

POPLAR LEVEL COMPLEX (R-4 TO C-2)

Property Owner: High Bridge Development LLC
Applicant: High Bridge Development LLC
Location: 4636 Poplar Level

• **21-ZONE-0058**

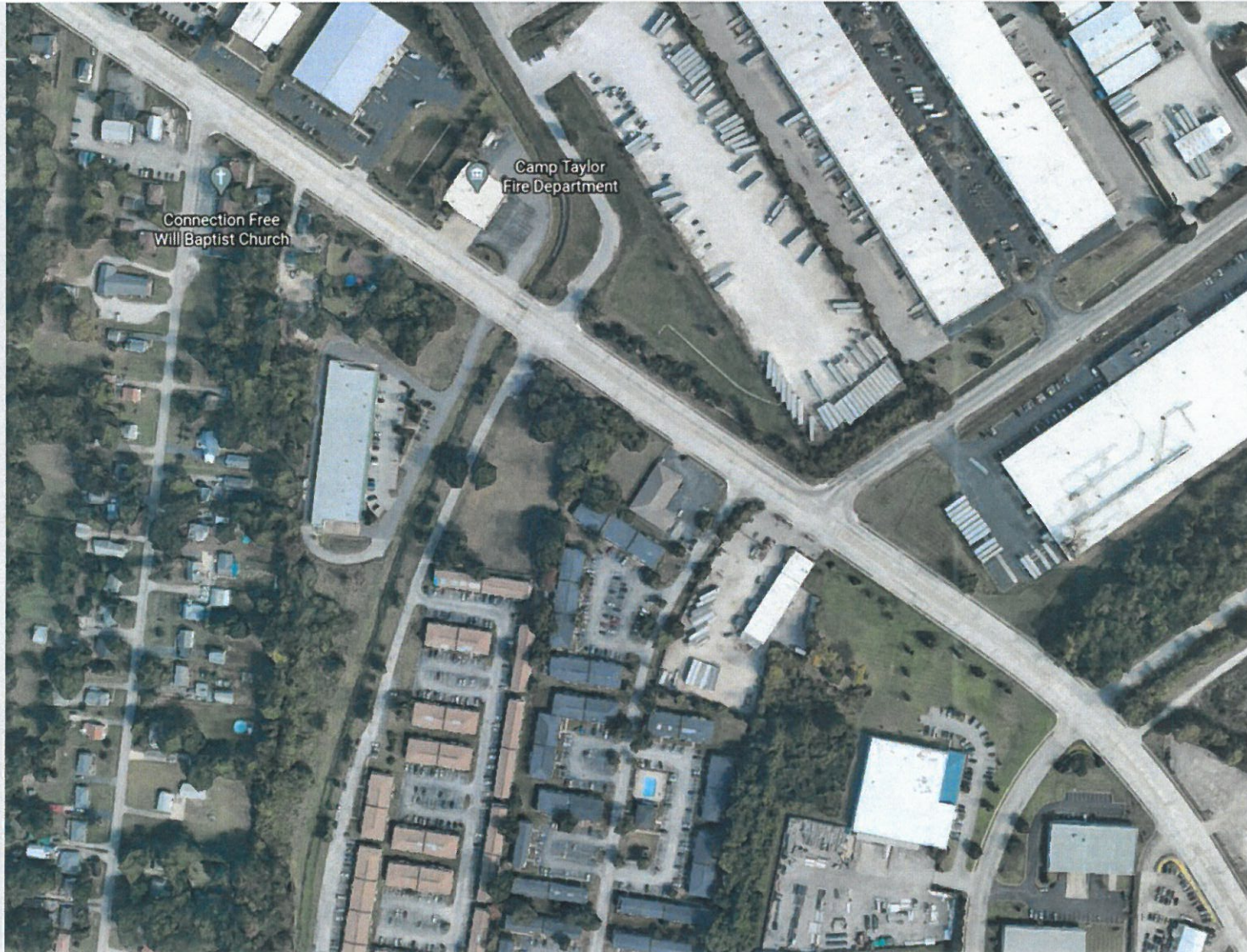
Planning Commission
September 16th, 2021



