

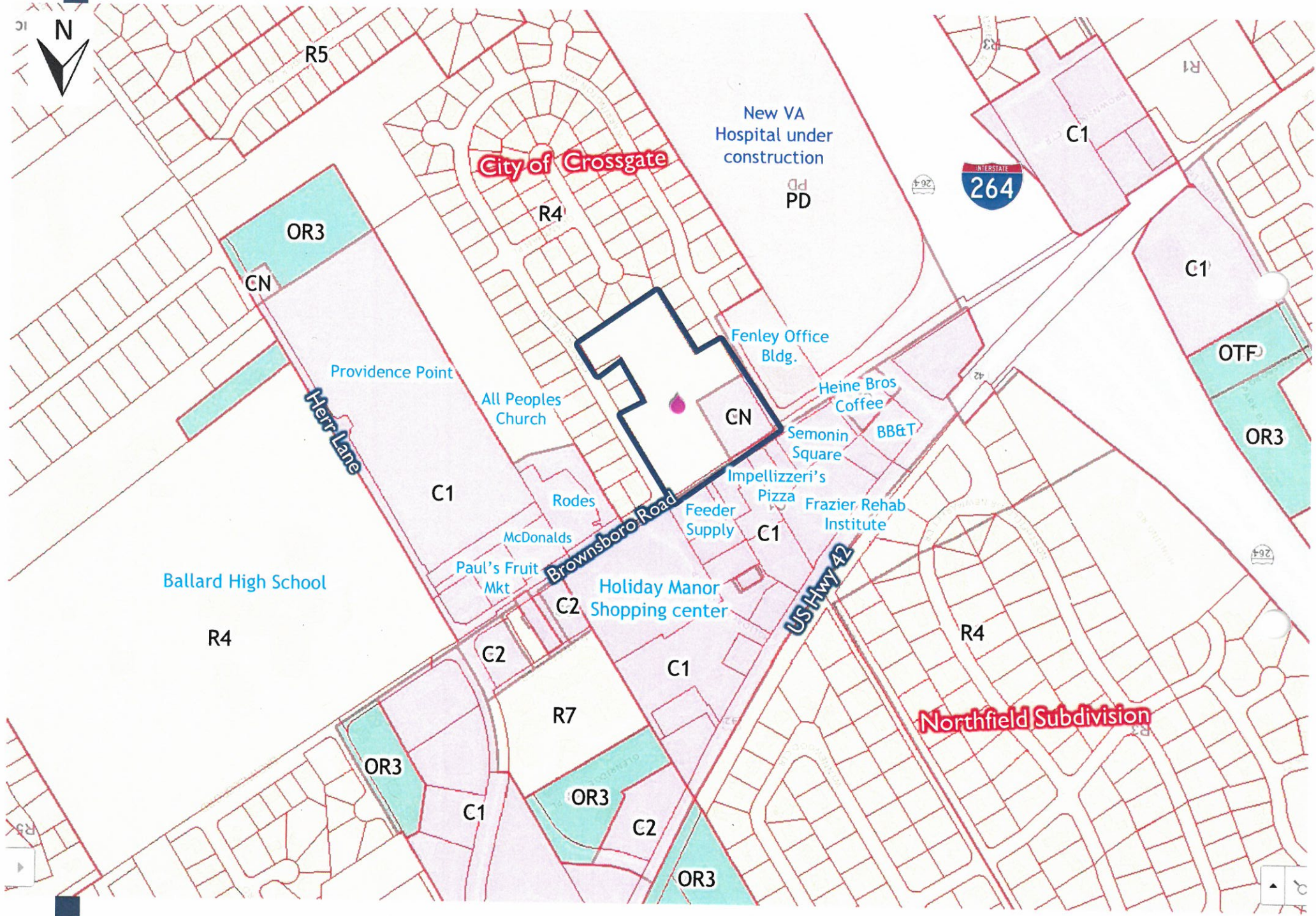
Louisville Metro Planning Commission Public Hearing - October 6, 2022
Land Development & Transportation Committee - August 11, 2022
Neighborhood Meetings - March 30, 2022 and May 10, 2022

Docket No. 22-ZONE-0061

Proposed zone change from R-4 and C-N to OR-1, with a Conditional Use Permit (CUP), and a RDDDP to allow two, 2-story office buildings on the 6.3 +/- acre site located at 4922 Brownsboro Road



Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.
Traffic Engineer: Diane B. Zimmerman Traffic Engineering, LLC



City of Crossgate

Northfield Subdivision

New VA Hospital under construction

Old PD



OR3

CN

Providence Point

Herr Lane

All Peoples Church

Fenley Office Bldg.

Heine Bros Coffee

CN

Semonin Square

BB&T

OTF

OR3

C1

Rodes

McDonalds

Paul's Fruit Mkt

Brownsboro Road

Feeder Supply

C1

Impellizzeri's Pizza

Frazier Rehab Institute

Ballard High School

Holiday Manor Shopping center

US Hwy 42

R4

C2

C1

R4

R7

OR3

C1

OR3

C2

OR3





Crossgate Subdivision

New VA Hospital under construction

Fenley Office Bldg

Heine Bros Coffee

All Peoples Church

GROSSCORN WAY

Brownsboro Road

Republic Bank

BB&T

Providence Point

Rodes

Jimmy Johns

Dallas Jewelers

Kids Consignment

Boutique Store

KFC

McDonalds

Feeder Supply

Impellizzeri's

Pizza

Valvoline

Frazier Rehab Institute





View of site from Brownsboro Road.



View of site from Brownsboro Road looking south.



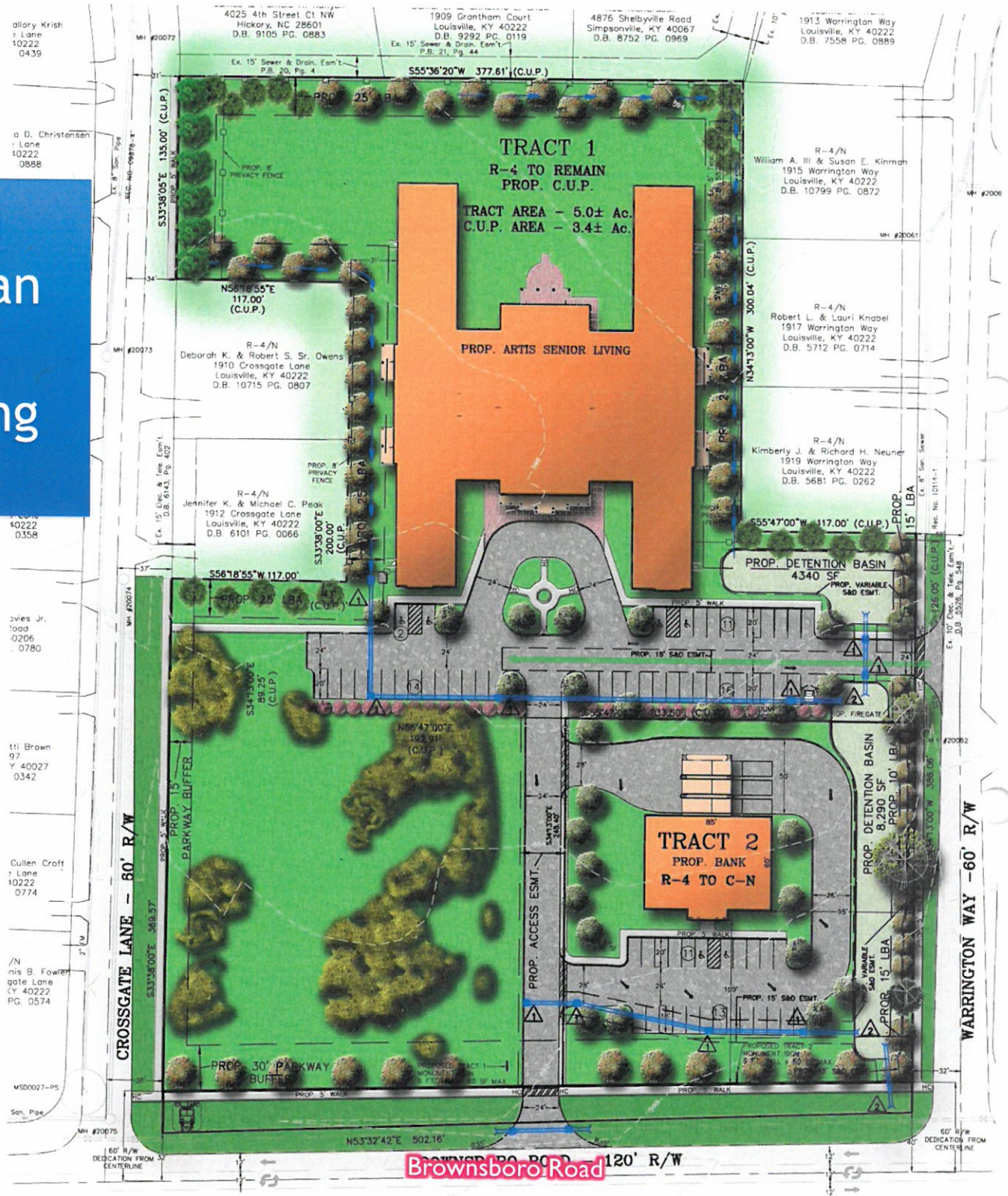
View of Brownsboro Road looking east. Site is to the right.



