

Neighborhood Meeting Notification

March 30, 2021

To: 1st and 2nd Tier Adjoining Property Owners of 4636 Poplar Level Road, City of Louisville, KY 40213 (“Property”), Neighborhood Group Representatives expressing interest in this area and Metro Councilperson of District 2.

From: BTM Engineering Inc. on behalf of High Bridge Development (applicant)

RE: Re-zoning for Property located at 4636 Poplar Level Road (Case Number 20-ZONEPA-0106)

When: April 15, 2021 at 6:30 PM

A proposal rezone from R-4 to C-2 to allow the construction of a one story, 9,715 square foot contractor shop/office building with side and rear yard setback variances and landscape buffer waivers at the subject site of 4636 Poplar Level Road.

This item will be considered by the Louisville Metro Planning Commission

In accordance with current policy and procedures of Louisville Metro Planning and Design Services, we have been directed to invite adjoining property owners and neighborhood group representatives to discuss this proposal before an application can be formally filed. Under current order of the office of the Governor of Kentucky and in coordination with Louisville Metro Planning Commission, we are unable to hold an in-person meeting. Instead of holding an in-person meeting, we have obtained approval to conduct a virtual neighborhood meeting. Accordingly, we hope you can join us for the online neighborhood meeting described herein to discuss the conditional use permit proposal as indicated below. This virtual neighborhood meeting will be held in addition to the established public hearing procedures of the Louisville Metro Planning Commission.

TO JOIN GO-TO-MEETING

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/399096901>

MEETING DATE: April 15, 2021

TIME: 6:30 P.M.

For easier access, email Chris Brown at cbrown@btmeng.com and request a calendar invite and one will be sent.

If you would like to attend via phone, you may do so by calling 1-866-899-4679 and enter access code 399-096-901#.

In preparation for the meeting, please be advised of the following:

- **Project Summary:** A rezoning proposal from R-4 to C-2 to allow the construction of a one story, 9,715 square foot contractor shop/office building with side and rear yard setback variances and landscape buffer waivers at the subject site of 4636 Poplar Level Road.
- **Proposed Development Plan:** See attached copy of proposed development plan for your review.
- **Location of Proposed Project:** See attached site location map.

