kramer
Case Manager:	Zach Schwager, Planner I

REQUESTS

- **Revised Detailed District Development Plan (RDDDP)** with revision to Binding Elements

CASE SUMMARY

The site is approximately three acres in the Suburban Workplace form district and Planned Employment Center (PEC) zoning district. It is on the south side of Otto Knop Drive, east of Blankenbaker Parkway from Electron Drive. The subject property was part of a rezoning for six properties that were rezoned from R-4 Residential Single Family to PEC under case #9-42-06, and a detailed district development plan was approved under case #15DEVPLAN1119. The property is currently undeveloped and the applicant proposes to construct a 26,558 sq. ft office/warehouse with associated parking and loading.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal.

STAFF FINDING

The proposal meets the guidelines of the Comprehensive Plan and the requirements of the Land Development Code (LDC).

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There do not appear to be any environmental constraints or historic resources on the subject site. The proposed plan meets the landscaping and tree canopy requirements of the LDC.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works has approved the preliminary development plan. Sidewalks are being provided along Otto Knop Drive, as well as a dedicated pedestrian connection from the sidewalk to the interior of the site.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: There are no open space requirements pertinent to the current proposal.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: In order to provide adequate transportation access in suburban workplaces connected roads, public transportation and pedestrian facilities should be encouraged. Walkways to workplace-serving uses are encouraged for workplace employees. Development within Suburban Workplace Form Districts may need significant buffering from abutting uses. The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to the requirements of the LDC.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Revised Detailed District Development Plan** with revision to Binding Elements