SUBJECT SITE EXISTING ZONING



SUBJECT SITE AERIAL



NORTHEAST ON POPLAR LEVEL ROAD STREET VIEW



VIEW WEST ON POPLAR LEVEL ROAD TO QUAIL HOLLOW ROAD



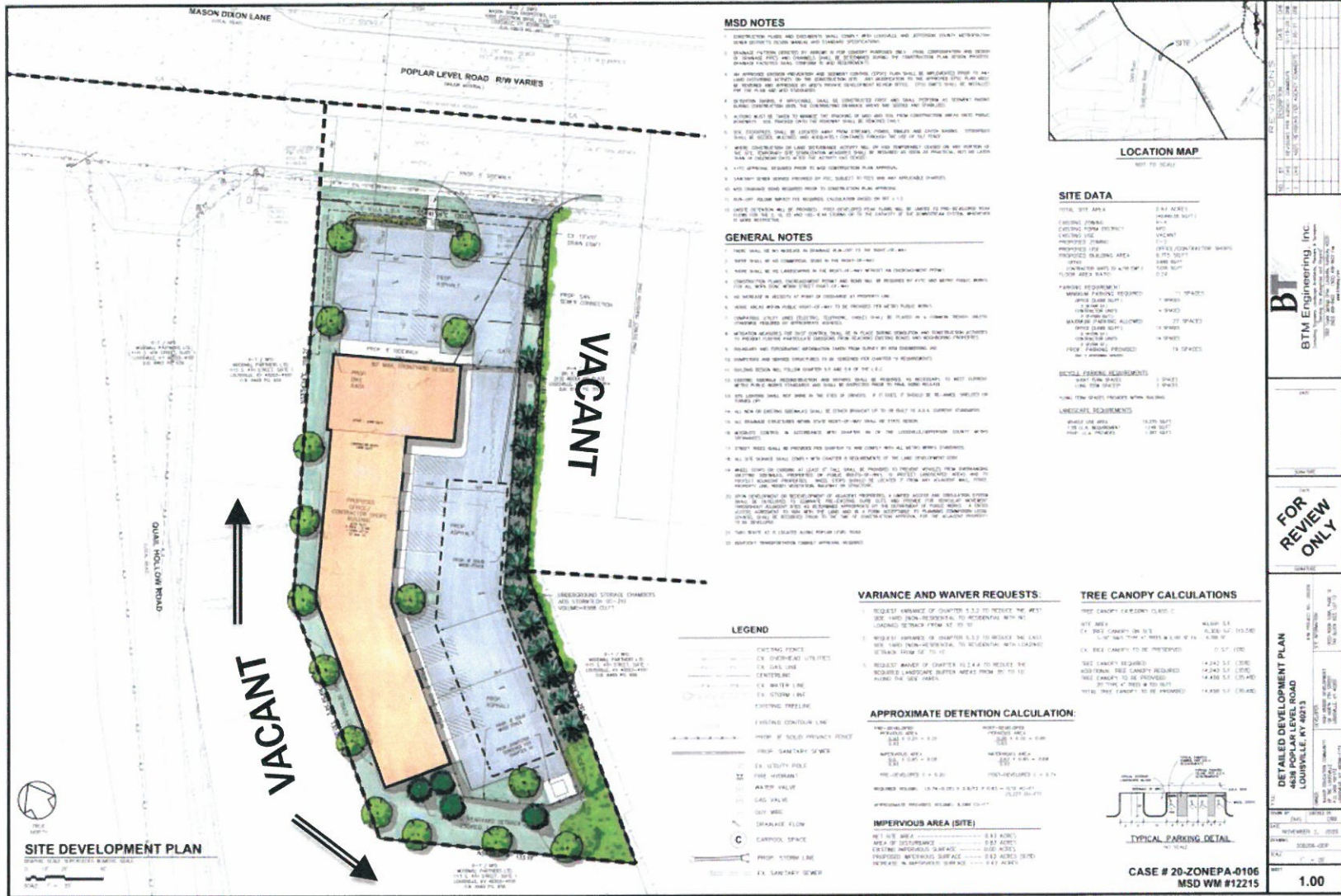
SOUTH FROM POPLAR LEVEL TO SITE



VIEW ACROSS QUAIL HOLLOW AND POPLAR PLACE (C-M SITE)