View of Brownsboro Road looking west towards I-264. Site is to the left.



Prior Approved
Development Plan
-
Artis Senior Living
11/6/17

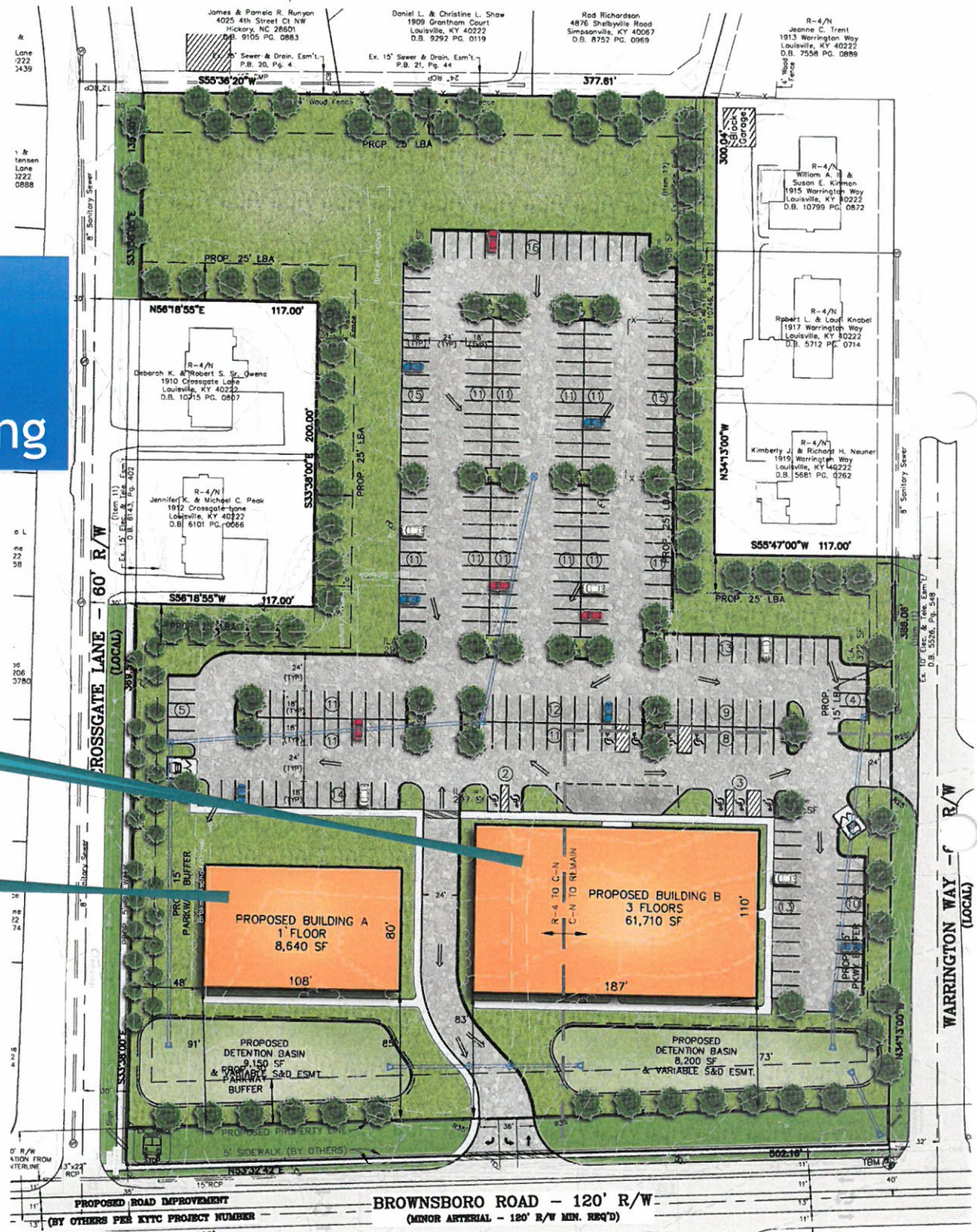




Plan shown at the
3/30/22
Neighborhood Meeting

3-story

1-story



BROWNSBORO ROAD - 120' R/W -
(MINOR ARTERIAL - 120' R/W MIN. REQ'D)