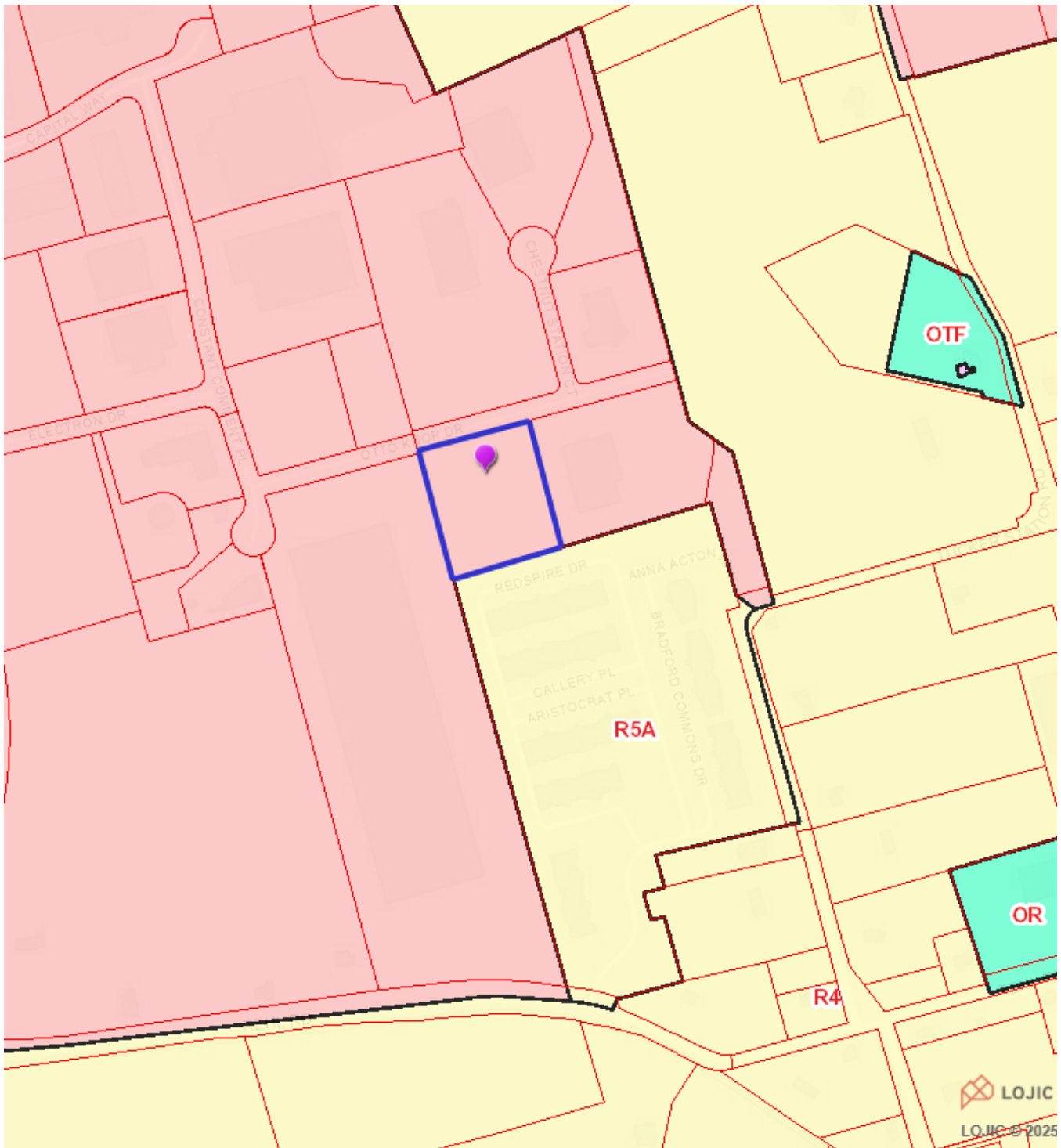
NOTIFICATION

Date	Purpose of Notice	Recipients
3/27/2025 3/17/2025	Hearing before Planning Commission	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 11

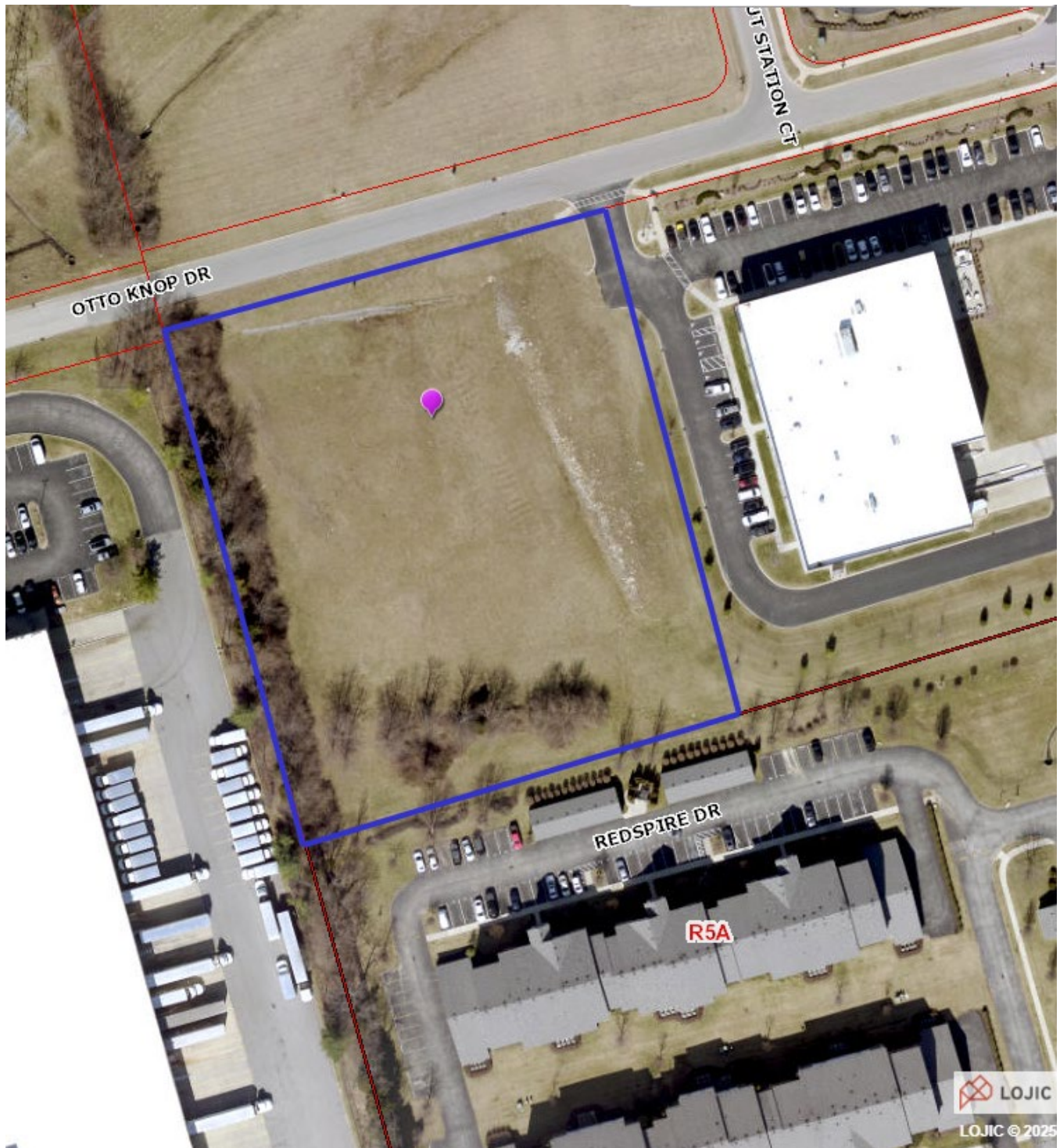
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements with Proposed Revisions
4. Proposed Binding Elements

