

# Louisville Metro Planning Commission Public Hearing - July 7, 2022

Land Development & Transportation Committee - June 9, 2022

Virtual Neighborhood Meeting - June 21, 2021

In-person Neighborhood Meeting - July 8, 2021

## Docket No. 21-ZONE-0095

Zone change from RR to C-2, with waivers & a variance, on approximately 6.89 acres of the overall 24.04-acre property to allow a Southeastern Salvage/Home Emporium retail home décor and furnishing business in the existing horse barn structures on property located at 2612 S. English Station Road

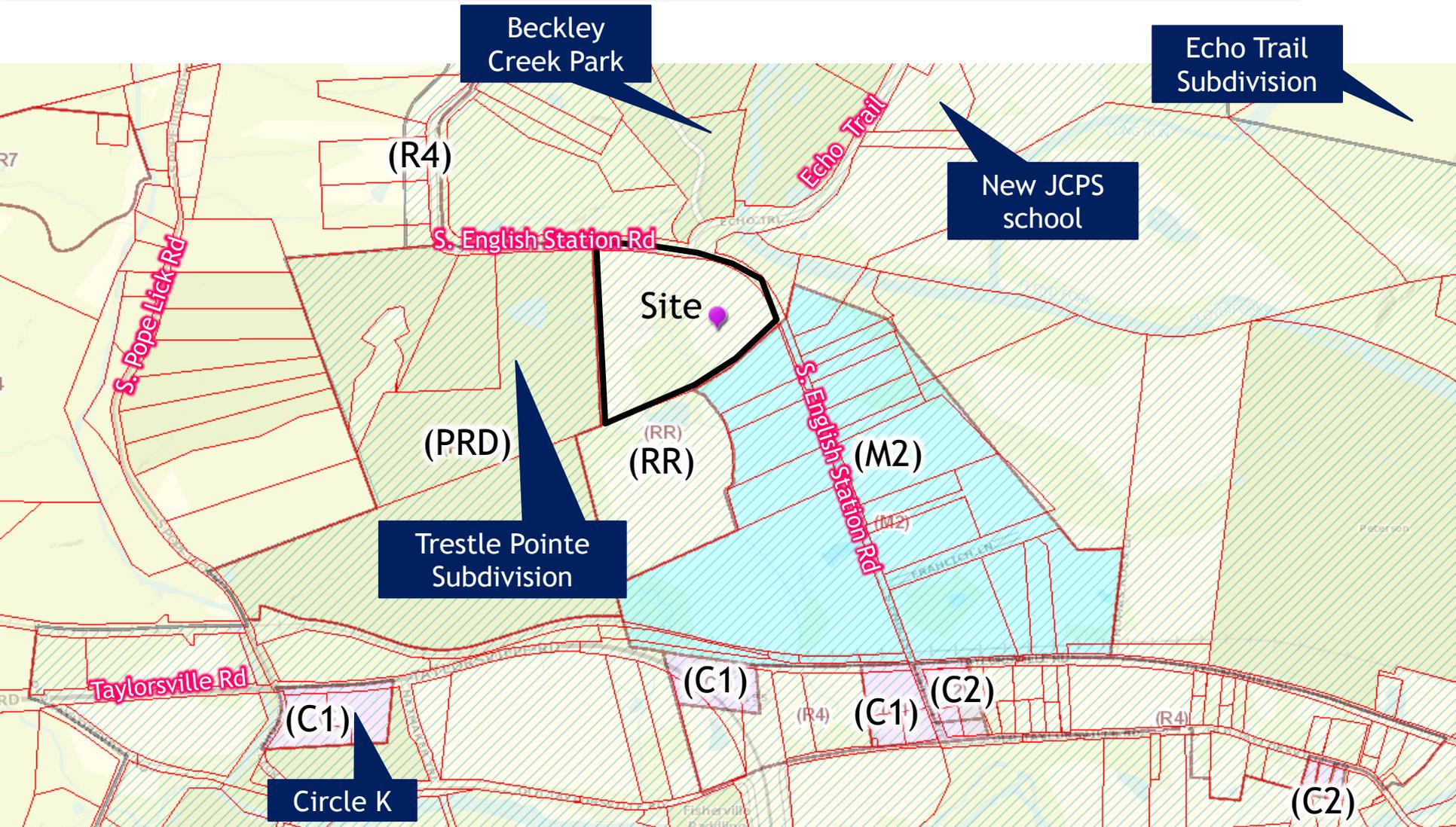


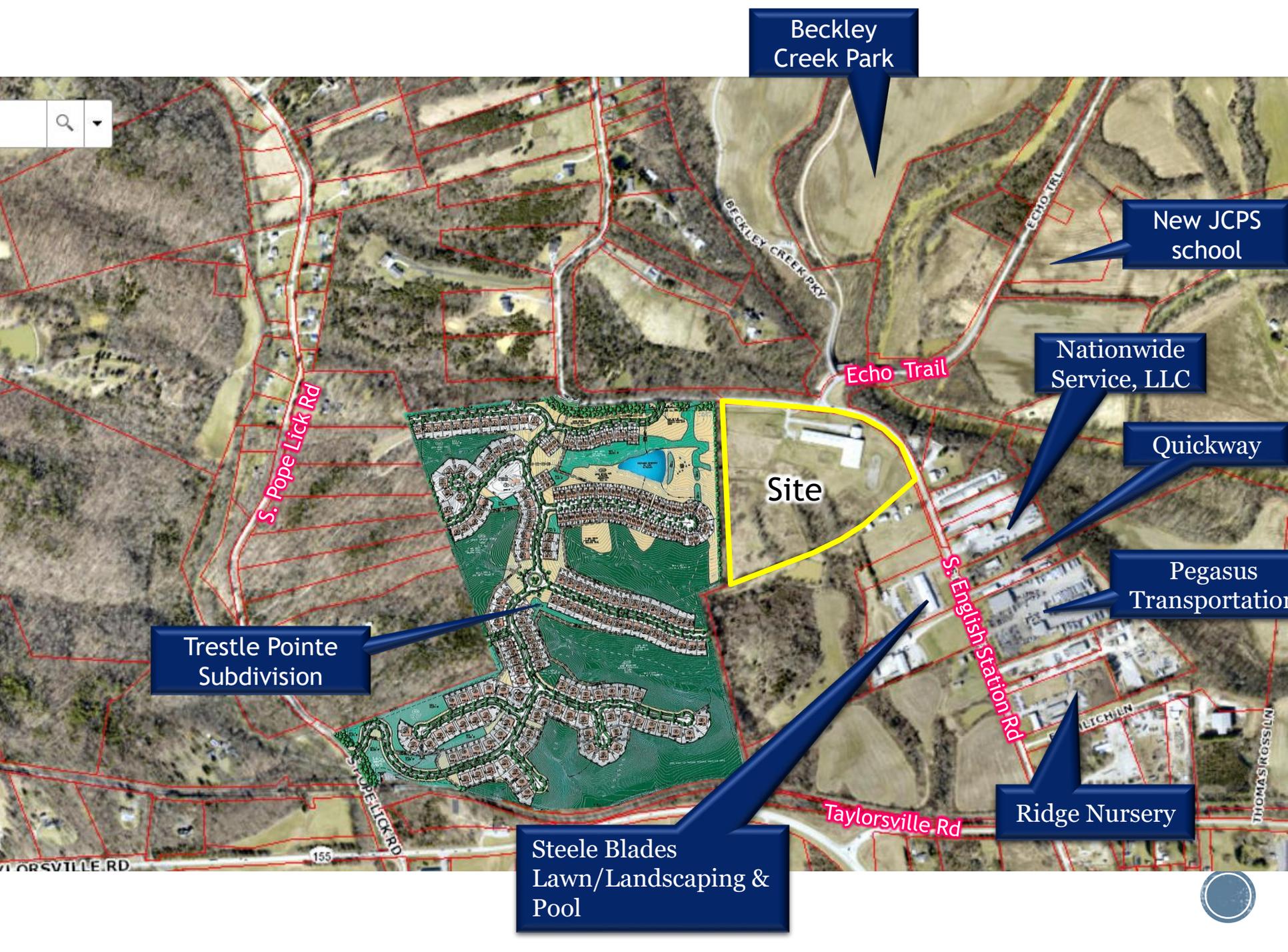
Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects, and Engineers: Sabak, Wilson & Lingo, Inc.