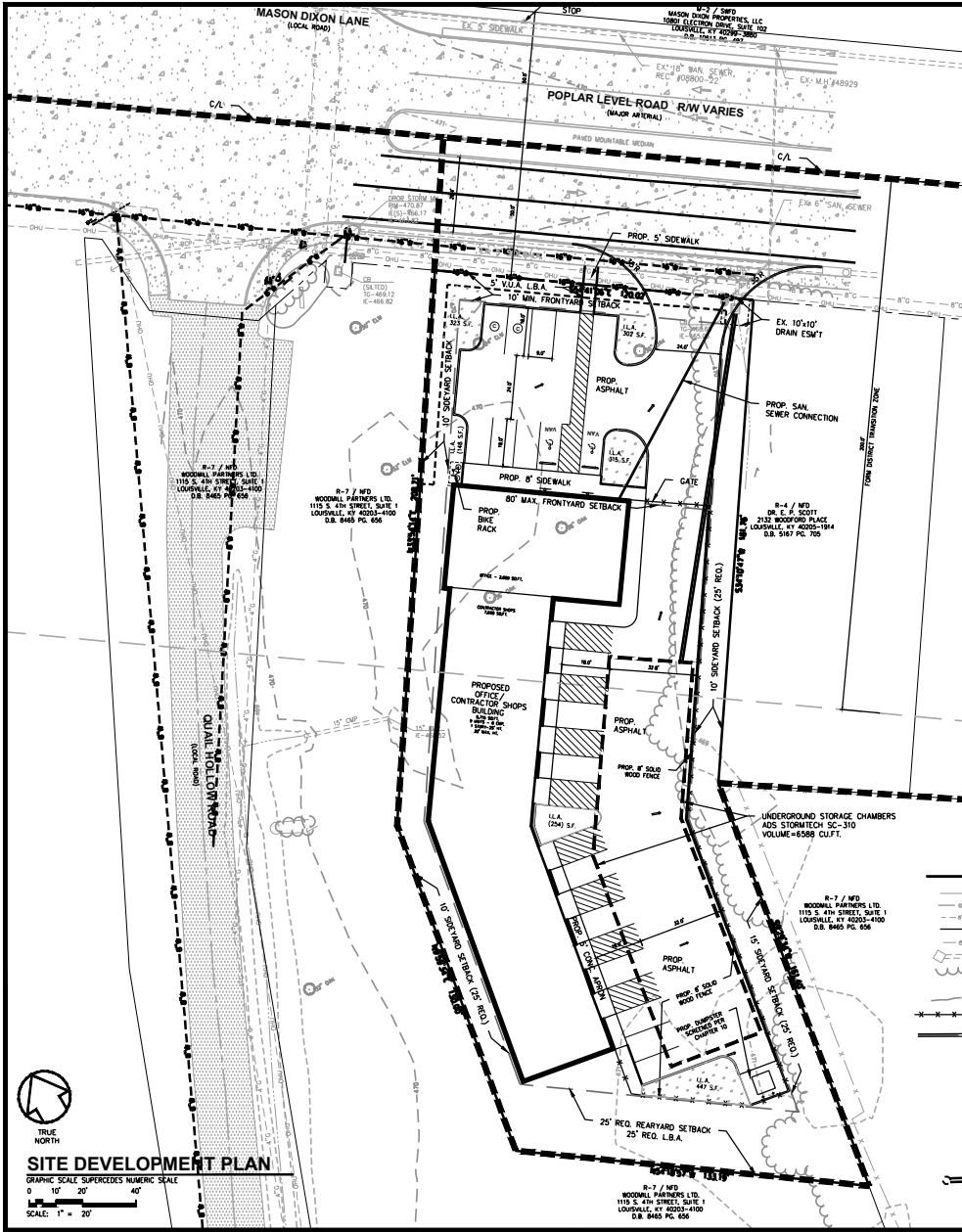
- **Contact Information:**

Client Representatives:
Chris Brown, AICP
BTM Engineering Inc.
3001 Taylor Springs Drive
Louisville, KY 40220
cbrown@btmeng.com
Office: 502-459-8402
Direct: 502-644-0182

Planning & Design Services Case Manager:
Dante St. Germain
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
dante.st.germain@louisvilleky.gov
Office: 502-574-4388

At this meeting, representatives for the applicant, High Bridge Development, will explain the proposal and then answer any questions regarding the project. The purpose of this meeting is to increase your understanding of this proposal early in the process and provide an opportunity to discuss the proposal with the applicant and ask any questions regarding the same. We encourage you to attend this meeting and to share your thoughts. If you have any questions prior to the meeting, please contact me at the above email address (cbrown@btmeng.com).

Chris Brown, AICP



MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- DRAINAGE PATTERNS DERIVED BY AGENCIES 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.
- ANY APPROVED (DESIGN REVIEW AND SEWAGE OVERFLOW PREVENTION (EPOC) PLAN SHALL BE MODIFIED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPOC PLAN MUST BE REVIEWED AND APPROVED BY MISSISSIPPI PRIVATE DEVELOPMENT REVIEW OFFICE. EPOC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- RETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION PHASE. THE CONTRIBUTING DRAINAGE AREAS ARE SEIZED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STORMWATER POND, SLUICES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND PROTECTIVELY COVERED THROUGHOUT THE USE OF SALT FENCE.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- SANITARY SEWER SERVICE PROVIDED BY PSC. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- RUN-OFF VOLUME IMPACT FEE REQUIRED. CALCULATION BASED ON RFF = 1.5.
- NOISE 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 MOST RESTRICTIVE.