1. Zoning Map



2. Aerial Photograph



3. Existing Binding Elements with Proposed Revisions

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. ~~The development shall not exceed 60,000 square feet of gross floor area for Lot 1.~~
~~The development shall not exceed 25,000 square feet of gross floor area for Lot 4.~~
~~The development shall not exceed 56,450 square feet of gross floor area for Lot 5.~~
The development shall not exceed ~~43,050~~26,558 square feet of gross floor area for Lot 6.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. ~~A Tree Preservation Revised Landscape? (they are not using any existing trees to meet TCCA) Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.~~
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged

in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

~~8. The facade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.~~

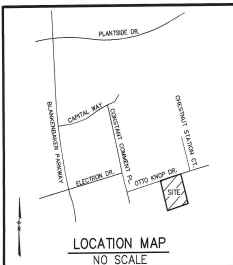
~~9.~~ 8. No idling of trucks shall take place within 200 feet of residences. No overnight idling of trucks shall be permitted on-site.

4. Proposed Binding Elements

All binding elements from the approved General Development Plan are applicable to this site, in addition to the following:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 26,558 square feet of gross floor area for Lot 6.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
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 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.

6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. No idling of trucks shall take place within 200 feet of residences. No overnight idling of trucks shall be permitted on-site.



RECEIVED
MAR 26 2025
OFFICE OF
PLANNING

GENERAL NOTES:

1. (---) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
2. ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
3. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
4. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
5. ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF METRO LOUISVILLE LOC.
6. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
8. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
9. STREET TREES ARE REQUIRED FOR ALL LAND USES ALONG ALL PUBLIC RIGHTS OF WAY (EXCLUDING ALLEYS). STREET TREES SHALL BE SELECTED AND PLACED WITH THE APPROVAL OF PLANNING AND DESIGN SERVICES WITH CONSULTATION FROM THE DIRECTOR OF PUBLIC WORKS OR DESIGNER.
10. PROPOSED SIDEWALKS SHALL BE ADA COMPLIANT.
11. REQUIRED BICYCLE PARKING TO BE PROVIDED WITHIN THE PROPOSED BUILDING.
12. WHEEL STOPS AND PROTECTIVE CURBING, CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET AWAY FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.
13. A REVISED LANDSCAPE PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO BUILDING PERMIT APPROVAL.
14. ALL WORK ALONG OTTO KNOP DRIVE, INCLUDING SIDEWALKS AND VEHICULAR ENTRANCES, WILL REQUIRE AN ENCROACHMENT PERMIT AND BOND.
15. A CROSSOVER ACCESS AGREEMENT BETWEEN THE SUBJECT SITE AND 12700 OTTO KNOP DRIVE SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

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. SANITARY SEWER SERVICE PROVIDED BY PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
3. 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.
4. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
5. ONSITE DETENTION IS PROVIDED IN THE DOWNSTREAM EXISTING BASIN. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR 2, 10, 25, AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0064F.

