

17CUP1005

818 West Kenwood Drive



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

January 9, 2018

Request

- Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 zoning district.
- Variances to allow proposed structure to encroach into the required West Kenwood Drive Front yard and New Cut Road street side yard.
- Landscape waivers to reduce the required landscape buffer area and Interior Landscape Area
- Landscape waiver to allow a dumpster in the required vehicular use area along West Kenwood Drive and reduce vehicle use area along portions of West Kenwood Drive and New Cut Road

Case Summary/Background

- The Colonial Gardens Project consists of developing the site for three or four new restaurants gathered around a common courtyard space. Parking is located along the exterior of the site and across West Kenwood Drive. A total of 113 parking spaces will be provided. The historic Colonial Gardens building would anchor the development on the corner of West Kenwood Drive and New Cut Road. The treatment for the historic Colonial Gardens is to return it to its original appearance. The Colonial Gardens Landmarks designation includes only the contiguous building. The seating and square footage for each structure are as follows:

- | <u>Building</u> | <u>Square footage</u> | <u>Number of people</u> |
|-----------------|-----------------------|-------------------------|
| ▪ #1 | 1,000 | 79 |
| ▪ #2 | 600 | 53 |
| ▪ #3 | 470 | 31 |
| ▪ #4 | 470 | 31 |

