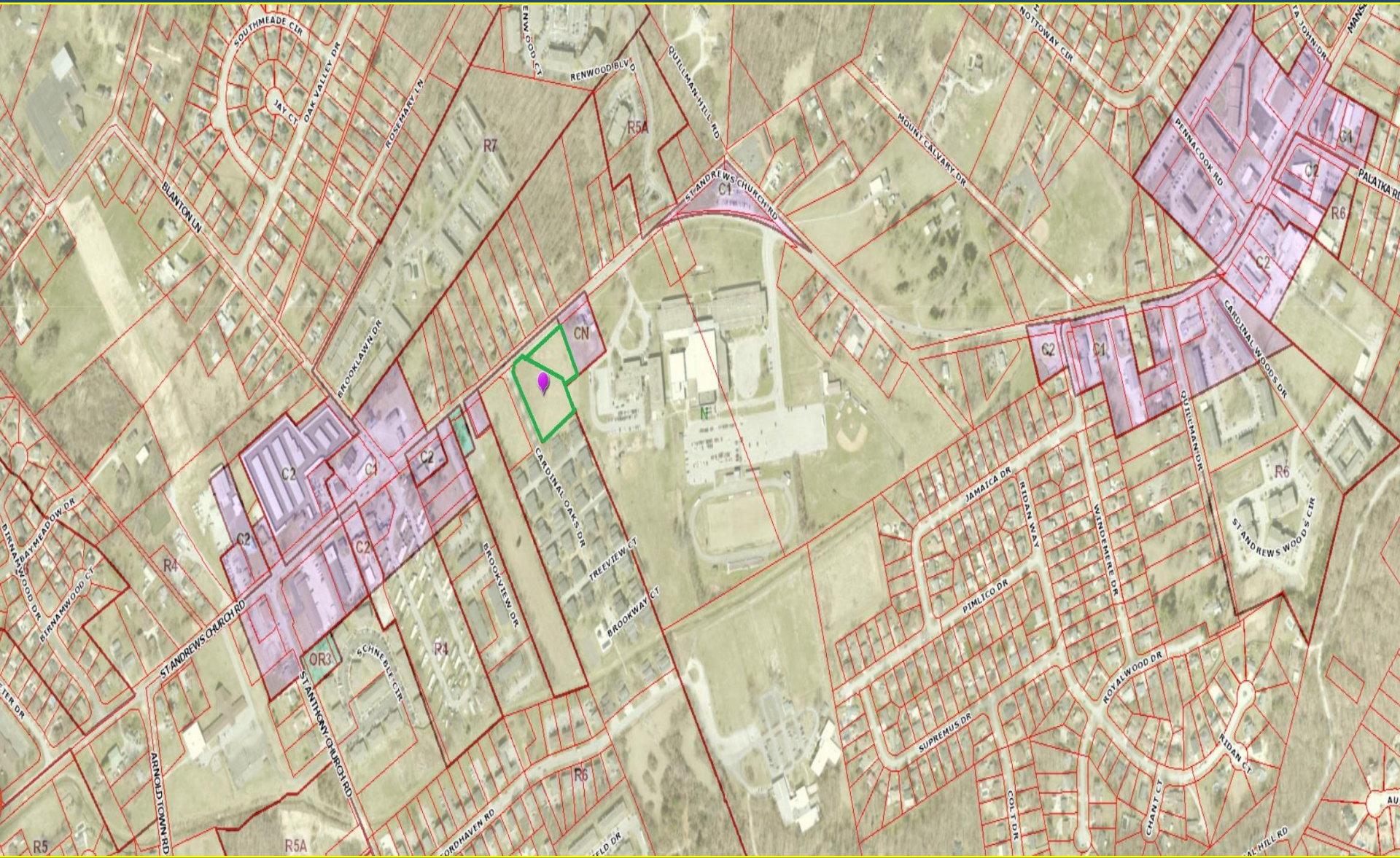


Owner: Montez Malone
Applicant: Susan Cox Development, LLC
Case No: 22-ZONE-0111
Requests: Zone Change, DDDP & Waivers