TREE CANOPY CALCULATIONS (TCCA)

SITE AREA: 3.00 AC. (130,679 S.F.)
EXISTING TREE CANOPY: 18% (23,792 S.F.)
TREE CANOPY REQUIRED: 30% (39,204 S.F.)
TREE CANOPY PRESERVED: 0% (0 S.F.)
TREE CANOPY TO BE PLANTED: 30% (39,204 S.F.)
TOTAL TREE CANOPY TO BE PROVIDED: 30% (39,204 S.F.)

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 1,072 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 77,758 S.F.
NET INCREASE OF IMPERVIOUS SURFACE = 76,684 S.F.

PRELIMINARY DRAINAGE CALCULATIONS

C_{pre} = 0.24
C_{post} = 0.68
CHANGE IN RUNOFF COEFFICIENT, C = (0.68-0.24) = 0.44
SITE AREA = 3.00 ACRES
INCREASED RUNOFF = (0.44x2.8/12)x 3.00 AC = 0.31 AC-FT

PARKING SUMMARY

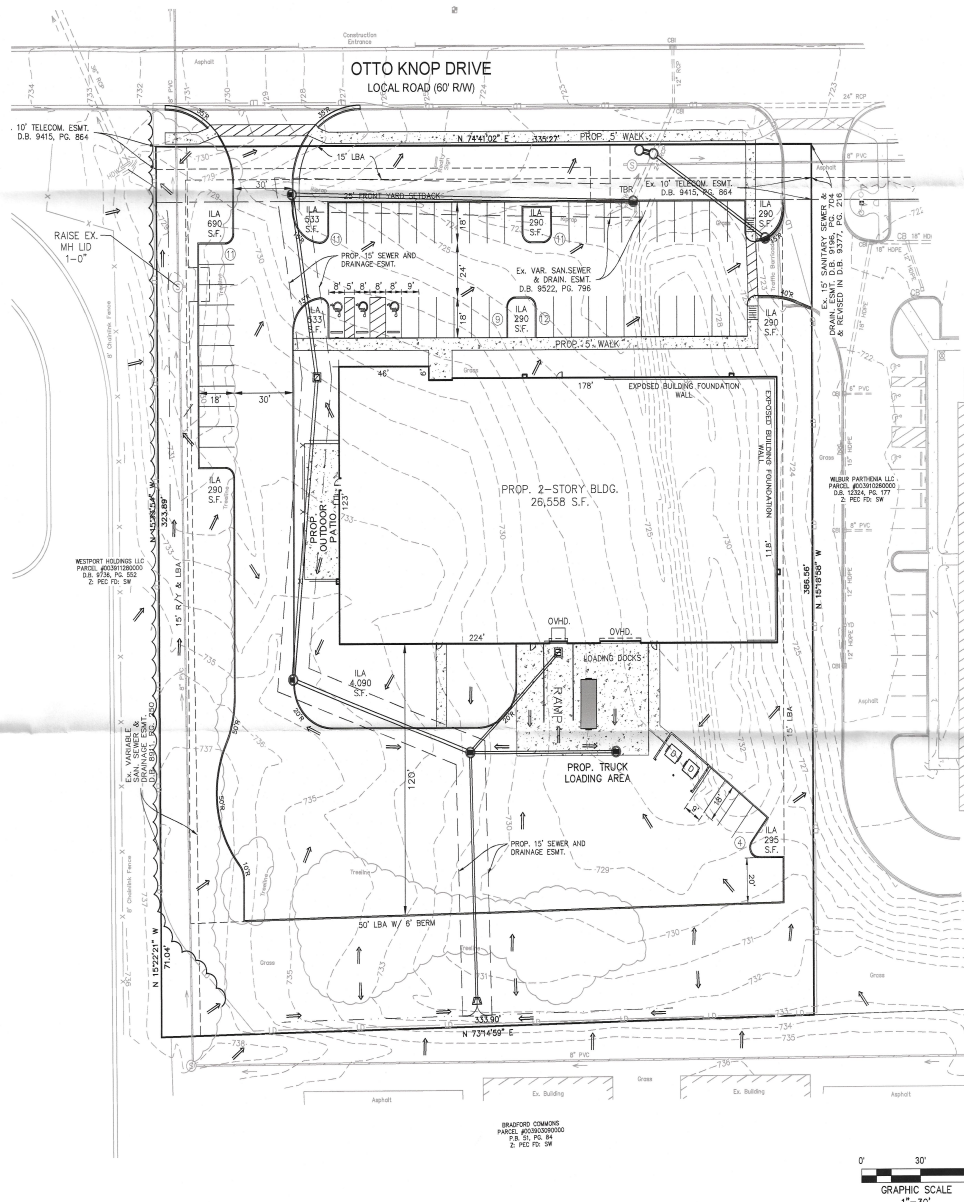
PARKING REQUIREMENTS		
OFFICE (17,189 S.F.)		
MIN. (1 SPACE/400 S.F.)	43 SPACES	
MAX. (1 SPACE/150 S.F.)	115 SPACES	
WAREHOUSE (17,446 S.F.)		
MIN. (1 SPACE/10,000 S.F.)	2 SPACES	
MAX. (1 SPACE/500 S.F.)	35 SPACES	
PARKING REQUIRED		
MIN.	45 SPACES	
MAX.	150 SPACES	
PARKING PROVIDED		
STANDARD SPACES	55 SPACES	
HANDICAP SPACES	3 SPACES	
TOTAL PROVIDED	58 SPACES	