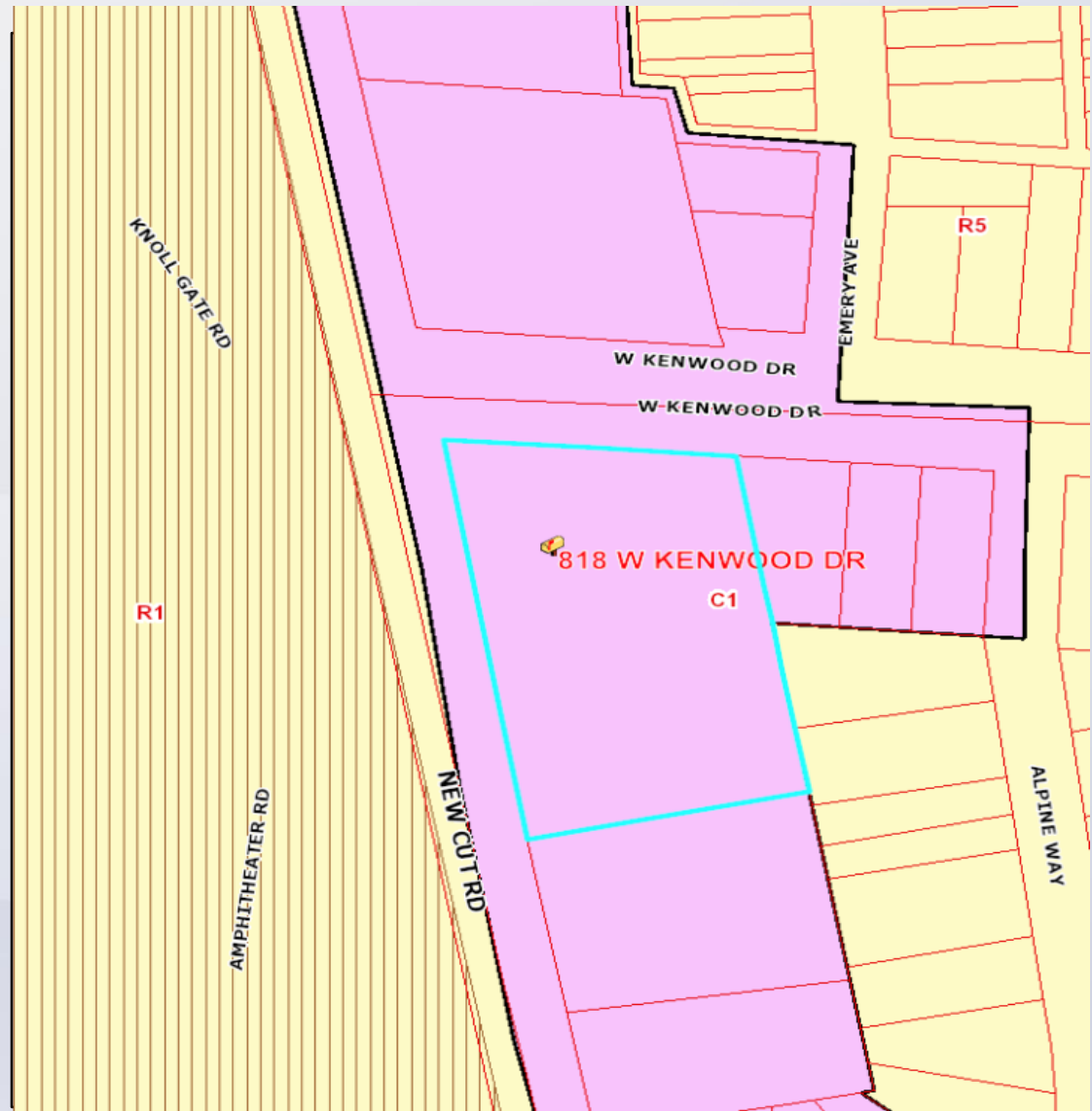
Zoning/Form Districts

Subject:

- Existing: C-1/N
- Proposed: C-1/N

Surrounding:

- North: C-1/N
- South: C-1/N
- East: C-1, R-5/N
- West: R-1/N



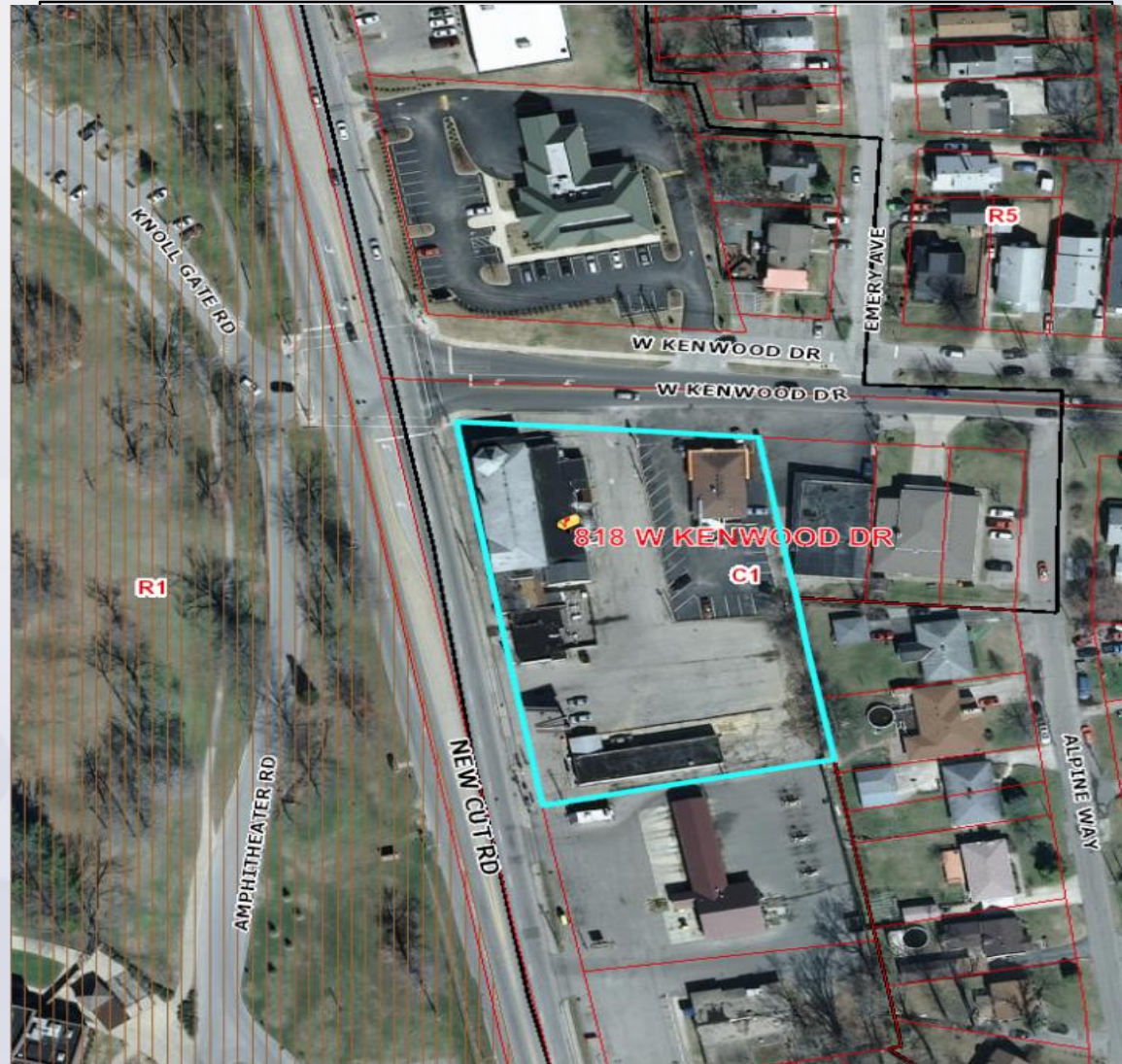
Aerial Photo/Land Use

Subject:

- Existing: Vacant
- Proposed: Restaurant/Commercial

Surrounding:

- North: Commercial/Residential
- South: Commercial
- East: Commercial/Residential
- West: Park



Looking South



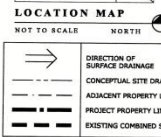
Looking South at Structure



Looking West and North



Site Plan



GENERAL NOTES

1. THE GENERAL NOTES ARE TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.

MSD NOTES

1. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
4. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
5. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
6. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
7. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
8. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
9. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
10. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

SITE CALCULATIONS

EXISTING GROSS BUILDING FOOTPRINT	63,115 SQ FT
PROPOSED ADDITIONS BUILDING AREA	1,430 SQ FT
PROPOSED FLOOR AREA RATIO	3,582 SQ FT
PROPOSED FLOOR AREA RATIO	13,168 SQ FT
PROPOSED FLOOR AREA RATIO	0.25 FSR
EXISTING IMPERVIOUS AREA	63,115 SQ FT
PROPOSED IMPERVIOUS AREA	64,545 SQ FT
TOTAL PROPOSED VEHICULAR USE AREA	23,194 SQ FT
REQUIRED LA	17,200 SQ FT
PROPOSED INTERIOR LANDSCAPE AREA	1,240 SQ FT
PROPOSED MAINTENANCE TO REDUCE LA TO 6.1%	1,419 SQ FT
TO REDUCE MAX DISTANCE BETWEEN LA TO 25 SPACES PER 20	37,186 SQ FT

SQUARE FOOTAGE & OCCUPANCY

BUILDING 1	419 PEOPLE
SEATING AREAS (4,877 SQ FT @ 1/15)	326 PEOPLE
OUTDOOR SEATING (1,178 SQ FT @ 1/15)	79 PEOPLE
KITCHEN (1,500 SQ FT @ 1/15)	100 PEOPLE
BUILDING 2	331 PEOPLE
SEATING AREAS (2,474 SQ FT @ 1/15)	165 PEOPLE
OUTDOOR SEATING (1,000 SQ FT @ 1/15)	67 PEOPLE
KITCHEN (300 SQ FT @ 1/100)	3 PEOPLE
BUILDING 3	147 PEOPLE
SEATING AREAS (1,516 SQ FT @ 1/15)	101 PEOPLE
OUTDOOR SEATING (470 SQ FT @ 1/15)	31 PEOPLE
KITCHEN (1,516 SQ FT @ 1/100)	18 PEOPLE
BUILDING 4	177 PEOPLE
SEATING AREAS (1,918 SQ FT @ 1/15)	128 PEOPLE
OUTDOOR SEATING (470 SQ FT @ 1/15)	31 PEOPLE
KITCHEN (1,516 SQ FT @ 1/100)	18 PEOPLE
BUILDING 5	74 PEOPLE
SEATING AREAS (1,516 SQ FT @ 1/15)	101 PEOPLE
OUTDOOR SEATING (470 SQ FT @ 1/15)	31 PEOPLE
KITCHEN (1,516 SQ FT @ 1/100)	18 PEOPLE