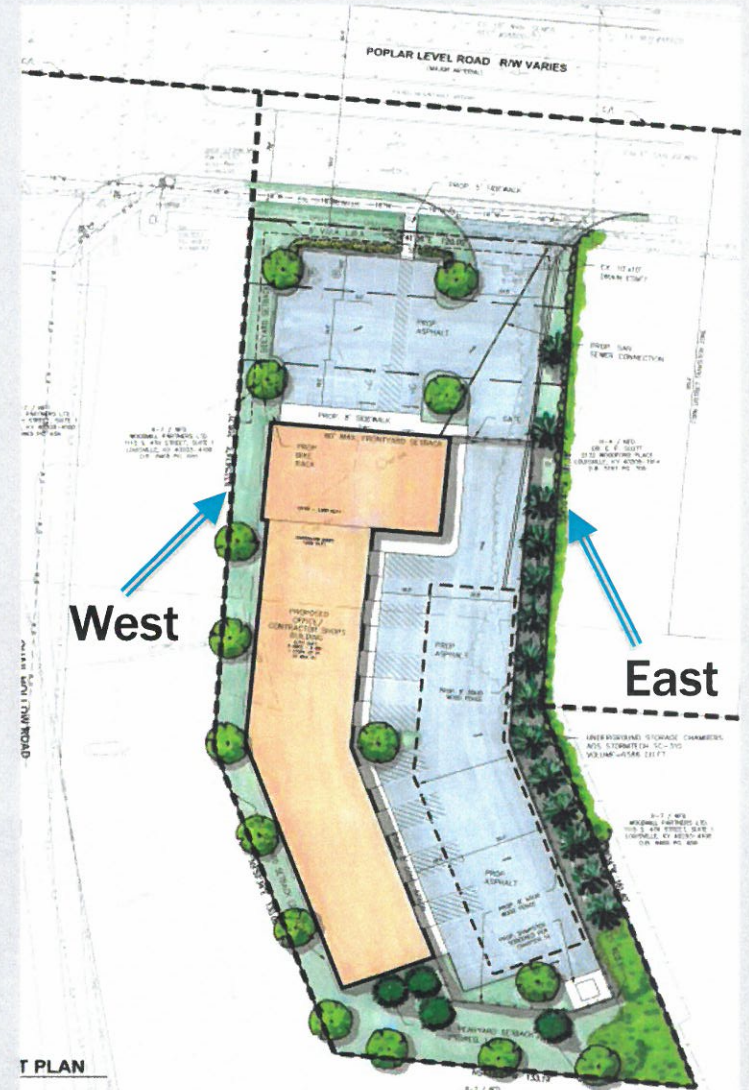


PROPOSED SITE PLAN FROM R-4 TO C-2



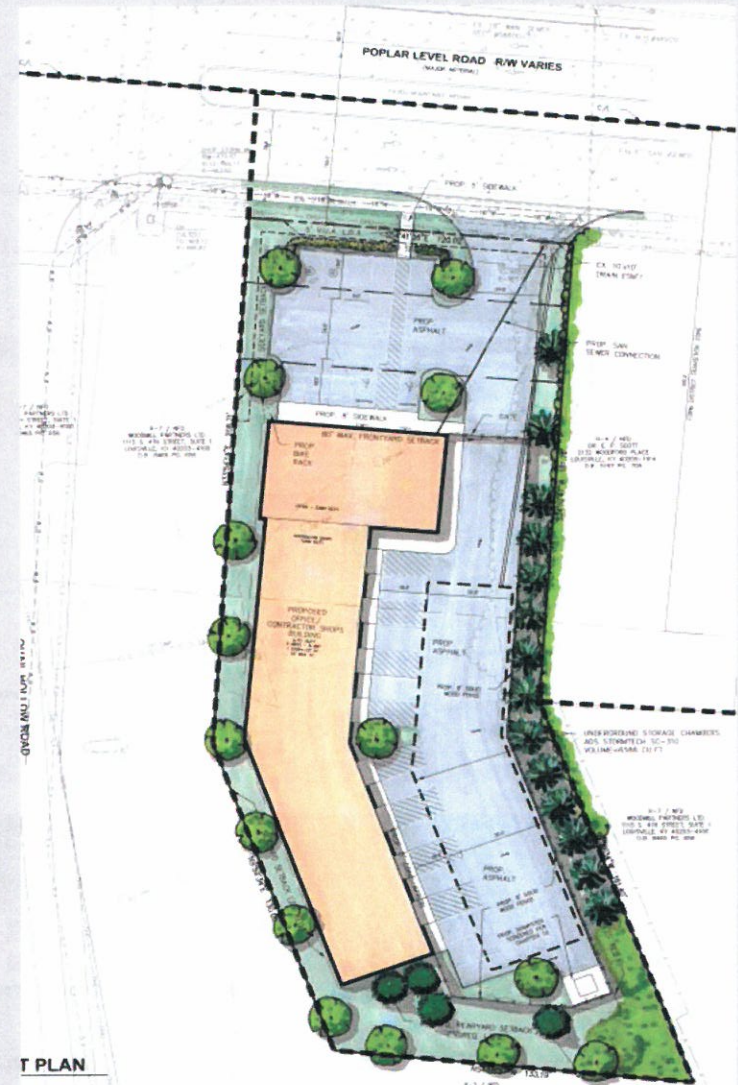
SITE RENDERING

- Rezoning from R-4 to C-2 for office and contractors shop
 - 2,680 SF of office
 - 7,035 SF of contractors shop
- Parking requirements met
- Underground detention provided per MSD regulations
- Variances to reduce required yards (east and west)
 - East - 10' (R-4) and 15' (R-7)
 - West - 10'
- Waiver along east and west perimeters
 - Follows same width as variance



PLANNING COMMISSION REQUESTS

- **Rezoning Approval from R-4 to C-2**
 - Appropriate to mixed zoning and use corridor of Poplar Level
- **Waivers (LBA)**
 - Wider width along R-7
- **Variances (setback)**
 - Wider setback along R-7



HIGH BRIDGE REZONING