Architects: Studio A

# Zoning Map showing the Floyds Fork Review Overlay





Beckley  
Creek Park

New JCPS  
school

Nationwide  
Service, LLC

Quickway

Pegasus  
Transportation

Ridge Nursery

Steele Blades  
Lawn/Landscaping &  
Pool

Trestle Pointe  
Subdivision

BECKLEY CREEK PKY

Echo Trail

S. Pope Lick Rd

Site

S. English Station Rd

Taylorsville Rd

TAYLORSVILLE RD

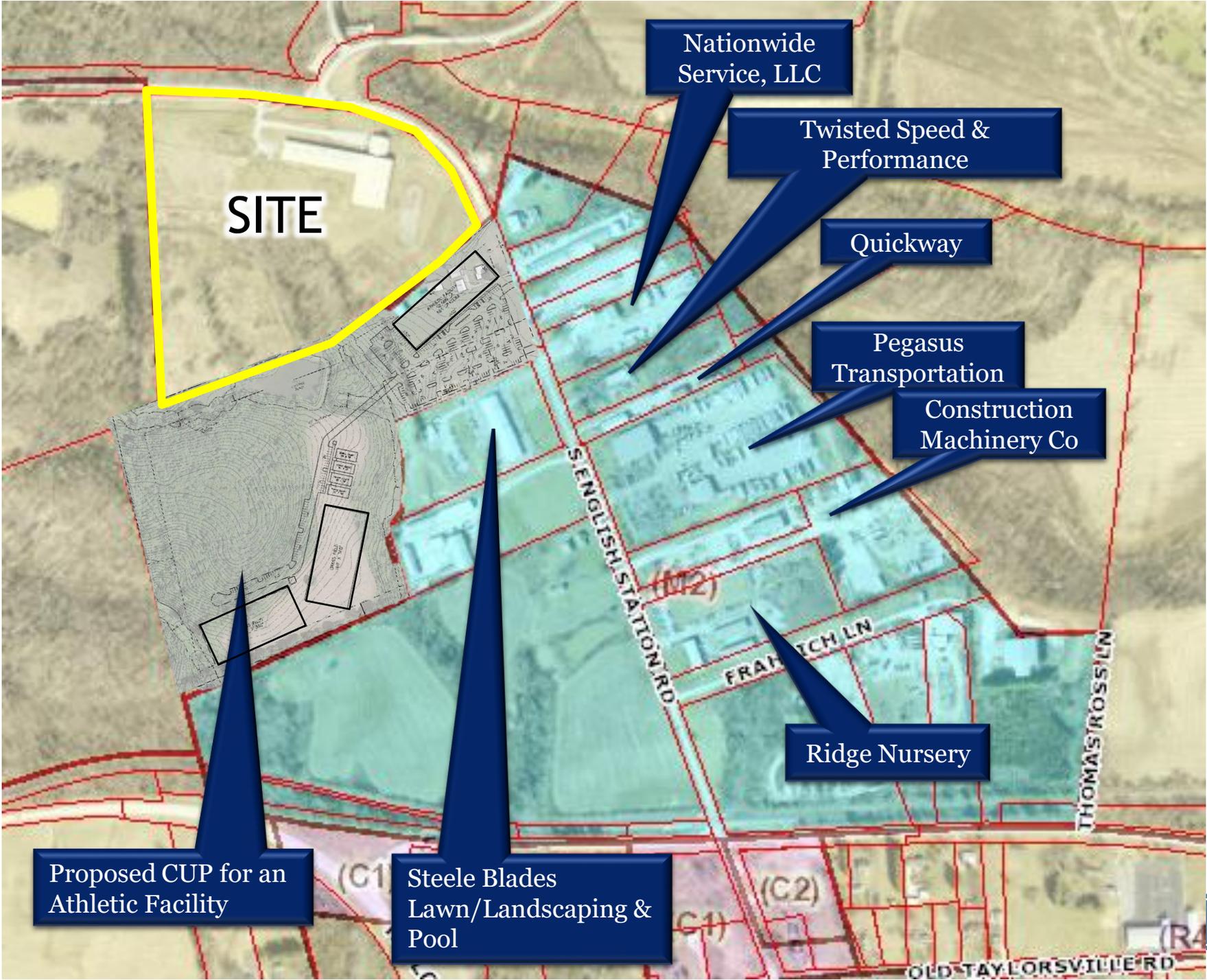
155

S. POPE LICK RD

MICHIGAN

THOMAS ROSS LN





Nationwide Service, LLC

Twisted Speed & Performance

Quickway

Pegasus Transportation

Construction Machinery Co

Ridge Nursery

Steele Blades Lawn/Landscaping & Pool

Proposed CUP for an Athletic Facility

SITE

S ENGLISH STATION RD

FRANCH LN

THOMAS ROSS LN

OLD TAYLORSVILLE RD

(C1)

(C2)

(C1)

(RA)