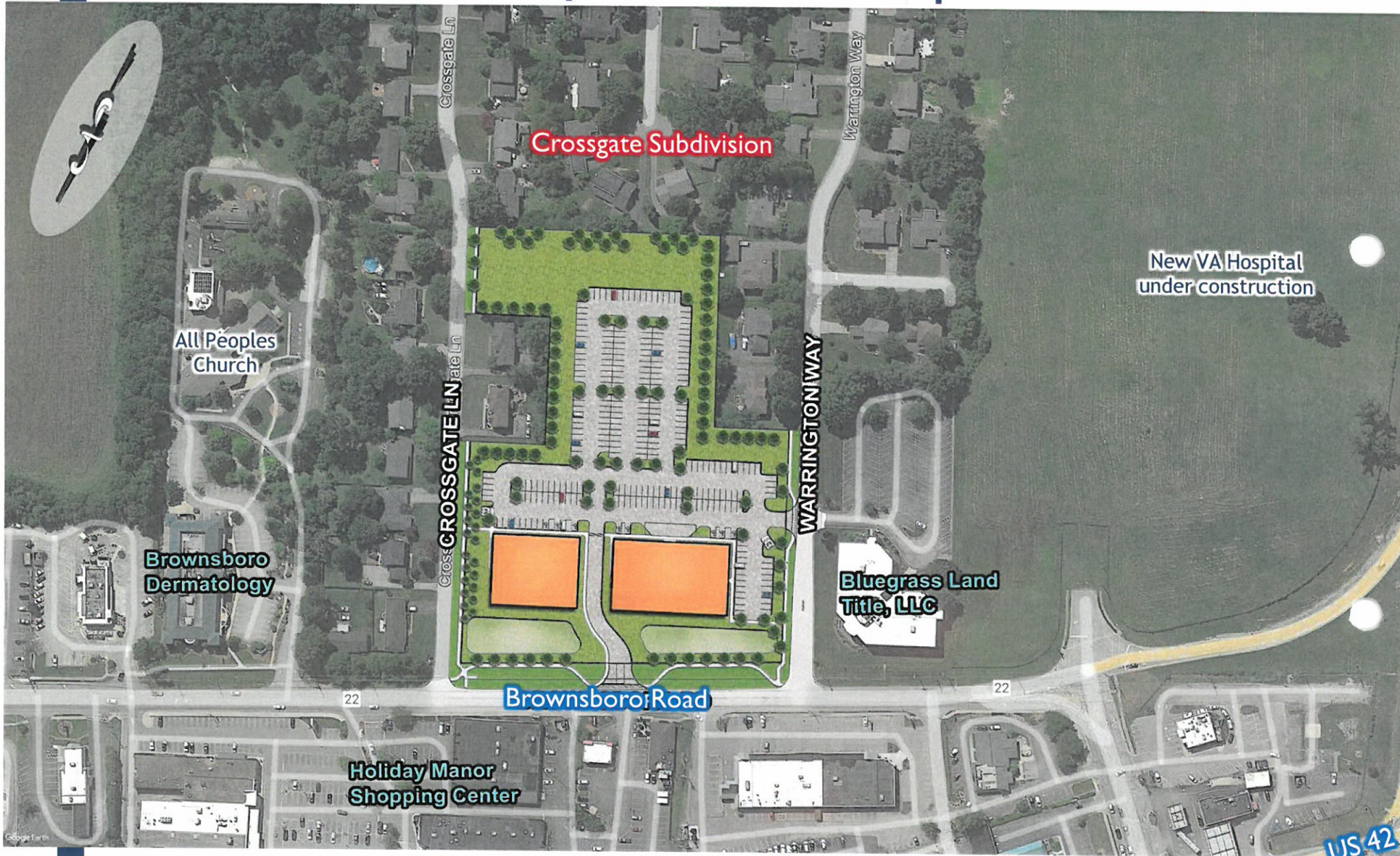
Plan shown at the 5/10/22 Neighborhood Meeting

2-story

2-story

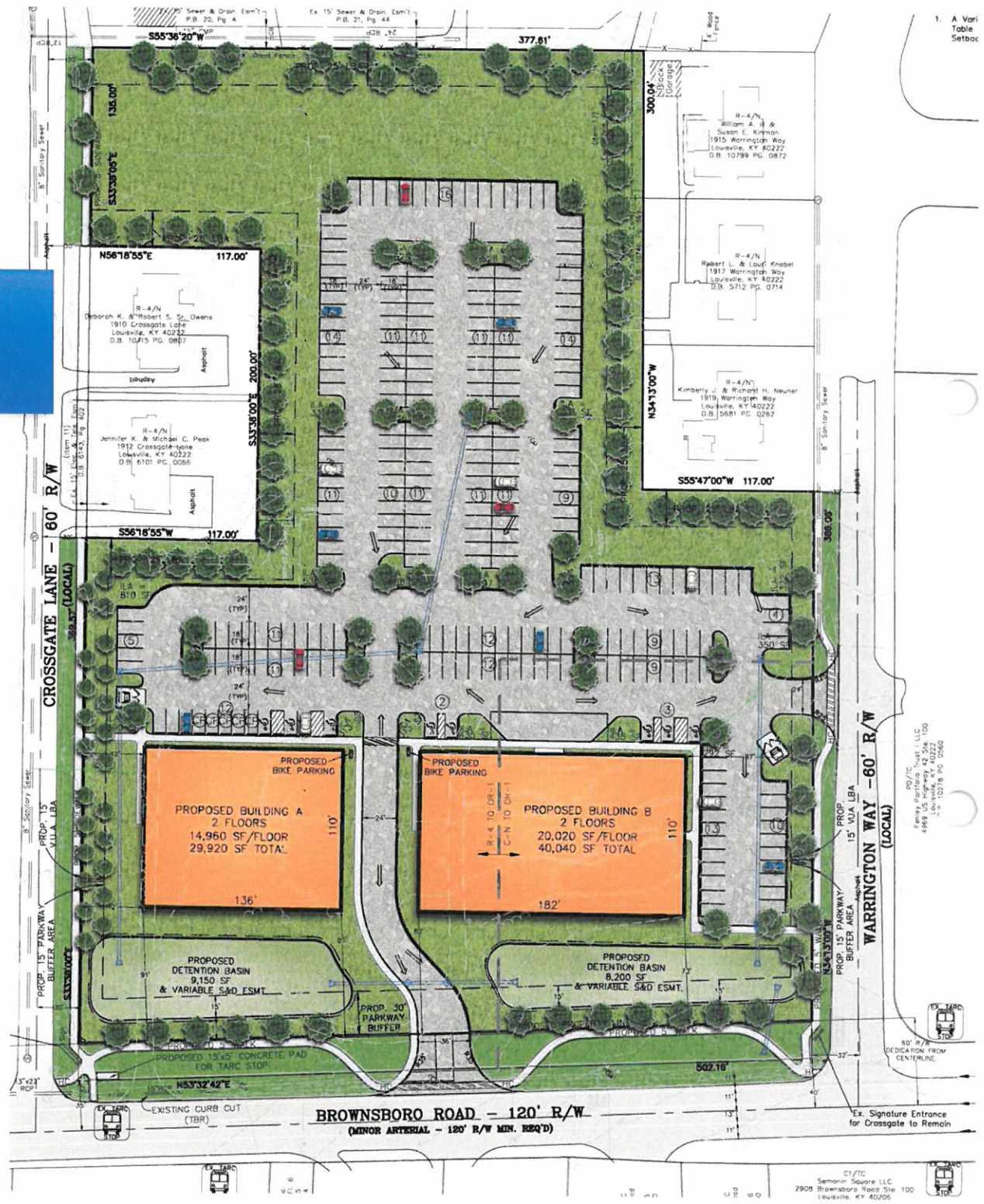


Current Proposed Development Plan





Current Proposed Development Plan



1. A Vari Table Setback

PROJ./CLIENT: Simon Square LLC
4866 US Highway 42, Ste 100
Louisville, KY 40222
TEL: 502.718.1000

C1/7C
Simon Square LLC
2905 Brownsboro Road Ste 100
Louisville, KY 40206

Current Proposed Development Plan



WARRINGTON WAY - 60' P/W (LOCAL)

BROWNSBORO ROAD - 120' R/W (MINOR ARTERIAL - 120' R/W MIN. REQ'D)

Ex. Signatur for Crossgate



Larger building elevations

TOP OF STEEL
28'-0"

SECOND FLOOR
14'-0" A.F.F.

FIRST FLOOR
0'-0" A.F.F.



NORTHWEST

COVERED MEC - SCREEN WALL

CAST STONE / OR PAINTED CONC.
W/ TEX-COTE FINISH
CAST STONE BANDING

CAST STONE

PAINTED CONCRETE
TEX-COTE FINISH

TOP OF STEEL
28'-0"

SECOND FLOOR
14'-0" A.F.F.

FIRST FLOOR
0'-0" A.F.F.