Louisville Metro Planning Commission – February 2, 2023



7717 & 7721 Saint Andrews Church Road, Louisville, KY 40214

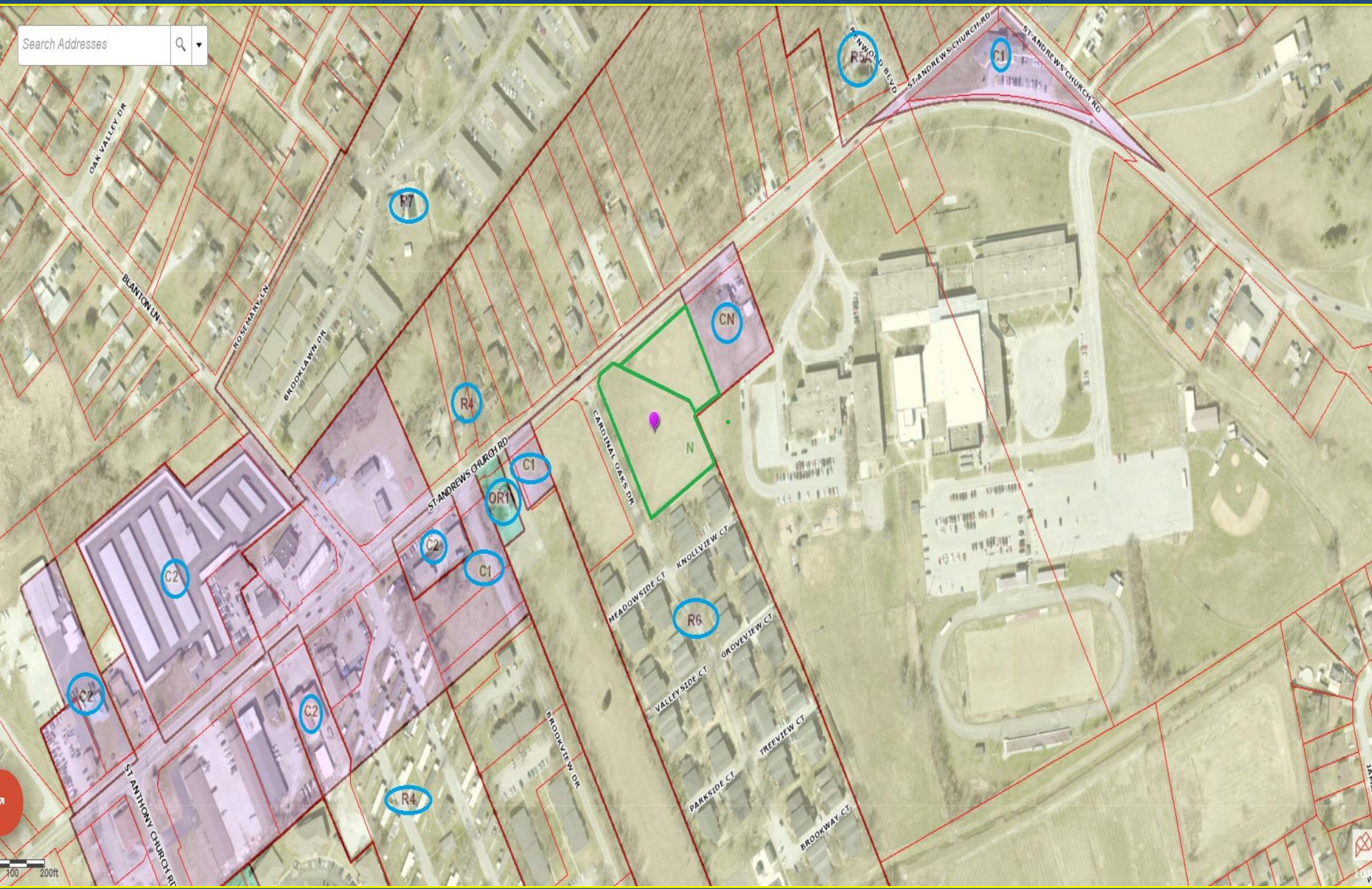


Zoning of Immediate Area

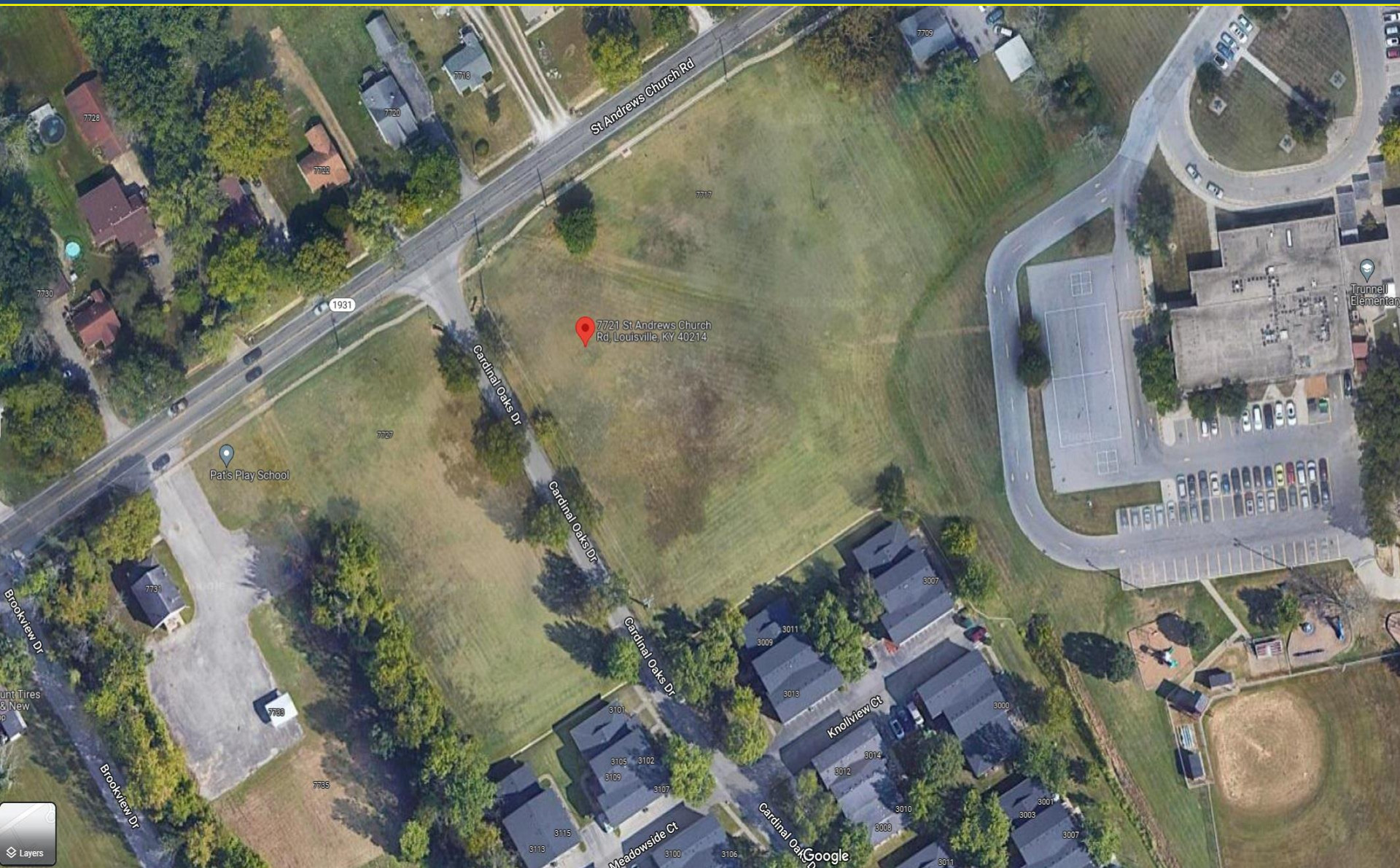


Google Maps Aerial of Surrounding Area

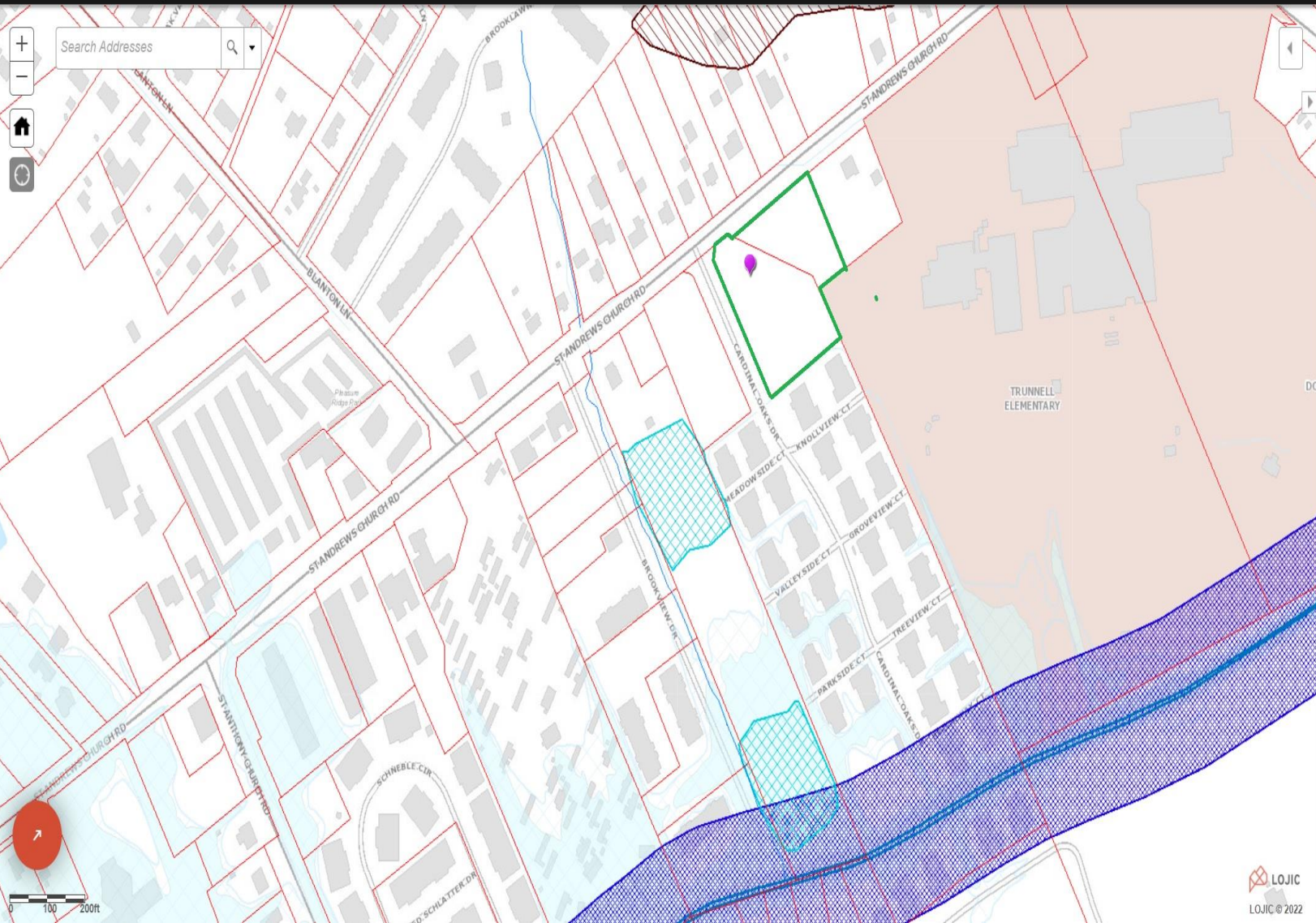
Search Addresses



Zoning Mix of Immediate Area



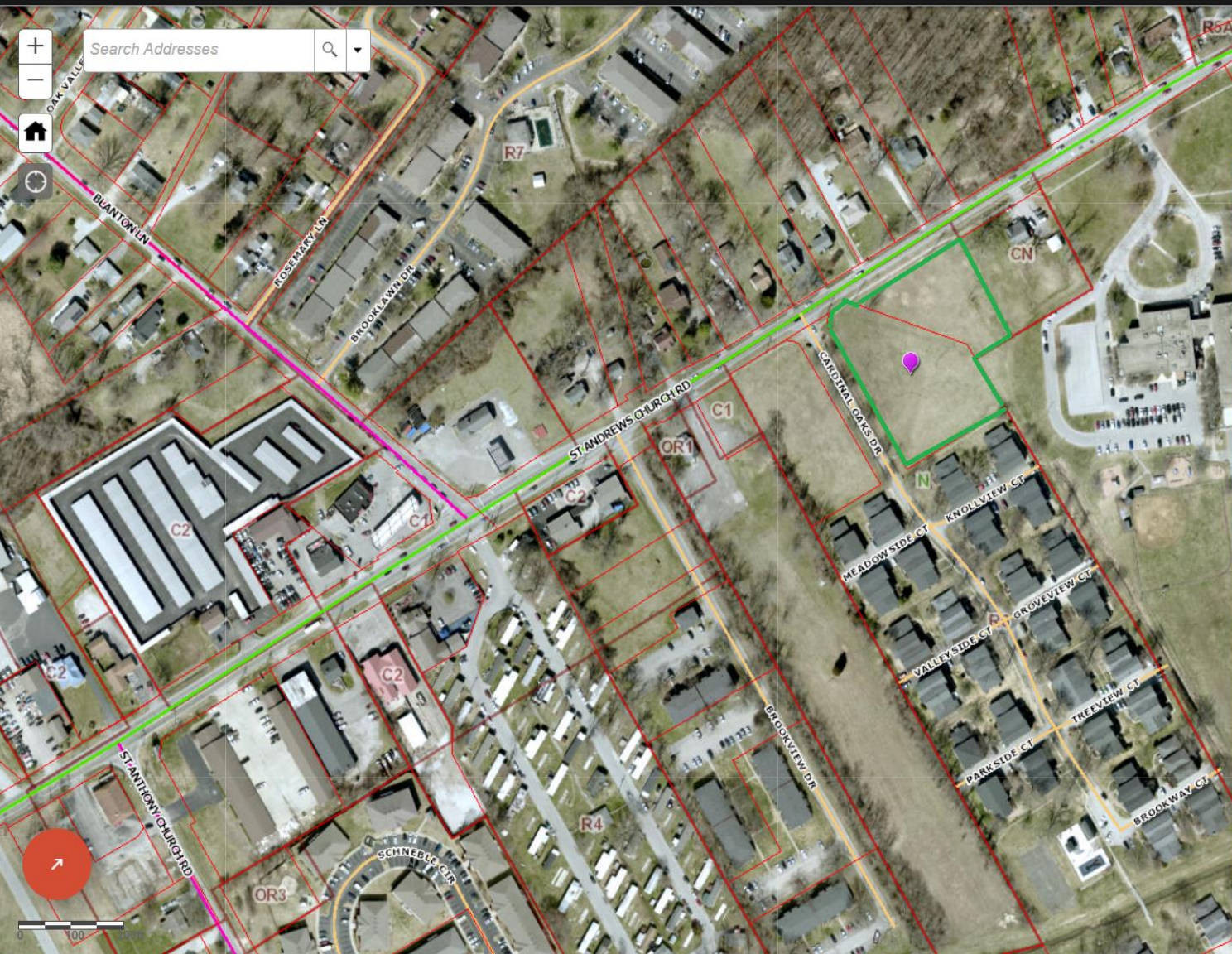
Google Maps Aerial of Property



Layers Tools Reports

- Environmental
 - Jefferson Streams
 - USGS BlueLine/Perennial
 - USGS BlueLine/Intermittent
 - Jefferson Potential Wetlands (Hydric Soil)
 - Jefferson Protected Waterways
 - Ponds
 - Streams
 - Jefferson Unstable Soils
 - Jefferson Potential Steep Slopes
- Preservation
- Floodplain
 - Jefferson FEMA FIRM Map Panels
 - Jefferson Local Regulatory Floodplain/Conveyance Zones
 - Floodplain
 - Conveyance Zone
 - Jefferson Combined Sewer Floodprone Areas
 - Jefferson FEMA 100 Year (1% Annual) Review Zones
 - Floodplain
 - Floodway

Zero Environmental & Floodplain Features On Property



Layers Tools Reports

- Utilities
- Property
- Transportation
 - Jefferson Bikeways
 - Neighborhood
 - Bike Lane
 - Shared Lane Connection
 - Shared Use Path
 - Offroad Trail
 - TARC Bus Routes
 - BRT
 - Circulator
 - Express
 - Local
 - Public Works Street Class
 - Expressways
 - Major Arterials
 - Minor Arterials
 - Primary Collectors
 - Secondary Collectors
 - Local Roads
 - Pedestrian Walkway
 - Maintenance Responsibility