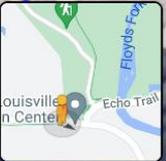


SITE

Proposed entrance location

Echo Trail

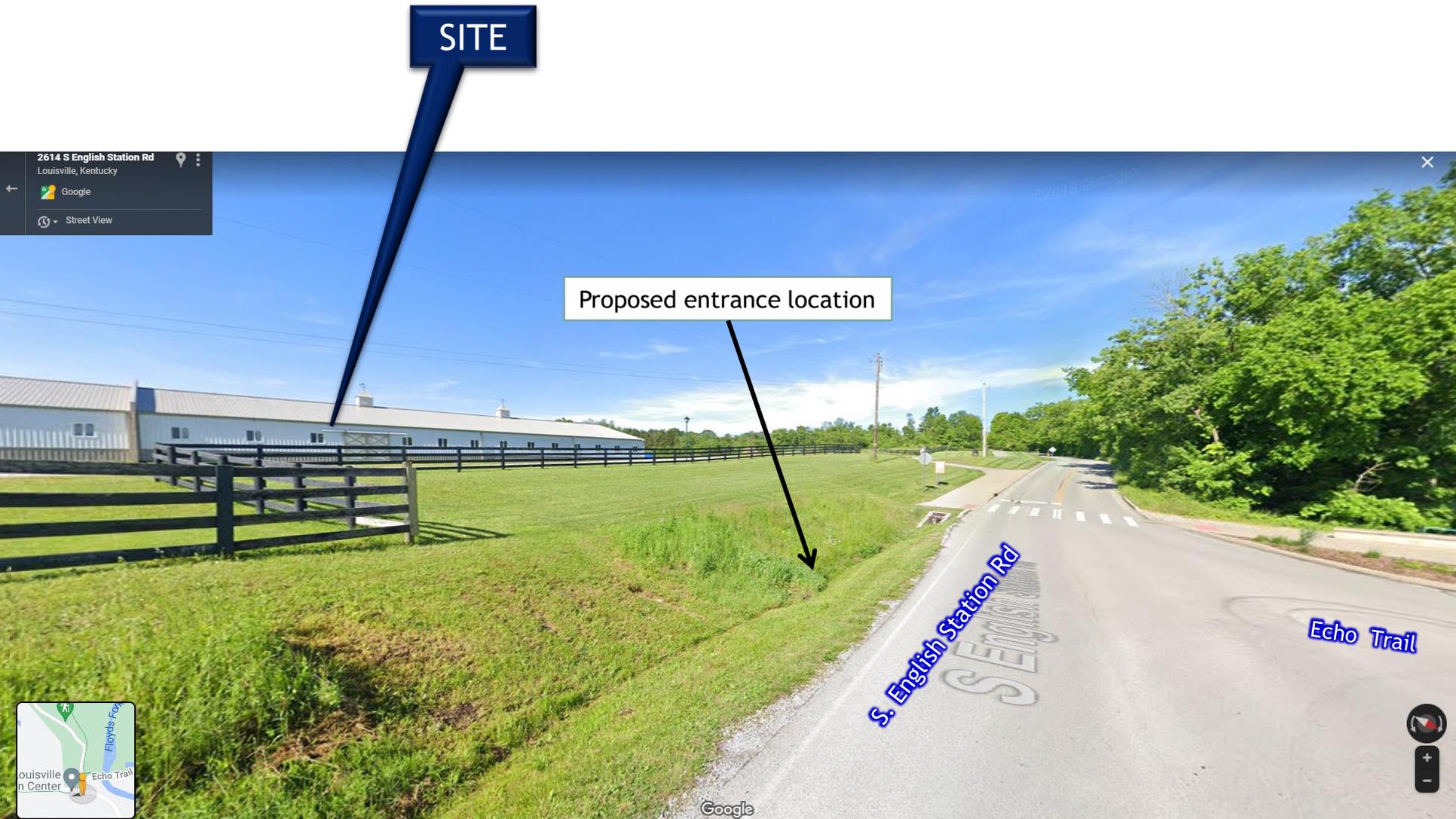
S. English Station Rd



Google

Looking east down S. English Station Road. Site is to the right.





SITE

Proposed entrance location

S. English Station Rd

Echo Trail

Google

Looking west down S. English Station Road. Site is to the left.