PROJECT SUMMARY

MUNICIPALITY	LOUISVILLE
EXISTING ZONING	PEC
FORM DISTRICT	SW
EXISTING USE	VACANT
PROPOSED USE	OFFICE/WAREHOUSE
EXISTING SITE ACREAGE	3.00 AC. (130,679 S.F.)
PROPOSED BUILDING FOOTPRINT	26,558 S.F.
PROPOSED BUILDING GROSS FLOOR AREA	34,835 S.F.
VUA	46,707 S.F.
ILA REQUIRED (7.5%)	3,503 S.F.
ILA PROVIDED	7,591 S.F.
MAX. F.A.R.	1.00
PROP. F.A.R.	0.28
MAX. LOT COVERAGE	0.50
PROP. LOT COVERAGE	0.20
MAX. BUILDING HEIGHT	50'

BICYCLE PARKING

REQUIRED:
3 SPACES, OR 10% OF REQUIRED PARKING, WHICHEVER IS GREATER
PROVIDED: 3 SPACES



LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. SIGN
- EXISTING LIGHT
- TO BE REMOVED
- PARKING COUNT
- PROPOSED DUMPSTER
- PROPOSED STORMWATER DRAINAGE

CASE# 25-DDP-0003
RELATED CASE# 9-42-06,
15DEVPLAN1119

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

RYAN FIRE PROTECTION

12674 OTTO KNOP DR.
LOUISVILLE, KY 40299

OWNER:
ROMANS HOLDINGS LLC
12700 OTTO KNOP DR.
LOUISVILLE, KY 40299
D.B. 11580 PG. 614
TAX BLOCK: 39 LOT: 1129

APPLICANT:
RYAN FIRE PROTECTION
8740 E 148TH ST.
NOBLESVILLE, IN 46060

WM #12868

Milestone
design group
108 Davenport Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org



RYAN FIRE PROTECTION

DATE: 1/16/2025
DRAWN BY: S.R.M.
CHECKED BY: J.M.M.
SCALE: 1"=30' (HORIZ)
SCALE: N/A (VERT)

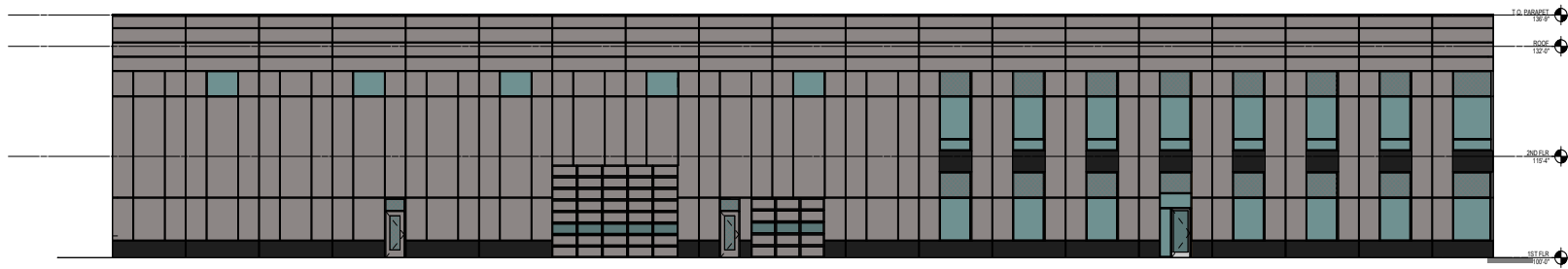
REVISIONS
2/24/25 AGENCY COMMENTS
3/10/25 AGENCY COMMENTS
3/19/25 ARCH. REVISION