Classifications of Streets in Immediate Area



DOLLAR GENERAL

Cardinal Oaks Drive

St Andrews Church Road

Google

North - Northeast on St. Andrews Church Road

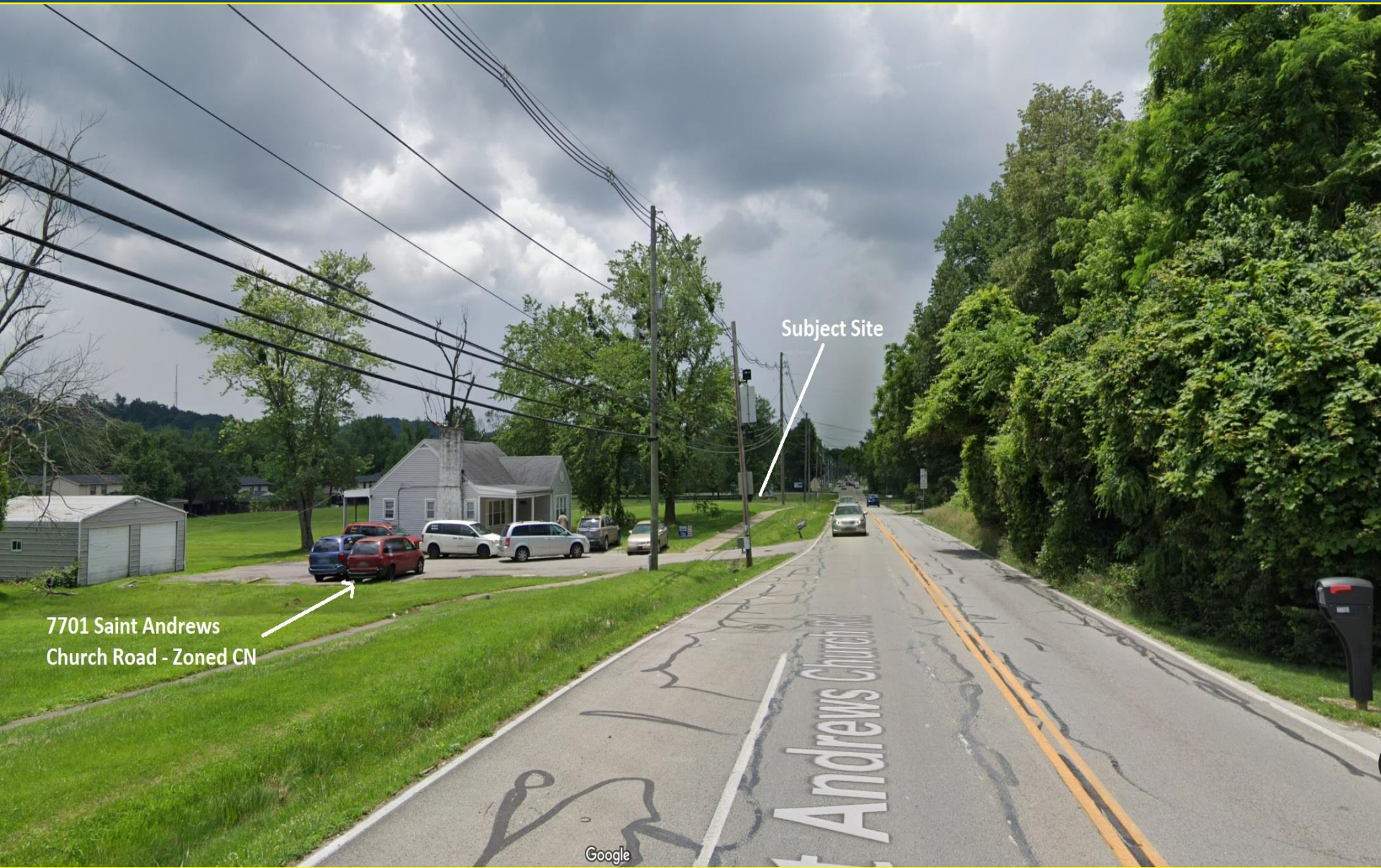
Subject Property

Cardinal Oaks Drive

**Approved R-6, Multi-Family
Development**

Google

Entrance to Cardinal Oaks Drive



South - Southeast on St. Andrews Church Road



Subject Property on St. Andrews Church Road



Opposite of Subject Property on St. Andrews Church Road



7626 St. Andrews Church Road – 360 Salon Zoned C-1



7700 & 7656 St. Andrews Church Road – Matt's Barber Shop



C-1 Zoned Property

R-4 Property

OR-1 Property

7729 & 7731 St. Andrews Church Road – Vacant/Church Use



C-2 Property - 7741 St. Andrews
Church Rd

7741 St. Andrews Church Road – Discount Tires/Transmission Shop



3305 Blanton Ln - C1

Google

3305 Blanton Lane – Formerly BP Oil & Wrecker



7800 Saint Andrews Church Rd - C1

Google

7800 St. Andrews Church Road – Circle K



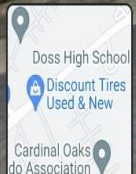
7810 Saint Andrews
Church Road - C2

7808 Saint Andrews
Church Road - C1

7810 & 7808 St. Andrews Church Road



7818 Saint Andrews Church Rd - C2



Google

7818 St. Andrews Church Road



7835 Saint Andrews
Church Rd - C1

7835 St. Andrews Church Road



7809 Saint Andrews
Church Rd - C1

7817 Saint Andrews
Church Rd - C1

7809 & 7817 St. Andrews Church Road



7807 Saint Andrews Church Rd - C2

7807 St. Andrews Church Road

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE MAP (FIRM) FOR JEFFERSON COUNTY, KY FRIM MAP #2111C0072F, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021.



STREET TREES REQUIRED

STREET TREES REQUIRED

EXISTING SIDEWALK

ST. ANDREWS CHURCH ROAD
ASPHALT PAVEMENT
R/W VARIES

BARNIE R. ELDER LIVING TRUST
7709 ST. ANDREWS CHURCH RD LOUISVILLE, KY 40214
ZONED: CN/ NEIGHBORHOOD FORM DISTRICT
(D.B. 9208 PG. 640)

10' WIDE EASEMENT
SOUTH CENTRAL BELL TELEPHONE (DB 4592 PG 598)

WAIVERS BEING REQUESTED:

1. WAIVER OF LDC SECTION 10.2.4.B.3 TO ALLOW LANDSCAPE BUFFER AREAS TO OVERLAP WITH UTILITY AND DRAINAGE EASEMENTS BY MORE THAN 50%.
2. WAIVER OF LDC SECTION 5.6.1.C.1 WINDOW DESIGN STANDARDS TO PROVIDE LESS THAN 50% CLEAR WINDOWS AND DOORS AT STREET LEVEL.