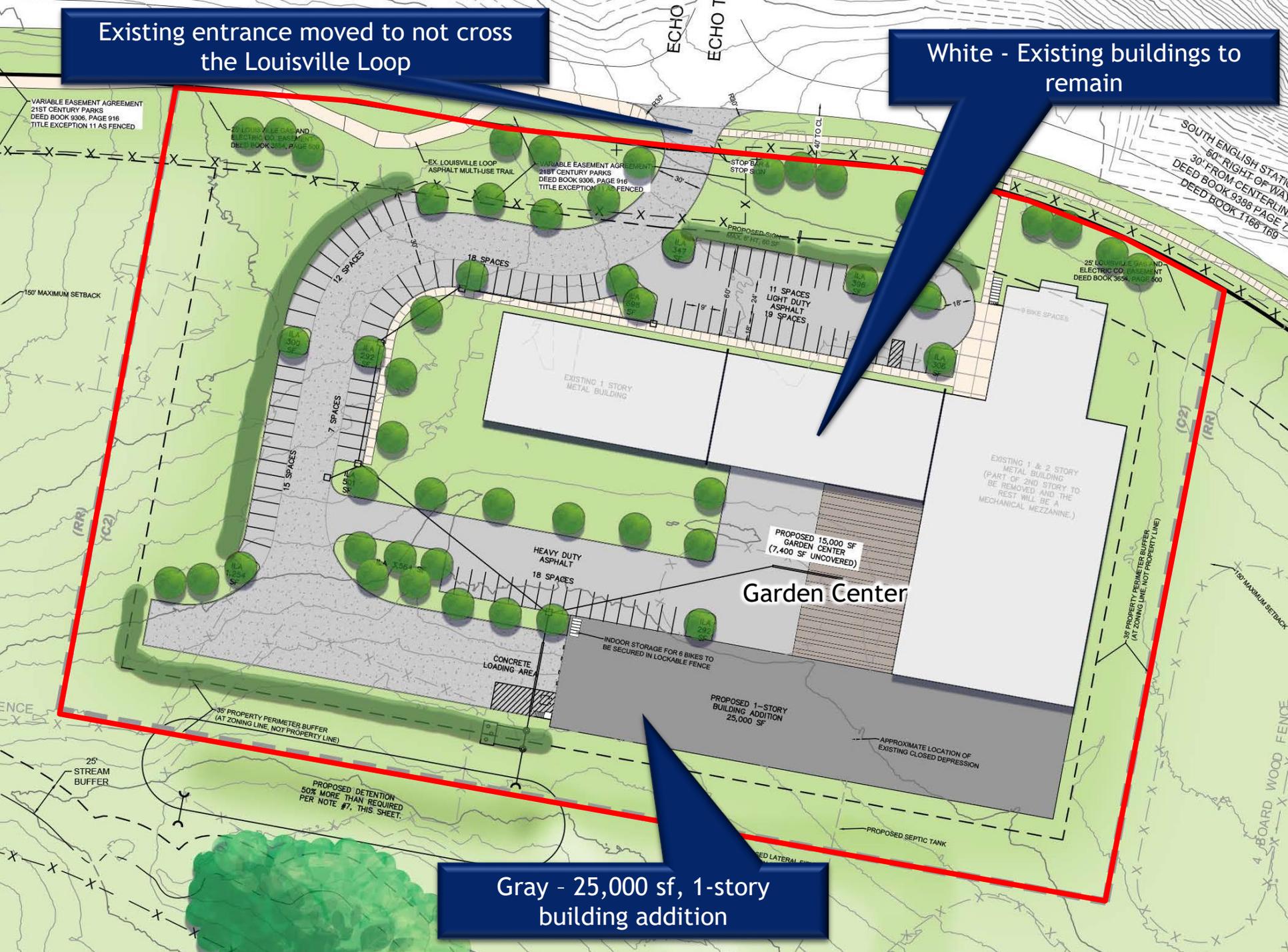




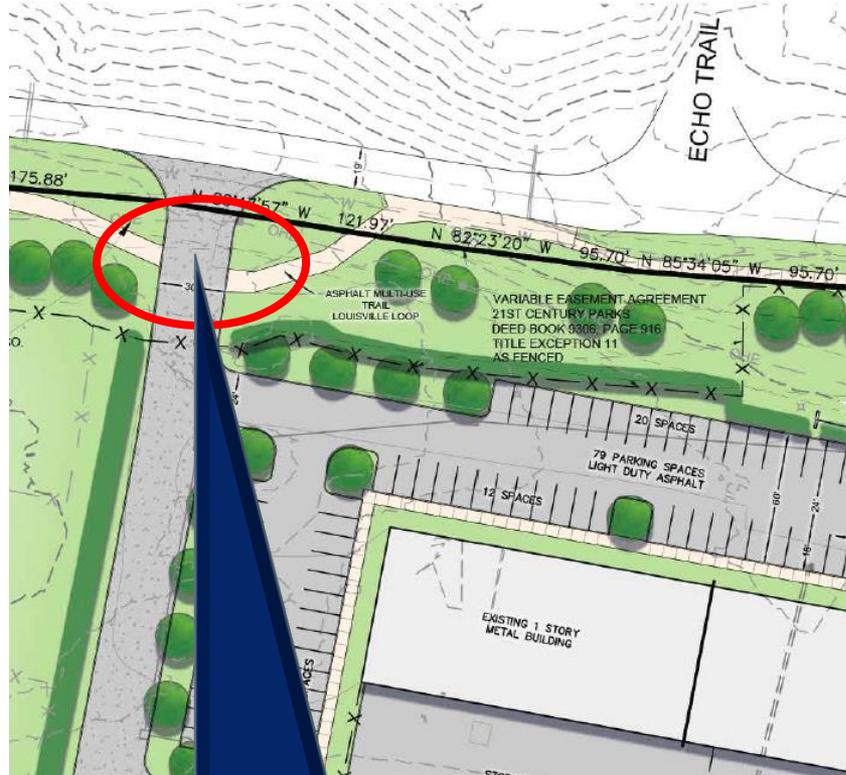
Existing entrance moved to not cross the Louisville Loop

White - Existing buildings to remain

Gray - 25,000 sf, 1-story building addition

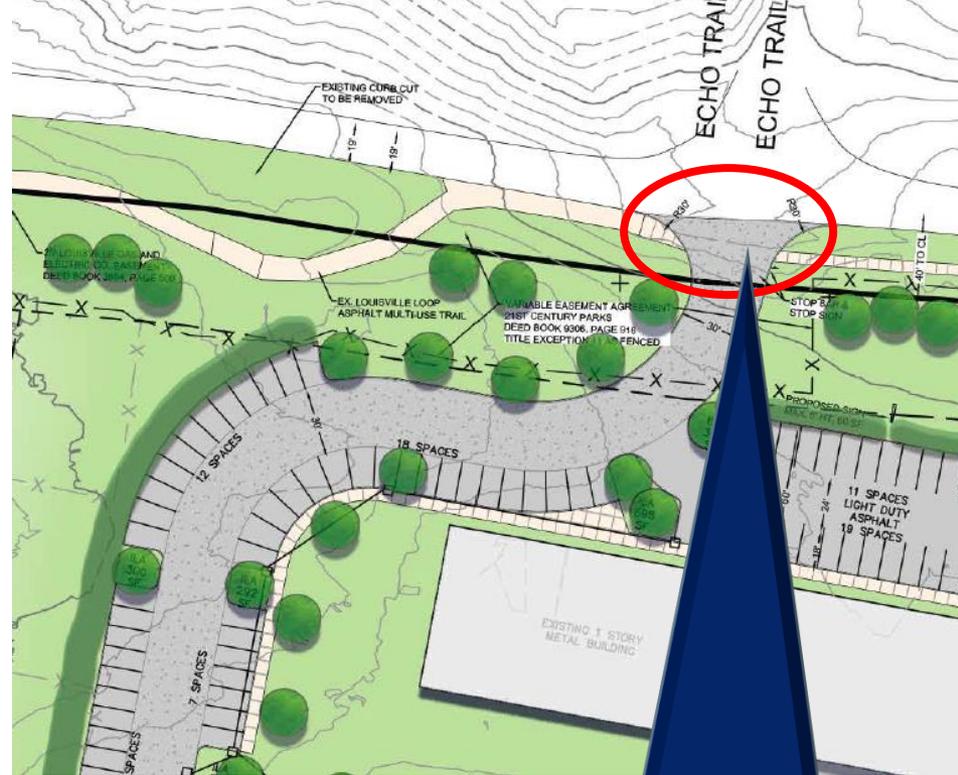


# Original Proposed Development Plan - Existing Entrance



Louisville Loop Crossing

# Current Proposed Development Plan - Proposed Entrance



No Louisville Loop Crossing



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**From:** Jennifer M. Barbour <[ibarbour@MiddletonLaw.com](mailto:ibarbour@MiddletonLaw.com)>

**Sent:** Thursday, March 17, 2022 2:04 PM

**To:** Nick Pregliasco <[nrp@bardlaw.net](mailto:nrp@bardlaw.net)>

**Cc:** Kelli Jones <[kelli.jones@swlinc.com](mailto:kelli.jones@swlinc.com)>

**Subject:** 2612 S. English Station

Hi Nick and Kelli,

Parklands has asked that I reach out concerning a revised site plan Beth Stuber with Metro provided. The plan is attached for your reference. This revised plan addresses the Parklands' concern of having a single entrance aligned with Echo Trail and removes the existing curb cut. Based on this formal resubmitted plan, Parklands has asked that I communicate it does not oppose this use of the property as submitted on the plan. While the Parklands will not go on public record in support of the plan, Parklands will not voice any opposition to it with the single entrance aligned with Echo Trail and the removal of the existing curb cut.

If you have any questions or concerns, please feel free to contact me.