RDDDP

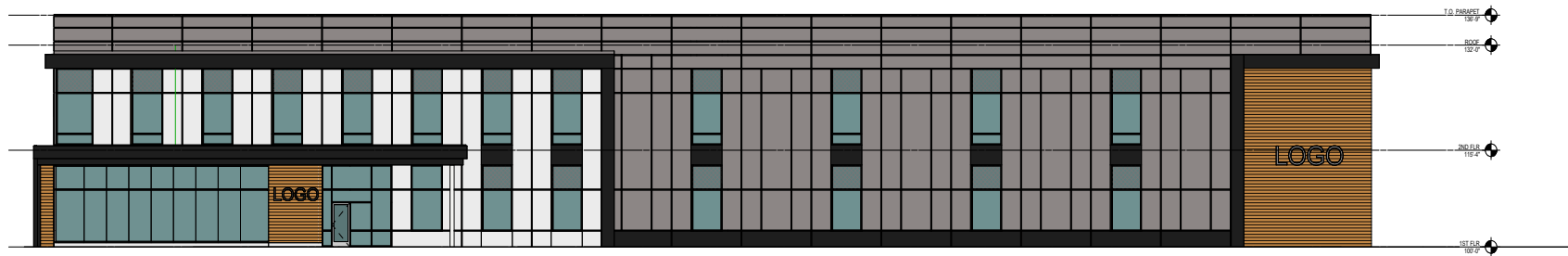
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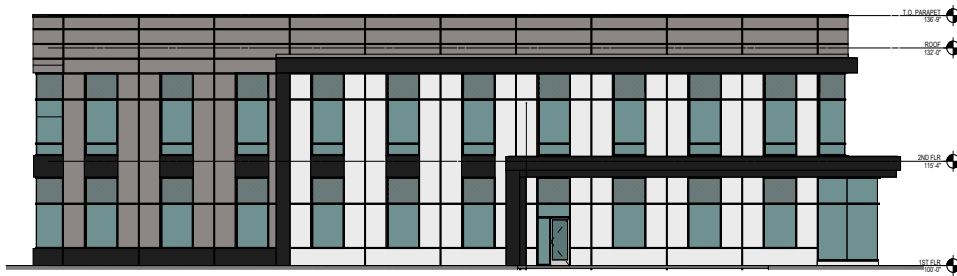
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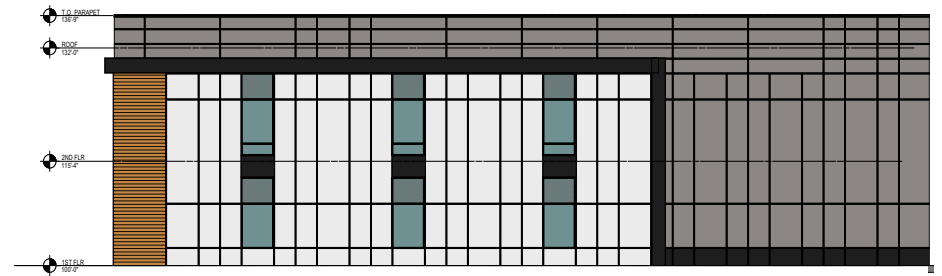
SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

Letter of Explanation

Revised Detailed District Development Plan for 12674 Otto Knop Dr.

January 17, 2025

The subject site is located at 12674 Otto Knop Drive, and is located in the Suburban Workplace form district. The lot was subject to a rezoning from R4 to PEC on a general district development and preliminary subdivision plan (9-42-06), and later it was included as a part of a revised detailed development plan and denoted as "Lot 6" on the plan (15DEVPLAN1119).