Property Owner: High Bridge Development LLC
Applicant: High Bridge Development LLC
Location: 4636 Poplar Level

- **Rezoning Pre-Application:**
 - **20-ZONEPA-0106**

Neighborhood Meeting
April 15th, 2021

Received May 17, 2021

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MEETING AGENDA

- Welcome to our neighborhood meeting

- Development Team:
 - Chris Brown, BTM Engineering
 - TEG Architects
 - Abel Construction Company
 - McMahan Group/Triple M Investments
 - Baptist Health Louisville

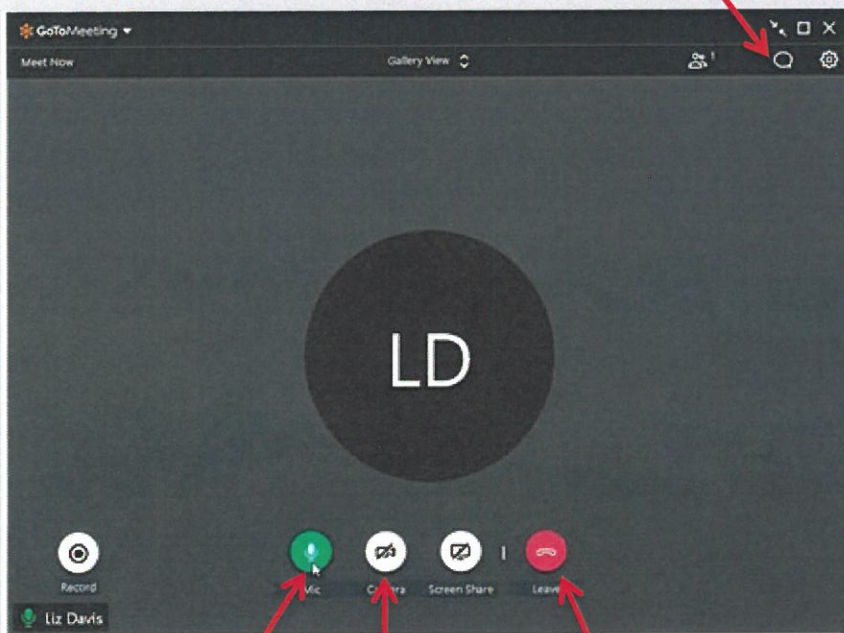
- Make sure to sign in using chat function by sending a chat text to Go-To-Meeting host or email host at cbrown@btmeng.com
 - Sign in all members of your party
 - Name, address, phone contact & email address