DRAINAGE EASEMENT
COMMONWEALTH OF KENTUCKY
(DB 11682 PG 953)

PROPOSED SIDEWALK
SIDEWALK EASEMENT
LOUISVILLE METRO GOVERNMENT
(DB 9241 PG 539)

SIDEWALK EASEMENT
LOUISVILLE METRO GOVERNMENT
(DB 9241 PG 530)

10' WIDE EASEMENT
SOUTH CENTRAL BELL TELEPHONE
(DB 4593 PG 17)

L=46.90' R=30.00'
CH = N13°09'01"E 42.27'

10' WIDE EASEMENT
LOUISVILLE WATER CO. (DB 11671 PG 737)

PROPOSED SIDEWALK
AN EASEMENT WILL BE
DEDICATED FOR PUBLIC
SIDEWALK ACCESS

STREET TREES REQUIRED

DDDP



ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 760-9445

MONTEZ MALONE
ST. ANDREWS CHURCH RD LOUISVILLE,
KY 40214
ZONED: R6/ NEIGHBORHOOD FORM
DISTRICT
(D.B. 11759 PG. 361)

PROPOSED
DETENTION BASIN

AN EASEMENT WILL BE
DEDICATED FOR PUBLIC
SIDEWALK ACCESS

PARCEL A
1.97± ACRES
MONTEZ MALONE
(D.B. 11759 PG. 361)

PROPOSED BUILDING
10,640 SF
FFE = 488.40

COMMONWEALTH HOMES, INC.
3009, 3011, 3013, 3015 KNOLLVIEW CT.,
LOUISVILLE, KY 40214
ZONED: R6/ NEIGHBORHOOD FORM
DISTRICT
(D.B. 4772 PG. 342)

DOLLAR GENERAL

7717 ST. ANDREWS CHURCH ROAD
LOUISVILLE, KENTUCKY 40214

SAN MH 99206
RIM 486.61
INV. 482.03

(S) EXISTING GRAVITY
SEWER MAIN
RECORD #13801-1

15' SANITARY SEWER & DRAINAGE
EASEMENT
METROPOLITAN SEWER DISTRICT
(DB 7432 PG 861)

JEFFERSON COUNTY BOARD OF EDUCATION
7609 ST. ANDREWS CHURCH RD LOUISVILLE, KY 40214
ZONED: R4/ NEIGHBORHOOD FORM DISTRICT
(D.B. 3955 PG. 311)