SOUTHEAST

BRICK 1

BRICK 2

PAINTED STEEL
SUPPORT BRACKET

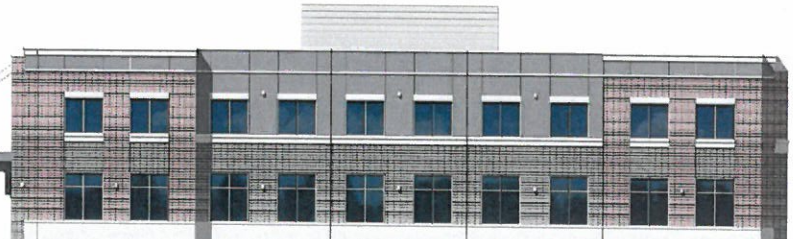
ALUMINUM STOREFRONT
SYSTEM

METAL CLAD CANOPY
W/ CABLE SUPPORTS

CAST STONE / OR PAINTED CONC.
W/ TEX-COTE FINISH



SOUTHWEST



NORTHEAST



Smaller building elevations



NORTHWEST



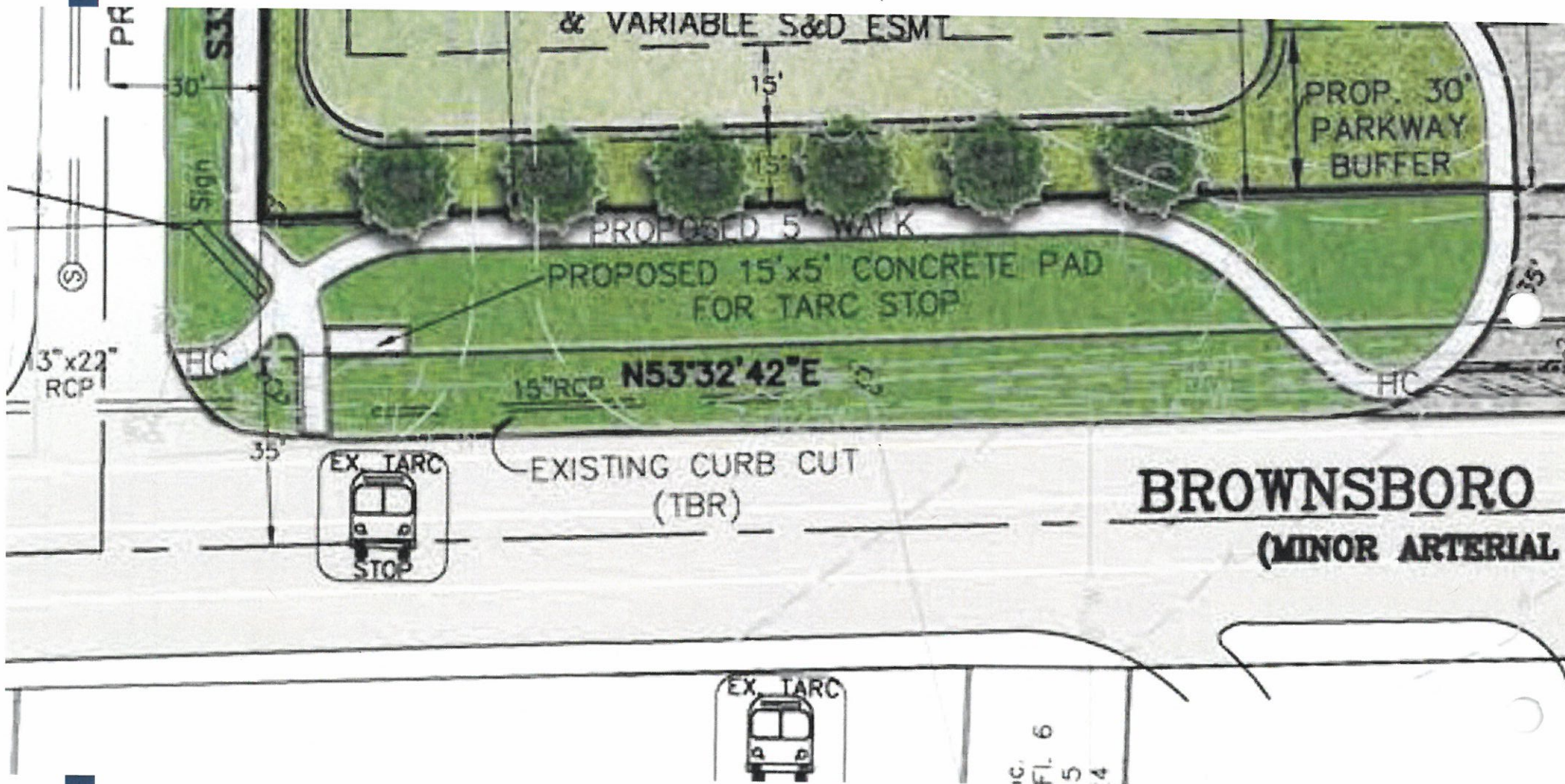
SOUTHEAST



SOUTHWEST



NORTHEAST



BE #8. The owner/developer will construct a 5X15 foot wide boarding area on Brownsboro Rd. at Crossgate between the sidewalk curve/edge of pavement and install upon it a bench and trash receptacle. The owner/developer will maintain the transit stop and empty the trash receptacle on an as needed basis.

KTC proposed roadway improvements

Add'l eastbound lane along frontage



Current Proposed Development Plan





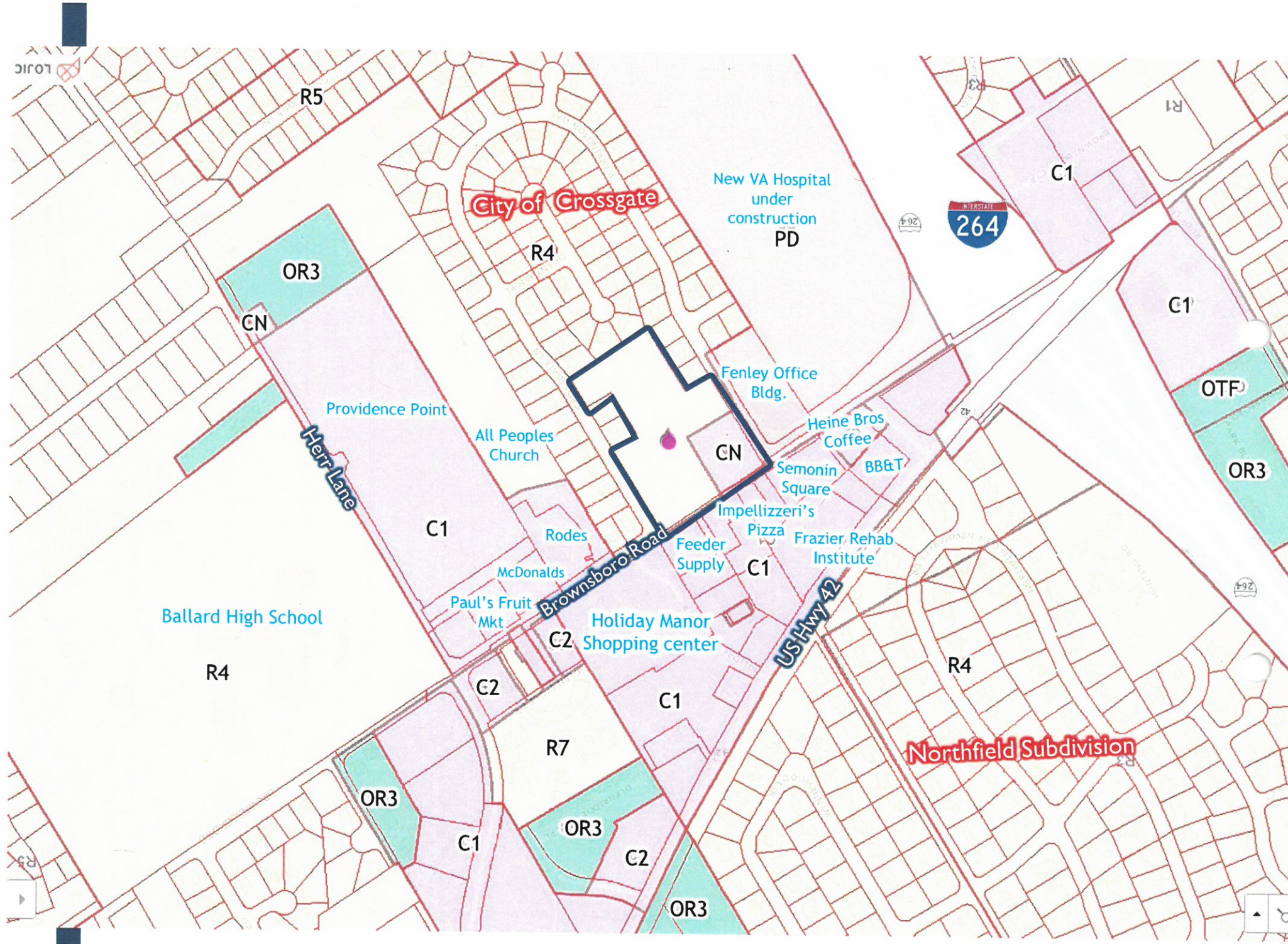
Questions?