The site is currently vacant. The applicant is proposing a 29,500 +/- S.F. building to serve as a office and warehouse on an approximately 3 acre site. An ingress/egress onto Otto Knop Drive (currently a private access and public utility easement) is proposed to serve as the primary access to the site, and a secondary access will be provided at a shared access point with the adjoining property owner to the east for circulation and connectivity. The applicant is providing adequate parking and pedestrian connections.

A 50' LBA with 6' berm is being proposed along the rear of the site as shown on the previously approved development plan.

Sanitary sewer for this site is to be provided by a new PSC.

The applicant will utilize the existing detention basin within the business park to accommodate for the increased runoff. All drainage design will meet MSD standards.

No waivers and/or variances are being requested at this time. Currently, the proposed development complies with all setback, landscape, and parking requirements.

25-DDP-0003

Ryan Fire Protection

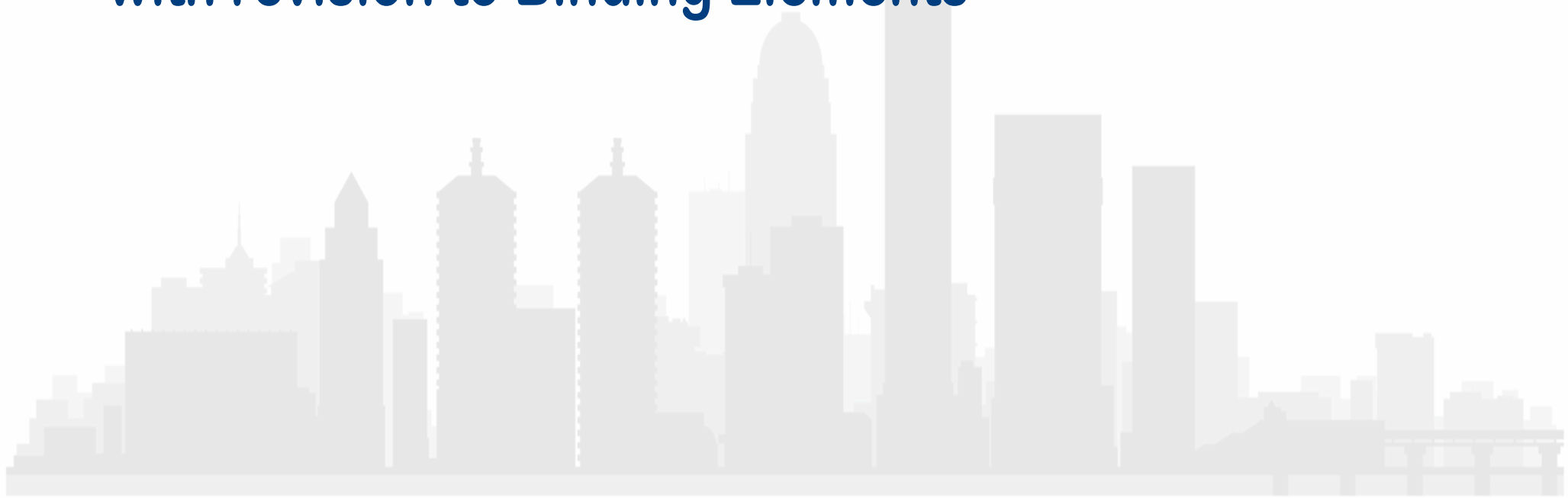
Development Review Committee

Zach Schwager, Planner I
April 9, 2025



REQUEST

- **Revised Detailed District Development Plan (RDDDP)
with revision to Binding Elements**



CASE SUMMARY

- Approximately three acres
- Suburban Workplace form district
- Planned Employment Center (PEC) zoning district

CASE SUMMARY

- Site on south side of Otto Knop Drive, east of Blankenbaker Parkway from Electron Drive
- Subject property part of rezoning for six properties rezoned from R-4 Residential Single Family to PEC under case #9-42-06