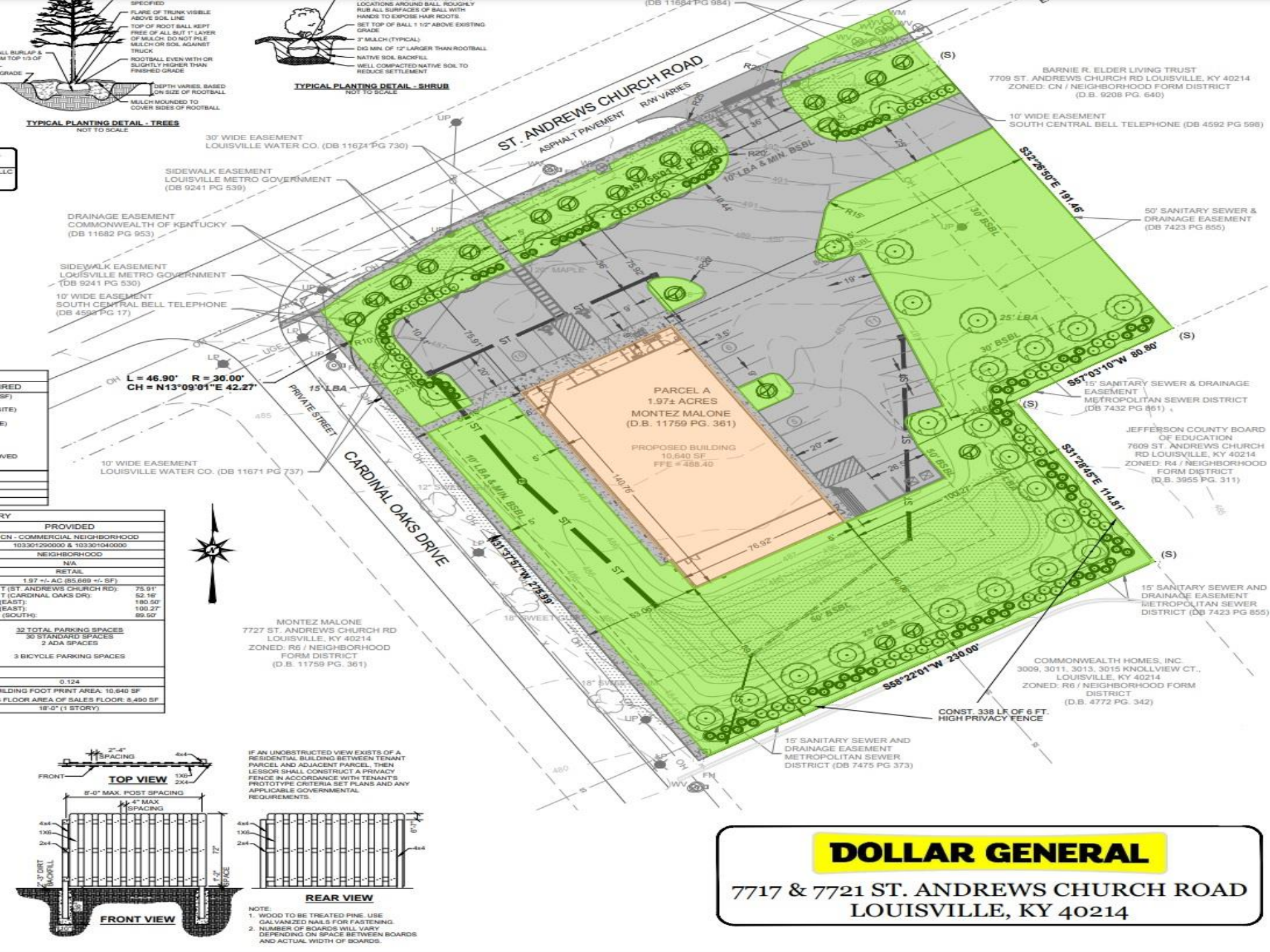
RACK, DUMPSTER, &
RECYCLING ENCLOSURE TO BE
SCREENED PER CHAPTER 10

SAN MH 99204
RIM 483.38
INV. 478.62

(S) EXISTING GRAVITY
SEWER MAIN
RECORD #13801-1

15' SANITARY SEWER AND
DRAINAGE EASEMENT
METROPOLITAN SEWER
DISTRICT (DB 7423 PG 855)

15' SANITARY SEWER AND
DRAINAGE EASEMENT
METROPOLITAN SEWER
DISTRICT (DB 7475 PG 373)



TYPICAL PLANTING DETAIL - TREES
NOT TO SCALE



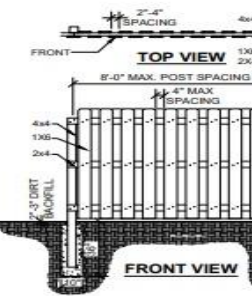
TYPICAL PLANTING DETAIL - SHRUB
NOT TO SCALE



PROVIDED
CN - COMMERCIAL NEIGHBORHOOD
103301290000 & 103301040000
NEIGHBORHOOD
N/A
RESTAURANT
1.97 ± AC (85,689 ± SF)
T (ST. ANDREWS CHURCH RD): 78.91'
T (CARDINAL OAKS DR): 52.18'
(EAST): 180.50'
(SOUTH): 100.27'
(WEST): 89.50'

32 TOTAL PARKING SPACES
30 STANDARD SPACES
2 ADA SPACES
3 BICYCLE PARKING SPACES
0.124
BUILDING FOOT PRINT AREA: 10,640 SF
FLOOR AREA OF SALES FLOOR: 8,490 SF
18'-0" (1 STORY)

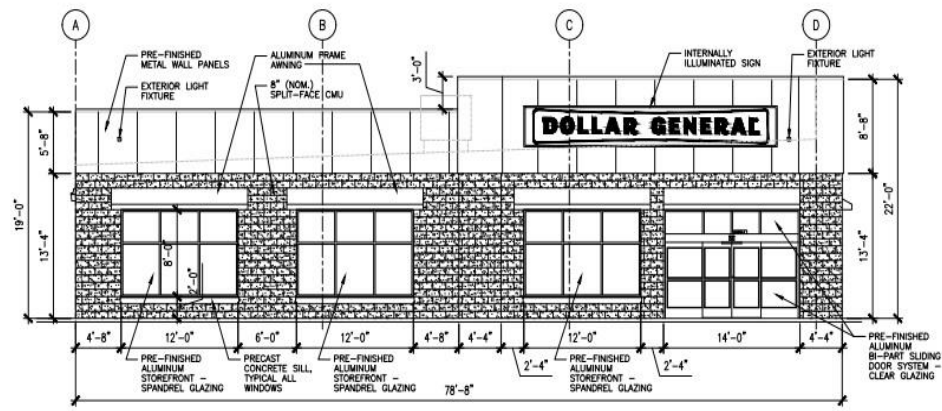
PROVIDED	
CN - COMMERCIAL NEIGHBORHOOD	
103301290000 & 103301040000	
NEIGHBORHOOD	
N/A	
RESTAURANT	
1.97 ± AC (85,689 ± SF)	
T (ST. ANDREWS CHURCH RD):	78.91'
T (CARDINAL OAKS DR):	52.18'
(EAST):	180.50'
(SOUTH):	100.27'
(WEST):	89.50'
32 TOTAL PARKING SPACES	
30 STANDARD SPACES	
2 ADA SPACES	
3 BICYCLE PARKING SPACES	
0.124	
BUILDING FOOT PRINT AREA: 10,640 SF	
FLOOR AREA OF SALES FLOOR: 8,490 SF	
18'-0" (1 STORY)	



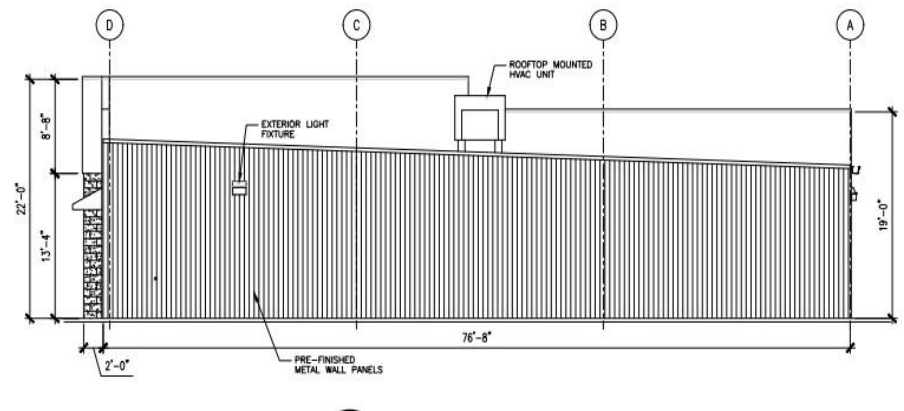
IF AN UNOBSTRUCTED VIEW EXISTS OF A RESIDENTIAL BUILDING BETWEEN TENANT PARCEL AND ADJACENT PARCEL, THEN LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE CRITERIA SET PLANS AND ANY APPLICABLE GOVERNMENTAL REQUIREMENTS.