- Presentation
 - Conditional Use Permit Application
 - Site Details
 - Renderings

- Follow up questions

GO-TO-MEETING FEATURES

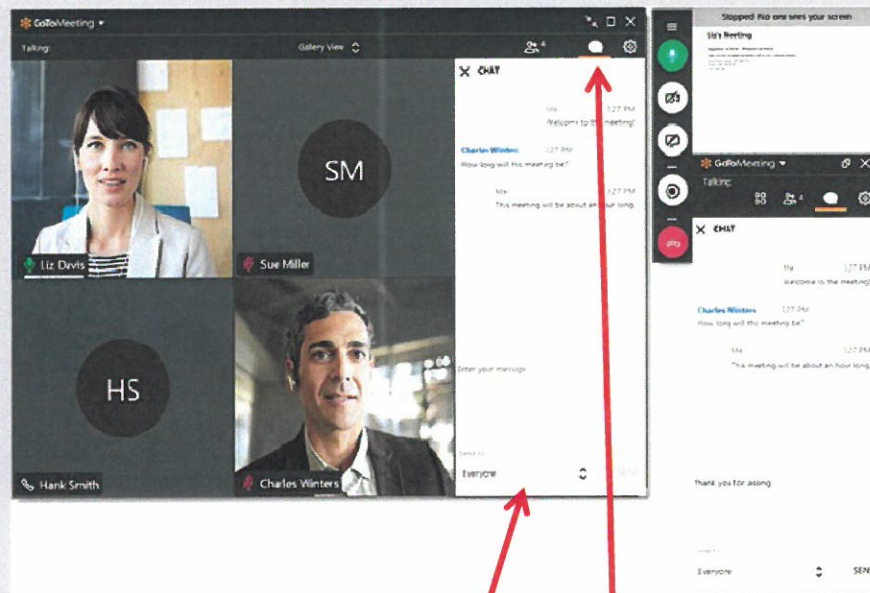
Chat feature



Click to mute and unmute

Turns camera off and on

Click to leave meeting



Select "Send to" organizer for sign in

Chat function to send in sign in information

21-ZONE-0058

REZONING PROCESS STEPS FOR LOUISVILLE METRO

- Pre-Application filing
- Neighborhood Meeting - **CURRENT STEP**

- Formal Filing
- Agency review and comments
- Follow up plan revisions for docketing

- Louisville Metro Land Development & Transportation Committee
 - PUBLIC MEETING
 - Notification for public meeting required
 - Sets Planning Commission public hearing date

- Louisville Metro Planning Commission
 - PUBLIC HEARING
 - Notification for public hearing required

- Louisville Metro City Council
 - 1st and 2nd readings as well as consideration by Planning and Zoning Committee
 - No notification required

NOTICE AREA



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NORTHEAST ON POPLAR LEVEL ROAD STREET VIEW



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VIEW WEST ON POPLAR LEVEL ROAD



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SOUTH FROM POPLAR LEVEL TO SITE



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NORTHEAST VIEW FROM REAR OF SITE