GENERAL NOTES

- THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
- 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.
- CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED BY KYTC AND METRO PUBLIC WORKS FOR ALL WORK DONE WITHIN STREETS RIGHT-OF-WAY.
- NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
- VEGETATION WITHIN PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPLIABLE UTILITY LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
- DUMPSTERS AND SERVICE STRUCTURES TO BE SCHEDULED PER CHAPTER 10 REQUIREMENTS.
- BUILDING DESIGN WILL FOLLOW CHAPTER 5.5 AND 5.6 OF THE L.D.C.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS, IF IT DOES, IT SHOULD BE RE-ARMED, SHIELDED OR TURNED OFF.
- ALL NEW OR EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CURRENT STANDARDS.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
- LANDSCAPE CONTROL, IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISIANE/JEFFERSON COUNTY METRO ORDINANCES.
- STREET TREES SHALL BE PROVIDED PER CHAPTER 10 AND COMPLY WITH ALL METRO WORKS STANDARDS.
- ALL SITE STORAGE SHALL COMPLY WITH CHAPTER 8 REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- WHEEL STOPS OR CURBS AT LEAST 6" TALL SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERTHROWING ADJACENT SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. WHEEL STOPS SHOULD BE LOCATED 5' FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, BODY VEGETATION, WALKWAY OR STRUCTURE.
- FOR DEVELOPMENT OR IMPROVEMENT OF NEIGHBORING PROPERTIES, A LIMITED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PRE-EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT FROM ADJACENT PROPERTIES TO THE SITE. THIS SHALL BE DETERMINED BY THE PLANNING COMMISSION. ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE REQUIRED PRIOR TO THE DATE OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- HARC ROUTE 43 IS LOCATED ALONG POPLAR LEVEL ROAD.
- KENTUCKY TRANSPORTATION CABINET APPROVAL REQUIRED.

VARIANCE AND WAIVER REQUESTS:

- REQUEST VARIANCE OF CHAPTER 5.3.2 TO REDUCE THE WEST SIDE YARD (NON-RESIDENTIAL TO RESIDENTIAL WITH NO LOADING) SETBACK FROM 30' TO 10'.
- REQUEST VARIANCE OF CHAPTER 5.3.2 TO REDUCE THE EAST SIDE YARD (NON-RESIDENTIAL TO RESIDENTIAL WITH LOADING) SETBACK FROM 50' TO 10'.
- REQUEST WAIVER OF CHAPTER 10.2.4.4 TO REDUCE THE REQUIRED LANDSCAPE BUFFER AREAS FROM 35' TO 10' ALONG THE SIDE YARDS.

TREE CANOPY CALCULATIONS

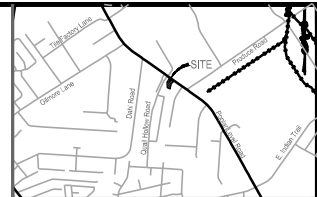
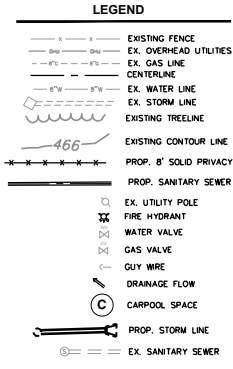
| TREE CANOPY CATEGORY CLASS C | |
|--|---------------------|
| SITE AREA | 40,691 S.F. |
| EX. TREE CANOPY ON SITE | 6,300 S.F. (15.5%) |
| 3"-36" DBH TYPE "A" TREES @ 2.100 SF EA. | 6,300 SF |
| EX. TREE CANOPY TO BE PRESERVED | 0 S.F. (0%) |
| TREE CANOPY REQUIRED | 14,242 S.F. (35%) |
| ADDITIONAL TREE CANOPY REQUIRED | 14,242 S.F. (35%) |
| TREE CANOPY TO BE PROVIDED | 14,400 S.F. (35.4%) |
| 20" TYPE "A" TREES @ 700 SQ.F. | |
| TOTAL TREE CANOPY TO BE PROVIDED | 14,400 S.F. (35.4%) |

APPROXIMATE DETENTION CALCULATION:

| PRE-DEVELOPED PERVIOUS AREA | POST-DEVELOPED PERVIOUS AREA |
|---|------------------------------|
| 0.83 x 0.30 = 0.25 | 0.82 x 0.30 = 0.25 |
| IMPERVIOUS AREA | IMPERVIOUS AREA |
| 0.00 x 0.95 = 0.00 | 0.62 x 0.95 = 0.59 |
| PRE-DEVELOPED C = 0.20 | POST-DEVELOPED C = 0.74 |
| REQUIRED VOLUME: (0.74-0.20) x 2.9/12 x 0.93 = 0.12 AC-FT | |
| APPROXIMATE PROVIDED VOLUME: 6,588 CU-FT | (3,227 CU-FT) |