NOTE:
1. WOOD TO BE TREATED PINE. USE GALVANIZED NAILS FOR FASTENING.
2. NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

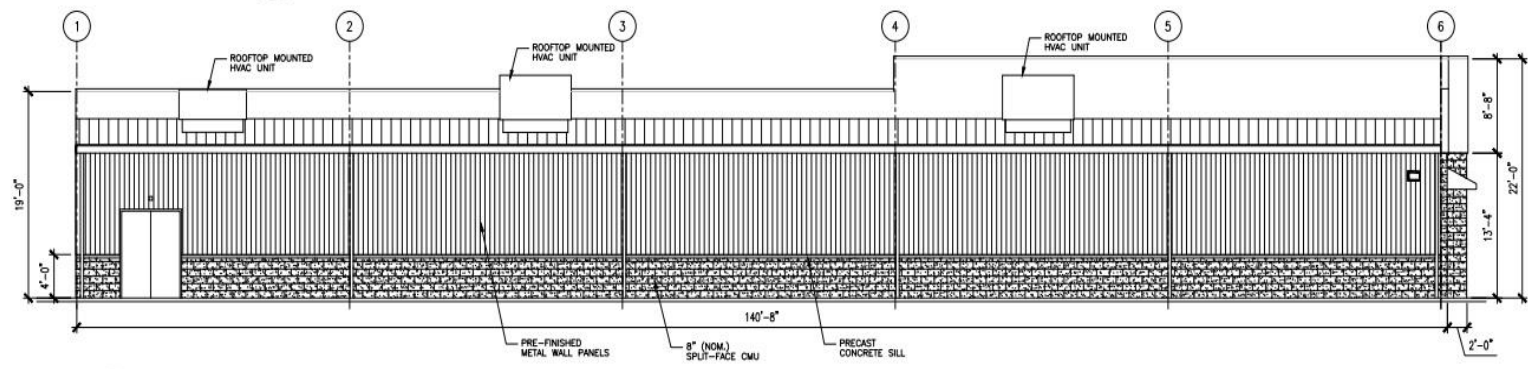
DOLLAR GENERAL
7717 & 7721 ST. ANDREWS CHURCH ROAD
LOUISVILLE, KY 40214



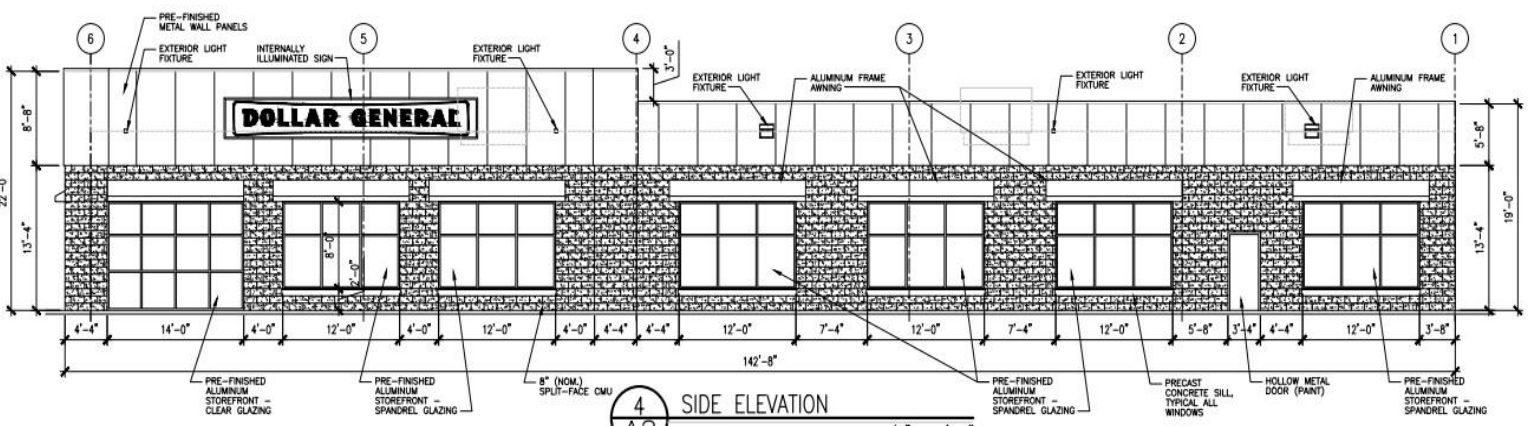
1 FRONT ELEVATION
A2 (ST. ANDREWS CHURCH ROAD) 1/8" = 1'-0"



2 REAR ELEVATION
A2 1/8" = 1'-0"



3 SIDE ELEVATION
A2 (PARKING LOT SIDE) 1/8" = 1'-0"



4 SIDE ELEVATION
A2 (CARDINAL OAKS DRIVE) 1/8" = 1'-0"

DOLLAR GENERAL
 7717 ST. ANDREWS CHURCH ROAD
 LOUISVILLE, KENTUCKY 40214

Façade Renderings and Architectural Features



COLOR FRONT ELEVATION
1P - 1P



COLOR RIGHT SIDE ELEVATION
1P - 1P



3D PERSPECTIVE

Intersection of Outer Loop & Smyrna Road



Owner: Montez Malone
Applicant: Susan Cox Development, LLC
Case No: 22-ZONE-0111
Requests: Zone Change, DDDP & Waivers

Questions ?



7717 & 7721 Saint Andrews Church Road, Louisville, KY 40214