PARKING SUMMARY-DAY

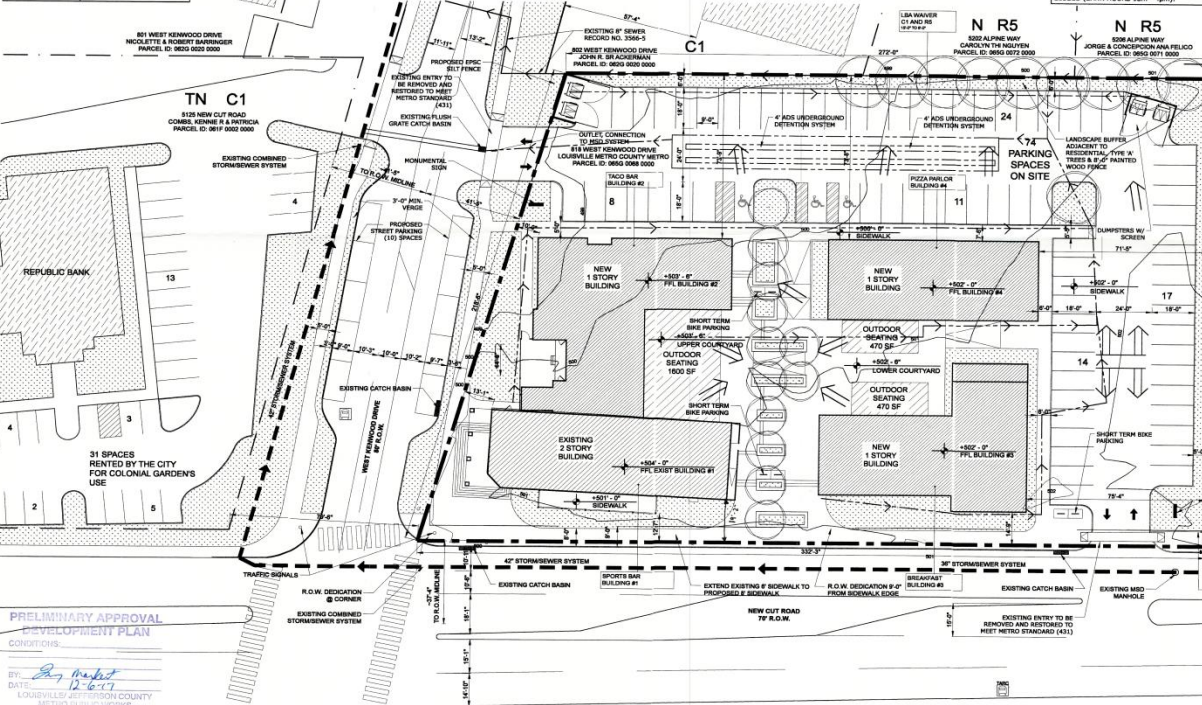
MINIMUM	MAXIMUM
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES

PARKING SUMMARY-NIGHT

MINIMUM	MAXIMUM
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES
81/125	117 SPACES

1555

ARCHITECTURAL ARTISANS INC.
111 SOUTH BELLEVUE STREET
LOUISVILLE, KY 40202
502.581.8800
www.architecturalartisans.com



EPSC NOTES

1. THE APPROVED PRELIMINARY PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL.
2. THE APPROVED PRELIMINARY PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL.
3. THE APPROVED PRELIMINARY PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL.
4. THE APPROVED PRELIMINARY PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL.
5. THE APPROVED PRELIMINARY PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL.
6. THE APPROVED PRELIMINARY PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL.
7. THE APPROVED PRELIMINARY PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL.
8. THE APPROVED PRELIMINARY PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL.
9. THE APPROVED PRELIMINARY PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL.
10. THE APPROVED PRELIMINARY PLAN AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE FOR REVIEW AND APPROVAL.