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Pizza

Frazier Rehab
Institute

Rodes

Feeder
Supply

McDonalds

Paul's Fruit
Mkt

Herr Lane

Brownsboro Road

US Hwy 42

INTERSTATE
264

R5

R4

C1

CN

OR3

R1

C1

OTF

OR3

C1

C1

R4

C2

R7

C1

R4

OR3

C1

OR3

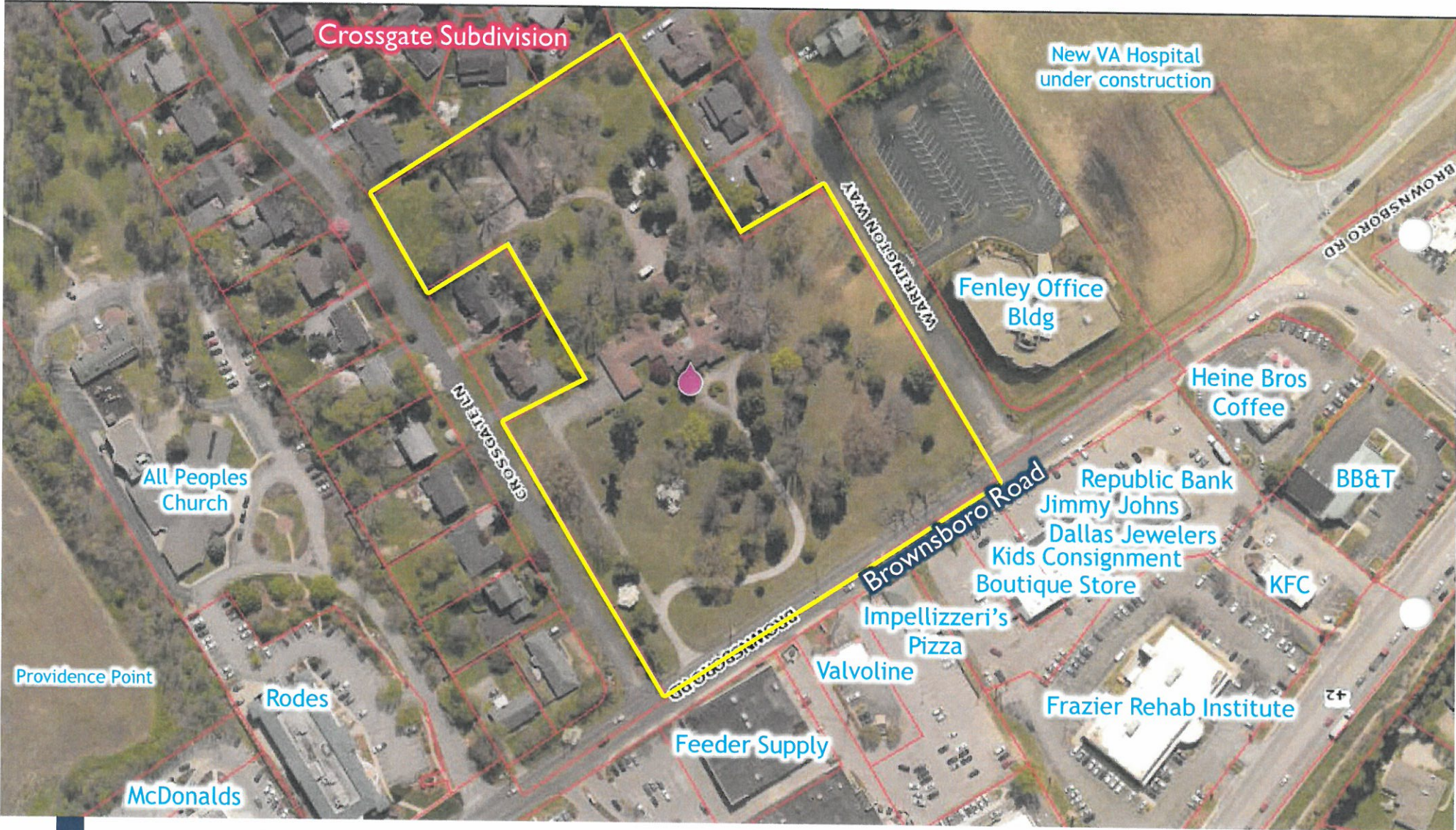
C2

OR3

0101

92

92





Northfield Subdivision

Northfield @ US 42

New VA Hospital
under construction

SITE

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Crossgate Subdivision

Google

- Prospect Park
- CVS
- Ballard HS
- Herr Lane
- Wendy's
- Paul's Fruit Market
- Kroger
- UPS Store
- McDonalds
- Rodes
- Providence Point
- Thai Café
- Jazzercise
- Liege & Dairy
- Nail Salon
- Feeder Supply
- Valvoline
- Impellizzeri's
- All Peoples Church
- Frazier Rehab Institute
- Republic Bank
- Jimmy Johns
- Dallas Jewelers
- Kids Consignment
- BB&T
- Heine Bros Coffee
- Fenley Office Bldg
- Warrington Way
- US Hwy 42
- Brownsboro Road
- Crossgate Lane



View of site.



Google
Street View - Jun 2021



View of site from Brownsboro Road looking southwest.



View of Brownsboro Road looking east. Site is to the right.