Thanks,



**Jennifer M. Barbour**  
**Attorney**

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V-CARD

BIO

ABOUT MIDDLETON REUTLINGER

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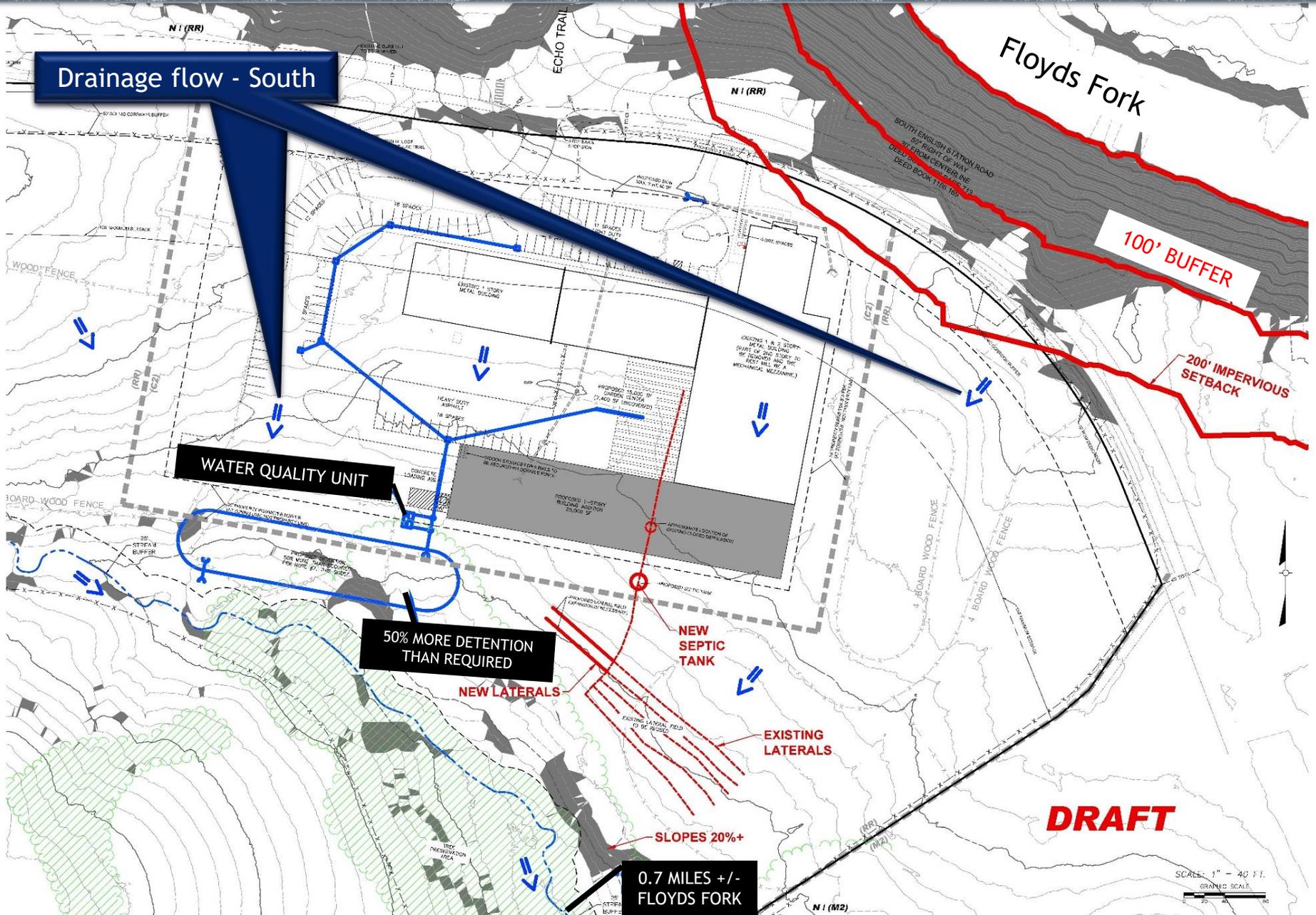
# E-mail from Parklands Attorney