PROPERTY INFO

PARCEL ID	0000 0000 0000
ZONING	C1
FORM DISTRICT	N
HISTORIC SITE	NO
CONSTRUCTION TYPE	NO
USE GROUP	AS
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT

SCOPE OF WORK

1. RENOVATE EXISTING SPACE FOR NEW TENANT
2. CONSTRUCT NEW RESTAURANT BUILDING
3. CONSTRUCT NEW PARKING AND LANDSCAPING

CURRENT OWNER

JEFFERSON COUNTY METRO LOUISVILLE
1217 W. JEFFERSON STREET
LOUISVILLE, KY 40202
CONTACT: 502.581.8800
jeffersoncounty@jeffersoncountyky.gov

OWNER IN JULY 2017

UNIVERSITY ASSOCIATES
808 LYNDEN LANE 204
LOUISVILLE, KY 40202
COLIN UNDERHILL: 502.581.8800
colin@uaa.com

ARCHITECT

ARCHITECTURAL ARTISANS INC.
111 SOUTH BELLEVUE STREET
LOUISVILLE, KY 40202
JEFF BARNES: 502.581.8800
jeff@architecturalartisans.com

CONTRACTOR

TBD

RECEIVED

NOV 28 2017

REVISIONS

NOV 28 2017	1	ISSUED FOR PERMIT
NOV 28 2017	2	ISSUED FOR PERMIT
NOV 28 2017	3	ISSUED FOR PERMIT
NOV 28 2017	4	ISSUED FOR PERMIT
NOV 28 2017	5	ISSUED FOR PERMIT
NOV 28 2017	6	ISSUED FOR PERMIT
NOV 28 2017	7	ISSUED FOR PERMIT
NOV 28 2017	8	ISSUED FOR PERMIT
NOV 28 2017	9	ISSUED FOR PERMIT
NOV 28 2017	10	ISSUED FOR PERMIT

CONTRACTOR

TBD

REVISIONS

NOV 28 2017	1	ISSUED FOR PERMIT
NOV 28 2017	2	ISSUED FOR PERMIT
NOV 28 2017	3	ISSUED FOR PERMIT
NOV 28 2017	4	ISSUED FOR PERMIT
NOV 28 2017	5	ISSUED FOR PERMIT
NOV 28 2017	6	ISSUED FOR PERMIT
NOV 28 2017	7	ISSUED FOR PERMIT
NOV 28 2017	8	ISSUED FOR PERMIT
NOV 28 2017	9	ISSUED FOR PERMIT
NOV 28 2017	10	ISSUED FOR PERMIT

CONTRACTOR

TBD

REVISIONS

NOV 28 2017	1	ISSUED FOR PERMIT
NOV 28 2017	2	ISSUED FOR PERMIT
NOV 28 2017	3	ISSUED FOR PERMIT
NOV 28 2017	4	ISSUED FOR PERMIT
NOV 28 2017	5	ISSUED FOR PERMIT
NOV 28 2017	6	ISSUED FOR PERMIT
NOV 28 2017	7	ISSUED FOR PERMIT
NOV 28 2017	8	ISSUED FOR PERMIT
NOV 28 2017	9	ISSUED FOR PERMIT
NOV 28 2017	10	ISSUED FOR PERMIT

CONTRACTOR

TBD

REVISIONS

NOV 28 2017	1	ISSUED FOR PERMIT
NOV 28 2017	2	ISSUED FOR PERMIT
NOV 28 2017	3	ISSUED FOR PERMIT
NOV 28 2017	4	ISSUED FOR PERMIT
NOV 28 2017	5	ISSUED FOR PERMIT
NOV 28 2017	6	ISSUED FOR PERMIT
NOV 28 2017	7	ISSUED FOR PERMIT
NOV 28 2017	8	ISSUED FOR PERMIT
NOV 28 2017	9	ISSUED FOR PERMIT
NOV 28 2017	10	ISSUED FOR PERMIT

CONTRACTOR

TBD

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONV-018

BY: *[Signature]*
DATE: 12-6-17
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PROPOSED SITE & VICINITY PLAN

SCALE: 1/32" = 1'-0"

NORTH

Louisville

17CUP1005

Staff Findings

- There are eight requirements for the Conditional Use Permit for outdoor alcohol sales and consumption. Items B., C., and D. do not apply. The applicant will need to obtain the proper liquor licenses. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 zoning district.
- Variances to allow proposed structure to encroach into the required West Kenwood Drive Front yard and New Cut Road street side yard.
- Landscape waivers to reduce the required landscape buffer area and Interior Landscape Area.
- Landscape waiver to allow a dumpster in the required vehicular use area along West Kenwood Drive and reduce vehicle use area along portions of West Kenwood Drive and New Cut Road.