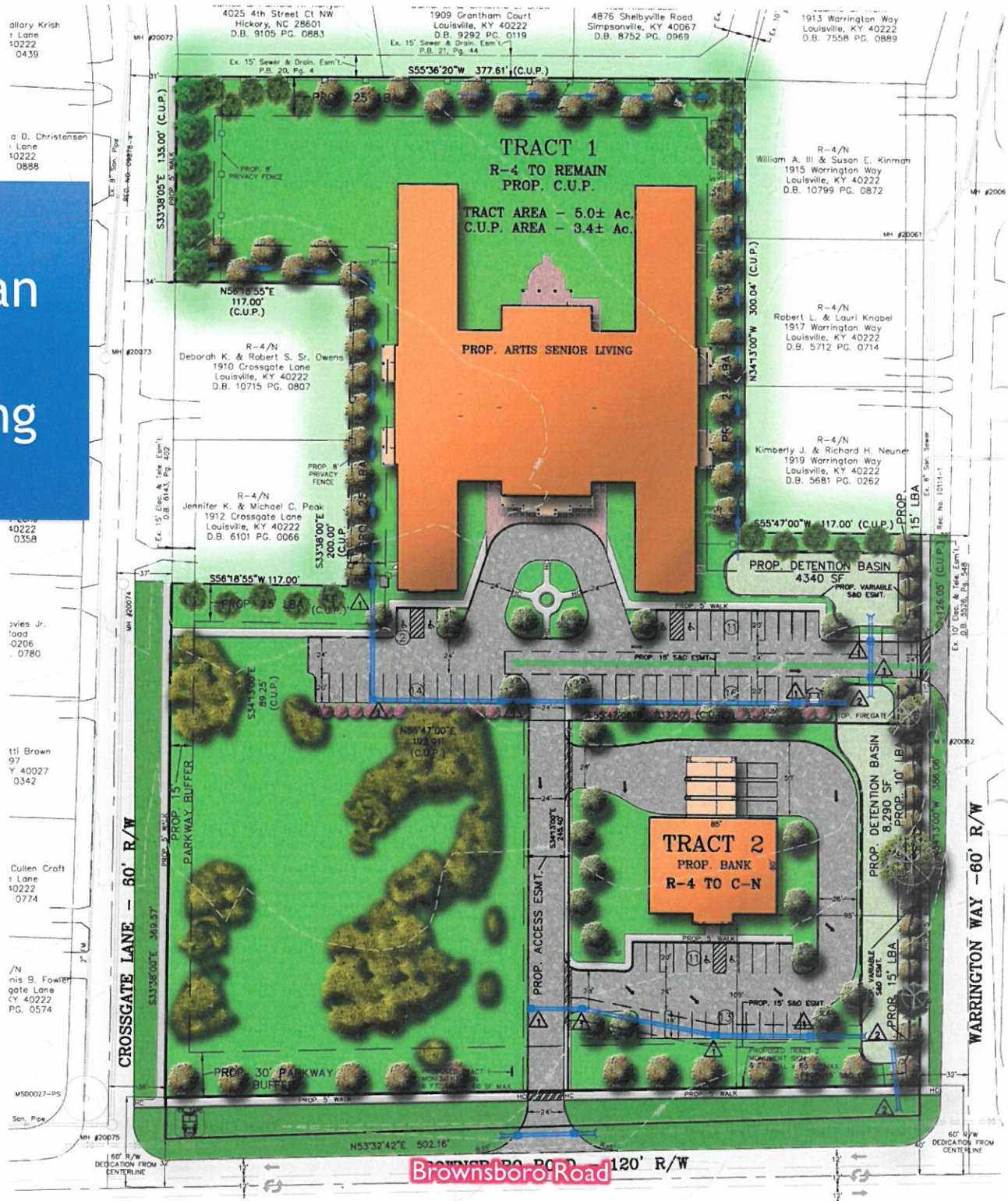
View of Brownsboro Road looking west towards I-264. Site is to the left.

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Add'l eastbound lane along frontage



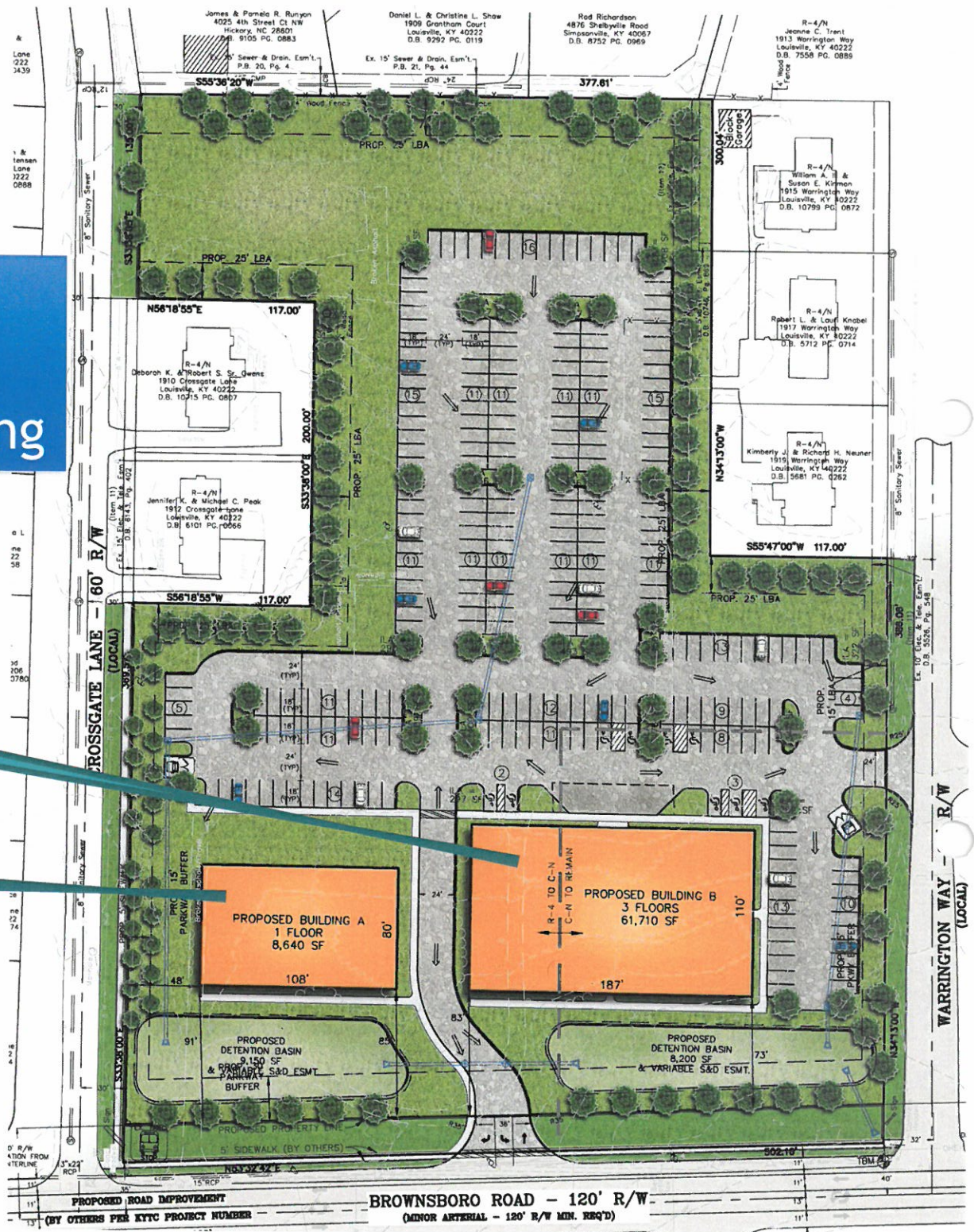
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3-story