# FFDRO Compliance - Drainage



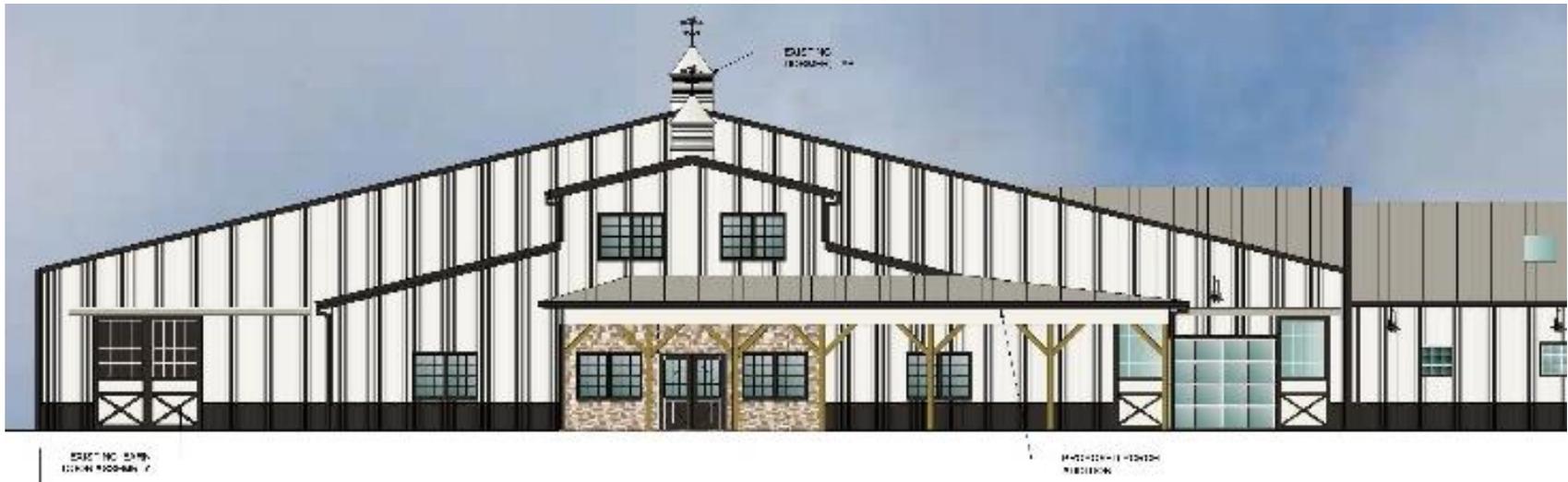
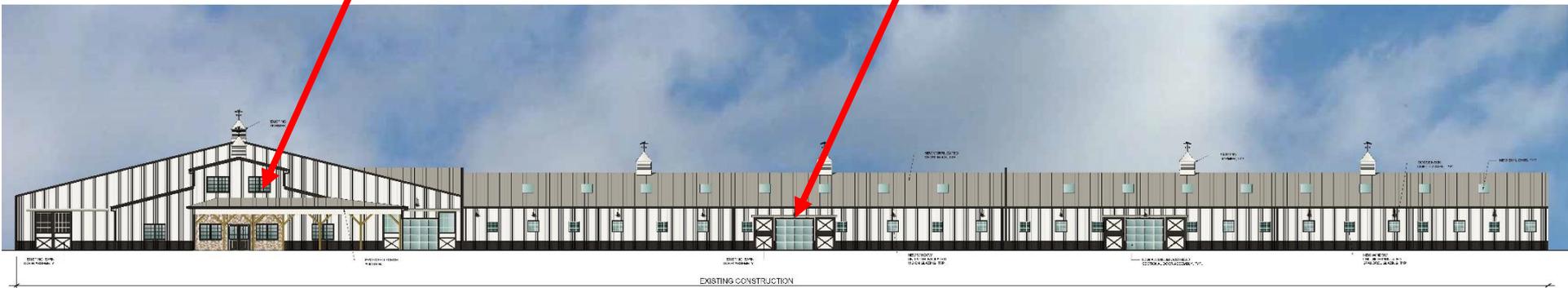
# Subject Site



# PRIOR HORSE BUSINESS USE

- The density of horse manure is 63 pounds per cubic foot.
- Horse manure currently stored on the subject site is located in two locations at the west end of the existing stable.
- 40' x 40' x 3' high = 4,800 cubic feet x 63 pounds = 302,400 pounds or 151 Tons
- 60' x 80' x 3' high = 14,400 cubic feet x 63 pounds = 907,200 pounds or 454 Tons
- A 1,000-pound horse will produce 2.4 cubic feet of manure per day. If the original stable had one horse in each of the 68 12'x12' stalls, that would calculate into 163 cubic feet of manure per day. The result would be 59,568 cubic feet per year. At 63 pounds per cubic foot, the result of the 68 stalls would be 3,752,784 pounds or 1,876 tons per year.
- The proposed development improves the property from a FFDRO perspective and reduces the impact to Floyds Fork.

# North Side - Existing Structure



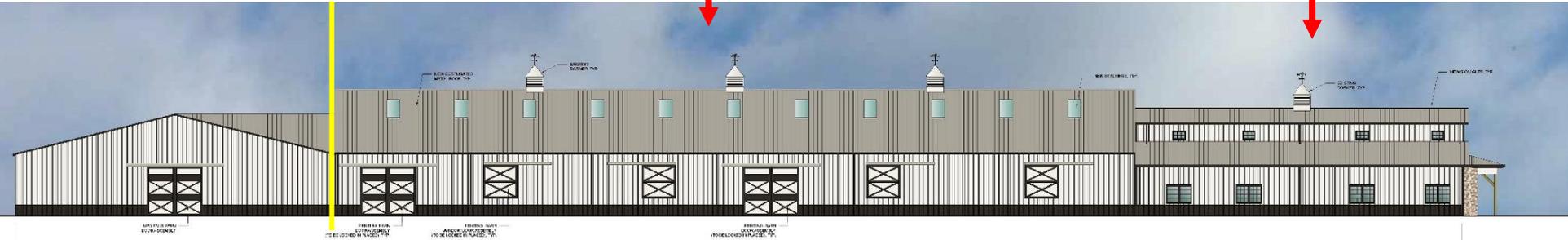
Waiver of LDC 5.6.1.B & C to not provide animating features along no less than 60% of the length of the façade and also to not provide 50% of the wall surface consisting of clear windows/doors facing public streets.