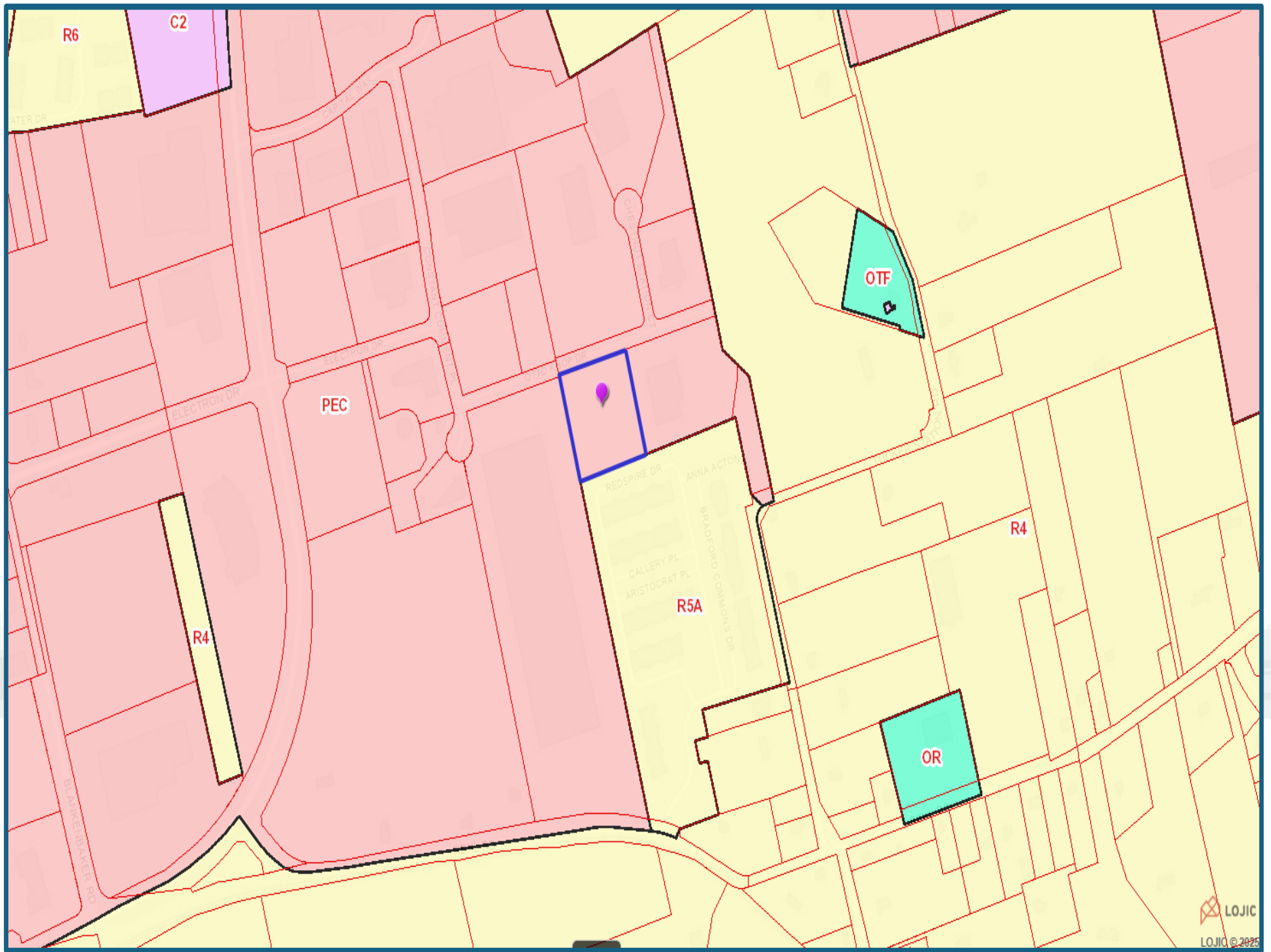


CASE SUMMARY

- Detailed district development plan was approved under case #15DEVPLAN1119
- The property is currently undeveloped and the applicant proposes to construct a 26,558 sq. ft office/warehouse with associated parking and loading







LOJIC
LOJIC © 2025





SUBJECT PROPERTY



Front from Otto Knop Drive



STAFF FINDINGS



The proposal meets the guidelines of the Comprehensive Plan and the requirements of the Land Development Code



Overall site design and land uses are compatible with the existing and future development of the area



Landscaping will be required as shown on an approved landscape plan

REQUIRED ACTIONS

- ❖ **APPROVE or DENY the Revised Detailed District Development Plan with revision to Binding Elements**