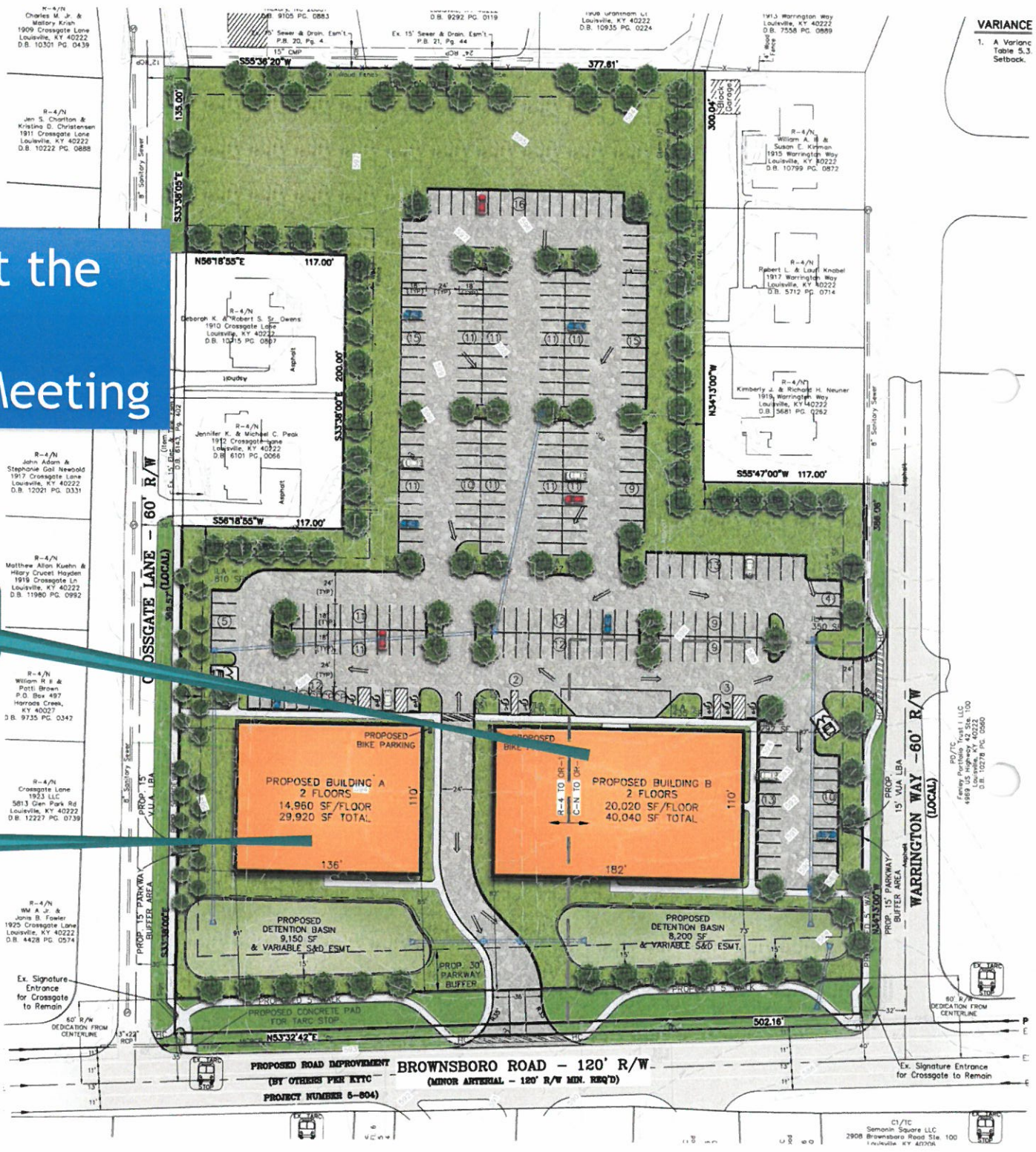
1-story



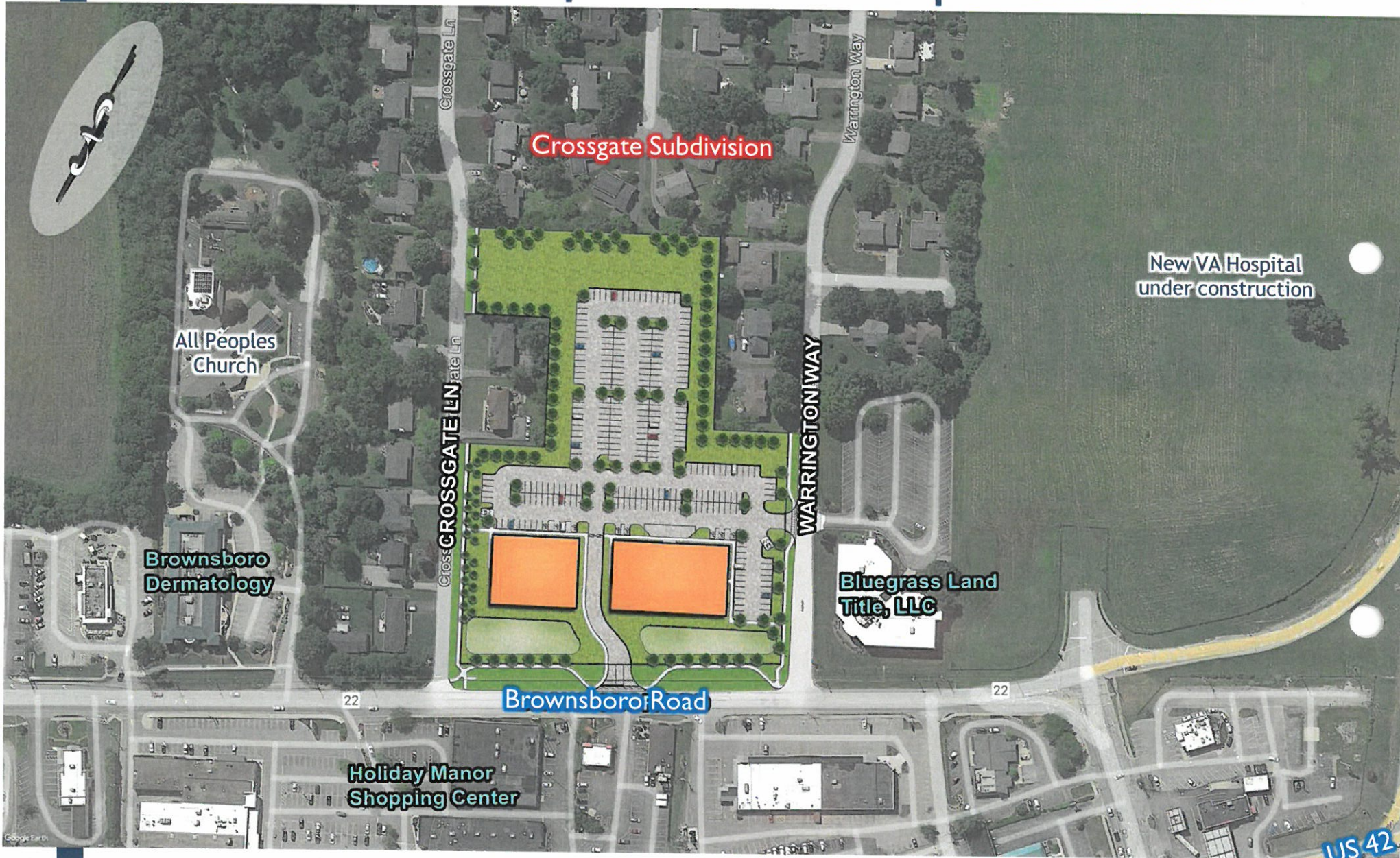
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2-story