IMPERVIOUS AREA (SITE)

| | |
|--------------------------------|------------------|
| NET SITE AREA | 0.83 ACRES |
| AREA OF DISTURBANCE | 0.83 ACRES |
| EXISTING IMPERVIOUS SURFACE | 0.00 ACRES |
| PROPOSED IMPERVIOUS SURFACE | 0.62 ACRES (67%) |
| INCREASE IN IMPERVIOUS SURFACE | 0.62 ACRES |



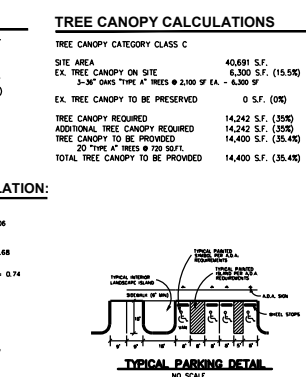
SITE DATA

| | |
|---|----------------------------|
| TOTAL SITE AREA | 0.83 ACRES (40,690 SQ.FT.) |
| EXISTING ZONING | R-4 |
| EXISTING FORM DISTRICT | NEP |
| EXISTING USE | VACANT |
| PROPOSED ZONING | C-2 |
| PROPOSED BUILDING AREA | OFFICE/CONTRACTOR SHOPS |
| OFFICE | 9,715 SQ.FT. |
| CONTRACTOR UNITS (9 1/2' X 8' X 10') | 2,680 SQ.FT. |
| FLOOR AREA RATIO | 2.68 |
| PARKING REQUIREMENT | 11 SPACES |
| MINIMUM PARKING REQUIRED | OFFICE (2,680 SQ.FT.) |
| CONTRACTOR UNITS | 9 SPACES |
| OFFICE (2,680 SQ.FT.) | 4 SPACES |
| MINIMUM PARKING ALLOWED | 27 SPACES |
| CONTRACTOR UNITS | 13 SPACES |
| CONTRACTOR UNITS | 14 SPACES |
| PROP. PARKING PROVIDED | 19 SPACES |
| (# 4 ADDING PARKING) | |
| BI-CYCLE PARKING REQUIREMENTS | |
| SHORT TERM SPACES | 2 SPACES |
| LONG TERM SPACES | 2 SPACES |
| LONG TERM SPACES PROVIDED WITH BUILDING | |
| LANDSCAPE REQUIREMENTS | |
| VEHICLE USE AREA | 15,270 SQ.FT. |
| 7.5M L.L.A. REQUIREMENT | 1,146 SQ.FT. |
| PROP. L.L.A. PROVIDED | 1,387 SQ.FT. |

LANDSCAPE REQUIREMENTS

| | |
|-------------------------|---------------|
| VEHICLE USE AREA | 15,270 SQ.FT. |
| 7.5M L.L.A. REQUIREMENT | 1,146 SQ.FT. |
| PROP. L.L.A. PROVIDED | 1,387 SQ.FT. |

TYPICAL PARKING DETAIL



CASE # 20-ZONEPA-0106
MSD WM #12215

REVISIONS

| NO. | DATE | BY | REVISIONS PER AGENT COMMENTS |
|-----|----------|-----|------------------------------|
| 1 | 12-15-20 | DHS | |
| 2 | 12-15-20 | CRB | |

BTM Engineering, Inc.
Civil, Surveying, the Building and Surveying Engineers
3000 Westbank Blvd., Suite 1000
Louisville, KY 40298-4077
Tel: 502-496-1000
Fax: 502-496-1001
www.btmeng.com