East Side - Existing Structure



Building Addition



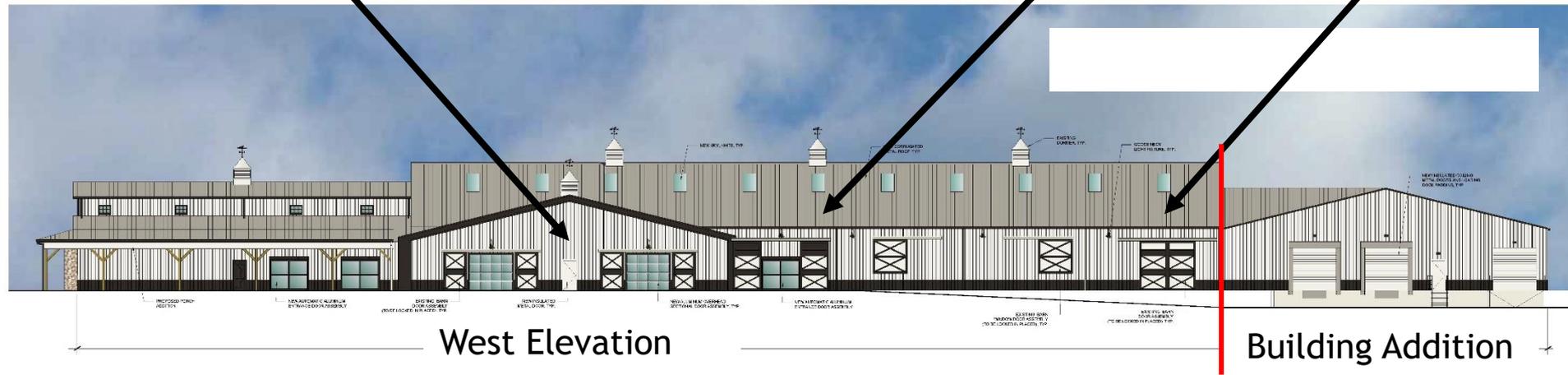
Building Addition

East Elevation

Waiver of LDC 5.6.1.B & C to not provide animating features along no less than 60% of the length of the façade and also to not provide 50% of the wall surface consisting of clear windows/doors facing public streets.



# West Side - Existing Structure



Waiver of LDC 5.6.1.B to not provide animating features along no less than 60% of the length of the façade.





Knoxville, TN



Columbia, SC



Cincinnati, OH

Huntsville, AL









# **PROPOSED ADDITIONAL BINDING ELEMENTS**

6. All C-2 uses other than building materials, storage and sales (provided all operations are totally enclosed in a building) for a retail home décor and furnishing business are prohibited.
7. A large deciduous tree will be planted every 50 feet along the S. English Station Road frontage.
8. Outdoor sales and display shall be prohibited along the north South English Station Road façade.

# Average Daily Customer Traffic from Other Locations

Daily Traffic 2/6/2022 to 4/2/2022		
Location	Average Weekday	Average Weekend
Huntsville	43	76
Greenville	33	68
Knoxville	61	105



- 1) ALL UTILITIES ON THE CONTRACTOR OR SUBCONTRACTOR CENTER 1-800-362-5944) 48 HOUR THIS PROJECT THIS IS ACCURATE LOCATIONS OF CABLES, ELECTRIC WIRES, GAS SHALL BE RESPONSIBLE FOR REQUIREMENTS SET FORTH SPECIFICATIONS AND SPECIAL
- 2) THE CONTRACTOR IS TO LOCATION, NATURE, AND STA CONSTRUCTION AREA WHICH SHALL EXTEND, ADJUST OR AS SHOWN ON THE ARCHITECT



Tree Preservation Area

To remain RR

# Proposed Development Plan Area of Zone Change in Red

**TREE CANOPY REQUIREMENTS**

SUBJECT SITE AREA:	1,032,468 SF
EXISTING TREE CANOPY:	200,311 SF (19%)
EXISTING TREE CANOPY TO REMAIN:	144,902 X 2 = 289,804 SF (28%)
TREE CANOPY REQUIRED:	301,364 SF (29%)
TOTAL TREE CANOPY PROPOSED:	412,987 SF (40%)

**ILA CALCULATIONS**

PROPOSED VIA:	66,875 SF
ILA REQUIRED:	5,023 SF (7.5%)
ILA PROVIDED:	7,450 SF

**PARKING PROVIDED:**  
 36 STANDARD SPACES  
 4 HC SPACES

**PARKING ALLOWED:**  
 SHOPPING @ 1/250 = 324 SPACES  
 GOODS STORAGE OR HANDLING @ 1/500 = 16 SPACES

**EXISTING USE:**  
 GOODS STORAGE OR HANDLING @ 1/2000 SF = 4 SPACES  
 40% APPLICABLE REDUCTIONS = -56 SPACES

**NET PARKING:** 340 SPACES

THIS SITE IS ELIGIBLE FOR A 40% REDUCTION IN PARKING AS FOLLOWS:  
 20% FOR MEETING 2 GREEN SITE DESIGN CRITERIA  
 1. PREVIOUSLY DEVELOPED SITE  
 2. PROVIDE 3X THE REQUIRED BIKE PARKING  
 20% FOR EXCEEDING REQUIRED TREE CANOPY BY 5%

**BIKE PARKING:**  
 36 STANDARD SPACES

**EXISTING USE:**  
 PROPOSED USE:  
 GROSS SITE AREA:  
 ROW AREA:  
 NET AREA:  
 AREA OF REZONING:  
 BUILDING FOOTPRINT:  
 EXISTING BUILDING: 49,068 SF  
 PROPOSED BUILDING: 25,090 SF  
 BUILDING HEIGHT (MEAN PER LDC 5.1)  
 MAX. PERMITTED HEIGHT:  
 FAR:

**IMPERVIOUS AREA CAI**

SITE AREA:  
 EXISTING IMPERVIOUS:



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# Questions?