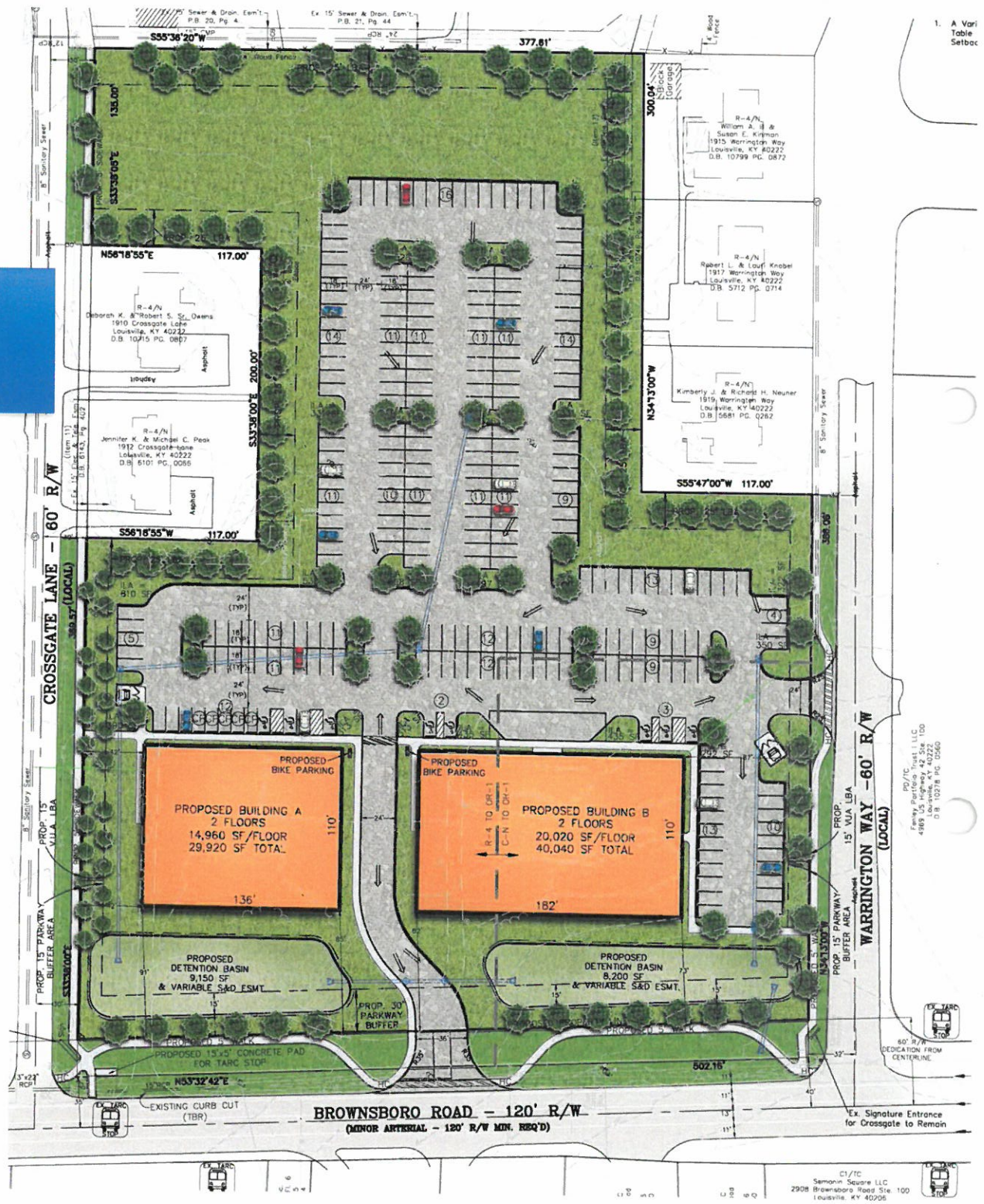
2-story



Current Proposed Development Plan



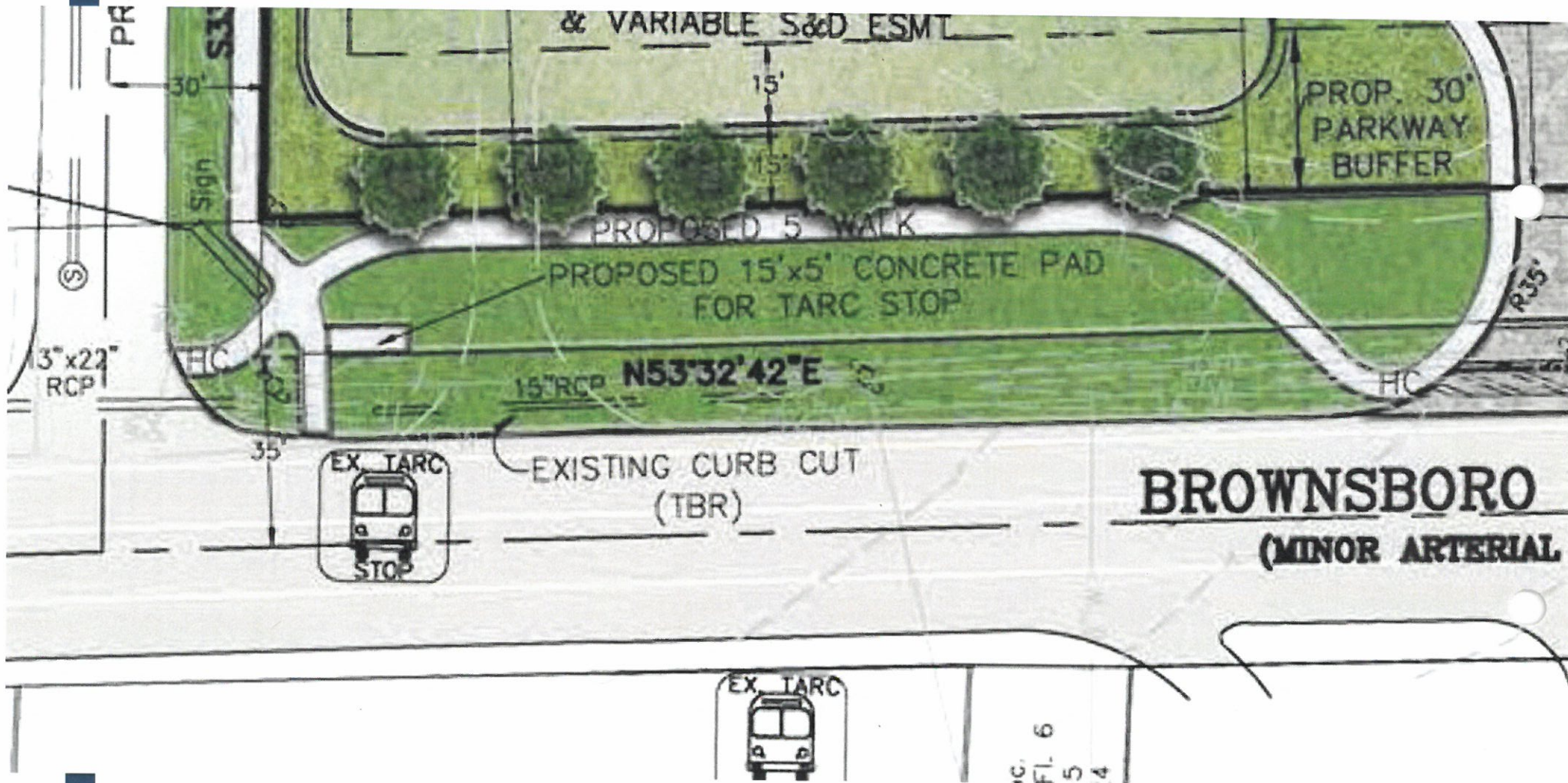
Current Proposed Development Plan



1. A Vari Table Setback

PO/C
 FamilyPartners Trust I, LLC
 485 Loc. Highway, KY 40222
 D.B. 10278 PG. 0560

CI/TC
 Simonin Square LLC
 2908 Brownsboro Road Ste. 100
 Louisville, KY 40206



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Larger building elevations

TOP OF STEEL
28'-0"

SECOND FLOOR
14'-0" A.F.F.

FIRST FLOOR
0'-0" A.F.F.



NORTHWEST

TOP OF STEEL
28'-0"

SECOND FLOOR
14'-0" A.F.F.

FIRST FLOOR
0'-0" A.F.F.



SOUTHEAST



SOUTHWEST



NORTHEAST

Smaller building elevations



NORTHWEST



SOUTHEAST



SOUTHWEST



NORTHEAST



Questions?