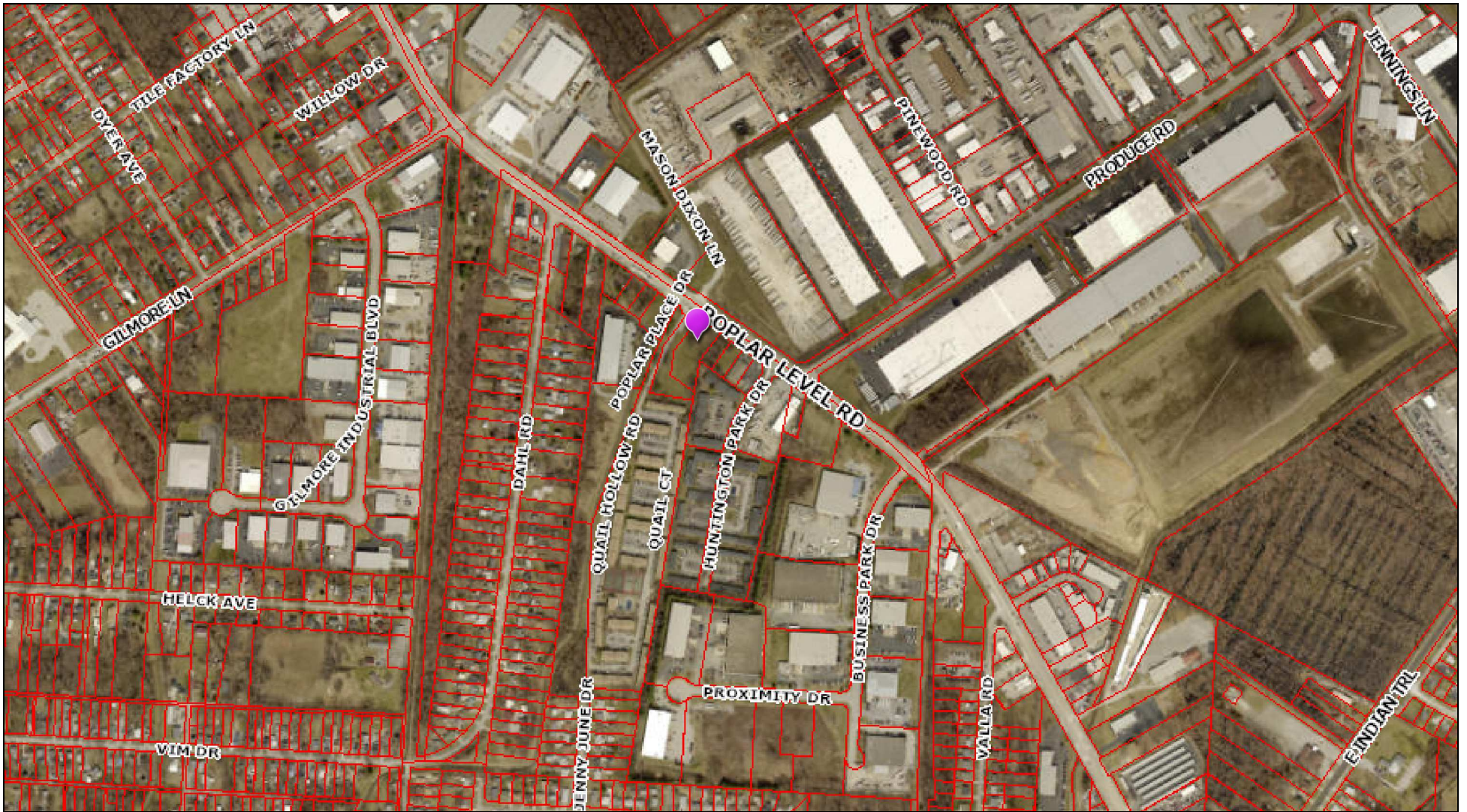
DATE: _____
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DATE: _____
SIGNATURE: _____

DETAILED DEVELOPMENT PLAN
BLANK ROAD
LOUISVILLE, KY 40215

PROJECT NO. 20208
DATE: NOVEMBER 2, 2020
DRAWING: 202208-00P
SCALE: 1" = 20'
SHEET 1.00

NOT FOR CONSTRUCTION



4636 Poplar Level Road



0 500 1000ft

3/29/2021, 1:15:44 PM



Louisville Metro, MSD, LWC & PVA © 2021

This map is not a legal document and should only be used for general reference and identification.

After the Neighborhood Meeting

This Neighborhood Meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the sign in sheet, you will receive a notice of the public meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to **<https://louisvilleky.gov/government/planning-design>** to view meeting agendas, search case information, or obtain other Planning & Design Services information.