

SCOOTER'S TRIPLE B'S RESTAURANT

CASE NO. 19DEVPLAN1047

**3840 S HURSTBOURNE PARKWAY
LOUISVILLE, KENTUCKY**

APPLICANT

Allegiant Construction, LLC

ENGINEER

Prism Engineering & Design Group, LLC

Site Data

Existing Site Area: 1.27 Acres

Existing Form District: *Suburban Marketplace*

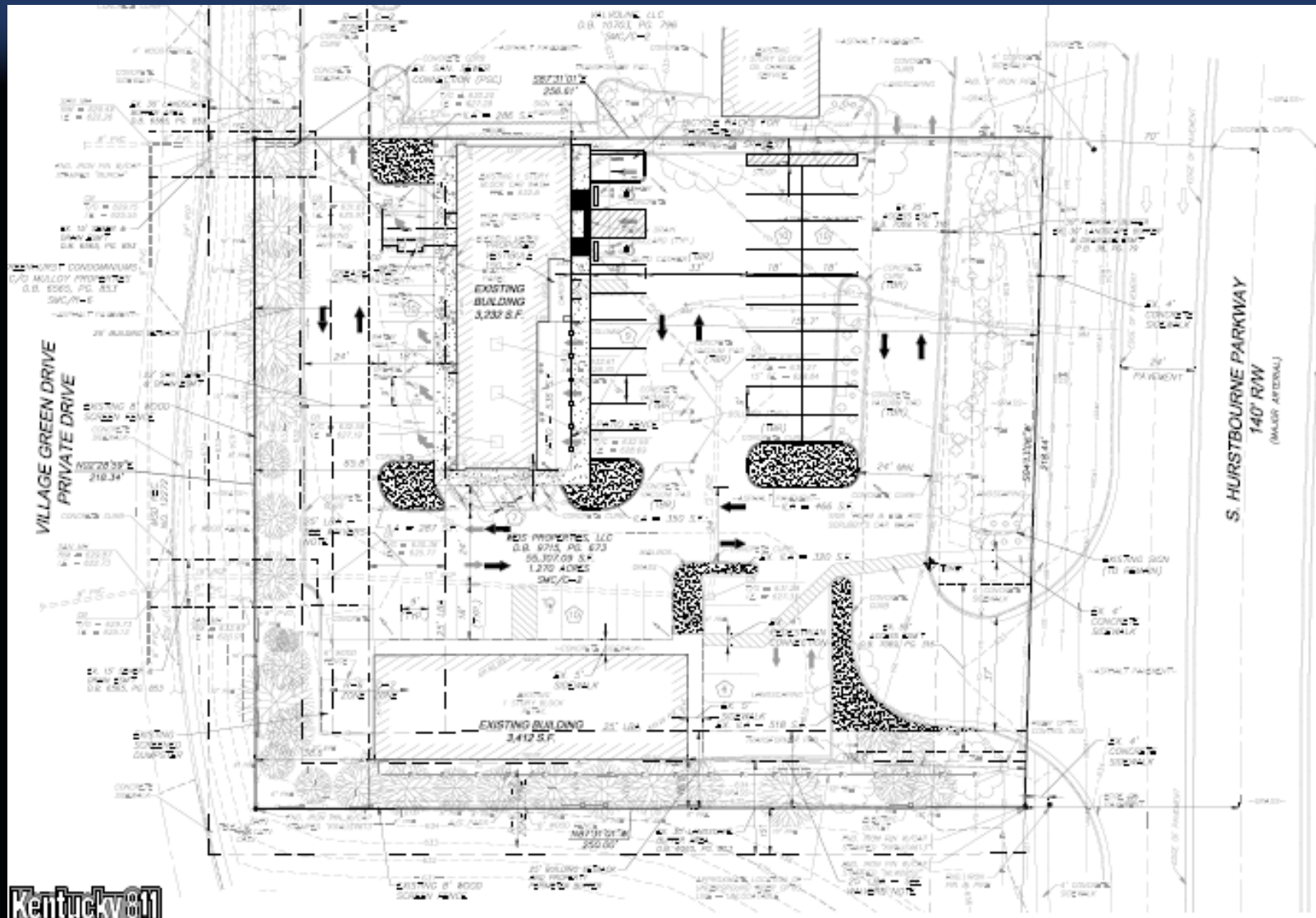
Existing Zoning: *C-2 and R-6*

Existing Use: *Retail and Carwash*

Proposed Use: *Retail and Restaurant*



Existing Site Conditions



Kentucky 811

Proposed Plan

REQUESTED APPROVALS:

- **Revised Development Plan and associated Binding Element Amendments.**
- **Waiver to reduce the 25 foot Property Perimeter Buffer required by LDC Section 10.2.4.A along the southern property line to 15 feet and allow existing plantings to fulfill the requirements.**
- **Waiver of LDC Section 10.2.4.A to not provide the required 25 foot Property Perimeter Buffer along the zoning boundary, but instead to allow the existing 15 foot LBA and existing plantings along the western property line to fulfill the requirements.**

Development Plan and Binding Elements

- Applicant is in agreement with the staff report and requests approval of the revised development plan and associated binding element amendments.

Waiver Requests

- Waiver of LDC Section 10.2.4.A to reduce reduce the 25 foot Property Perimeter Buffer required along the **southern** property line to 15 feet and allow existing plantings to fulfill the requirements.
 - Applicant is in Agreement with the Staff Report.
 - See Photographs Along Southern Property Line



View Looking Southward at Entrance



View Looking Southward at Existing Retail Building



View Looking Northward from South Adjoining Property



View Looking Northeast from South Adjoining Property

- **Waiver of LDC Section 10.2.4.A to not provide the required 25 foot Property Perimeter Buffer along the zoning boundary, but instead to continue to allow the existing 15 foot LBA and existing plantings along the **western** property line to fulfill the requirements.**
 - Applicant is in Agreement with the Staff Report.
 - See Photographs Along Western Property Line



View Looking Southwest at West Property Line



View Looking Northwest at West Property Line



**General View from Adjoining Property
Looking Southeast at West Property Line**



**View from Adjoining Property
Looking Eastward at West Property Line**

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15' SEWER & DRAINAGE
EASEMENT
D.B. 6565, PG. 853

EXIT SIGN DIRECTING ALL TRAFFIC
TOWARD RIDGEHURST PLACE

CONTRACTOR SHALL REMOVE EXISTING 4 FT.
WOOD FENCE AND REPLACE WITH A 7 FT.
SOLID WOOD FENCE. SEE ARCH. DETAILS.

EXIT SIGN DIRECTING ALL TRAFFIC
TOWARD RIDGEHURST PLACE

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14~PS

CONTRACTOR SHALL REMOVE EXISTING 4 FT.
WOOD FENCE AND REPLACE WITH A 7 FT.
SOLID WOOD FENCE. SEE ARCH. DETAILS.

SANITARY MANHOLE
RIM ELEV. 634.62
INVERT ELEV. 623.62

15' SEWER & DRAINAGE
EASEMENT
D.B. 6565, PG. 853

CONCRETE DUMPSTER PAD
TO BE SCREENED IN ACCORDANCE
WITH ARTICLE 12, SECTION 0.1
SEE ARCHITECTURAL DETAILS.

CONTRACTOR SHALL REMOVE EXISTING 4 FT.
WOOD FENCE AND REPLACE WITH A 7 FT.
SOLID WOOD FENCE. SEE ARCH. DETAILS.

TIE-IN TO EXISTING
CONCRETE SIDEWALK

LOT 2
C2

PROPOSED CAR WASH
FFE-633.50

PROPOSED RETAIL
FFE-632.50

TIE-IN TO EXISTING
CONCRETE SIDEWALK

30' PARKWAY
BUFFER AREA

30' LANDSCAPE BUFFER &
DRAINAGE ESM'T., ELEC. &
TELE EASEMENT
P.B. 88, PG. 79

HURSTBOURNE PARKWAY
140' RIGHT OF WAY

30' LANDSCAPE BUFFER AREA
D.B. 6565, PG. 853

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Current Approved Landscape Plan

Neighboring Property Concerns

- Noise

- Owner in agreement with the Binding Elements

- #7 – *“There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line or permitted on site.*

- Only televisions will be outside –

- Televisions on Patio - Hurstbourne Parkway side
- No music or entertainment

- **Lighting**

- Any new lighting will be in conformance with the Land Development Code and will give consideration to the abutting residential properties.

- **Parking**

- If necessary, signage can be installed to notify patrons that parking on condominium association property is not allowed and would result in vehicle towing.

- **Hours of Operation**

- Sunday through Thursday: 11 AM to 10 PM
- Friday and Saturday: 11 AM to 11 PM

To summarize –

- Request approval of the landscape waivers
- Request approval of the Development Plan and Binding Element Amendments

With approvals based, in part, on the justifications and mitigation provided.

Thank You