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VIEW FROM SITE ACROSS QUAIL HOLLOW AND POPLAR PLACE

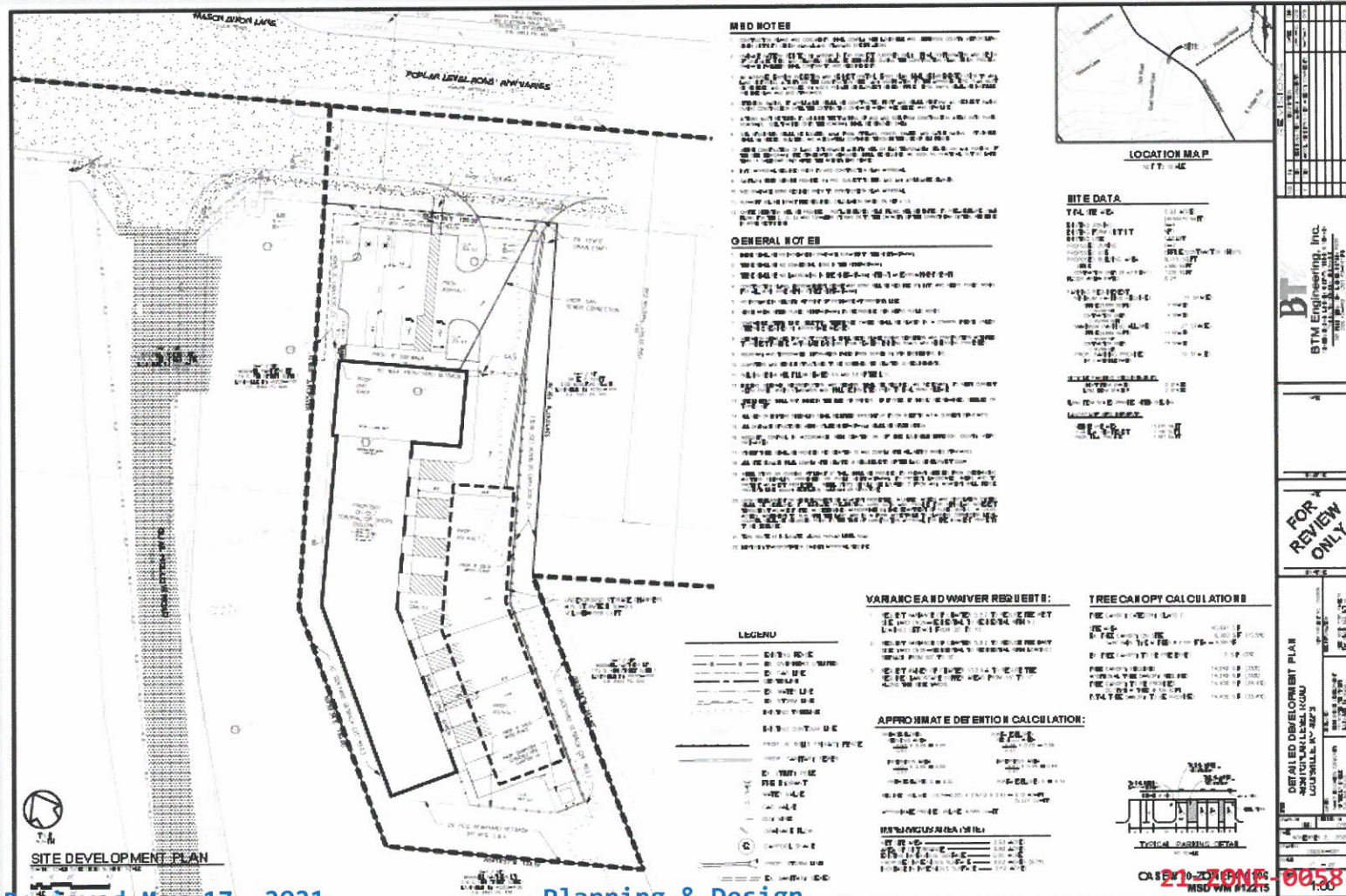


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- Waiver along east and west



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KEY CONTACT

- **Chris Brown, BTM Engineering**
459-8402
cbrown@btmeng.com

Planning & Design Case Manager

- **Dante St. Germain**
574-4388
dante.st.germain@louisvilleky.gov

QUESTIONS?