

20-DDP-0035

Kentucky/Indiana
Foot & Ankle Specialists
7397 Jefferson Boulevard



Louisville Metro Planning Commission

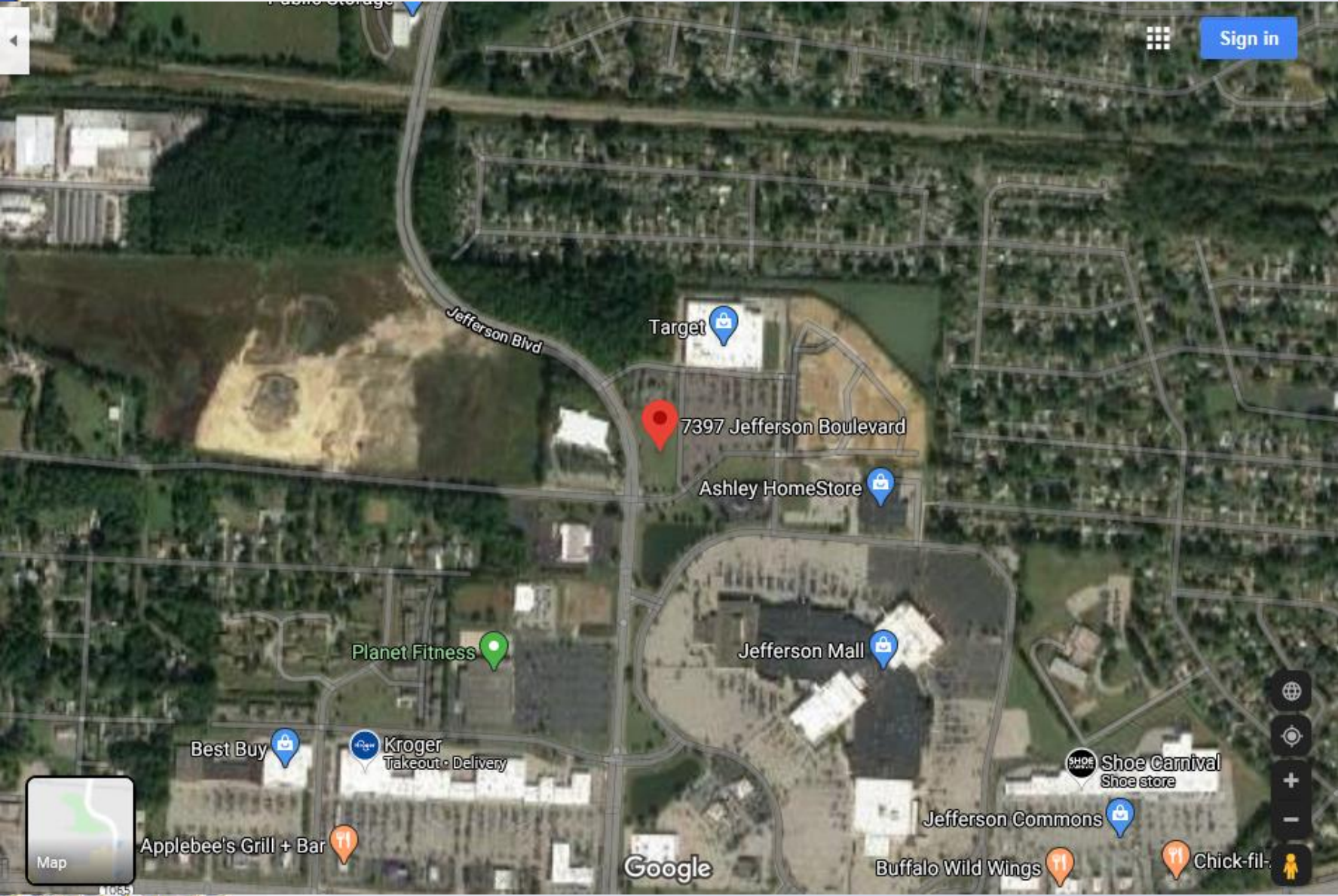
Lacey Gabbard, AICP, Planner I

August 19, 2020

Requests

- **Waiver of Land Development Code section 10.2 to waive the required landscape buffer between the C-2 and EZ-1 zones (20-WAIVER-0053)**
- **District Development Plan with Binding Element Amendments**

Site Context



Case Summary

- Located in the Regional Center form district and zoned C-2 Commercial, with a small portion of the northwest quadrant zoned EZ-1 Enterprise Zone.
- The site is currently undeveloped, and the applicant is proposing to construct a 6,721 square foot medical office.
- Because there is a zoning boundary between the C-2 and EZ-1 zones within the interior of the subject site, a landscape buffer area is required. The applicant is requesting a waiver to not provide this landscape buffer.

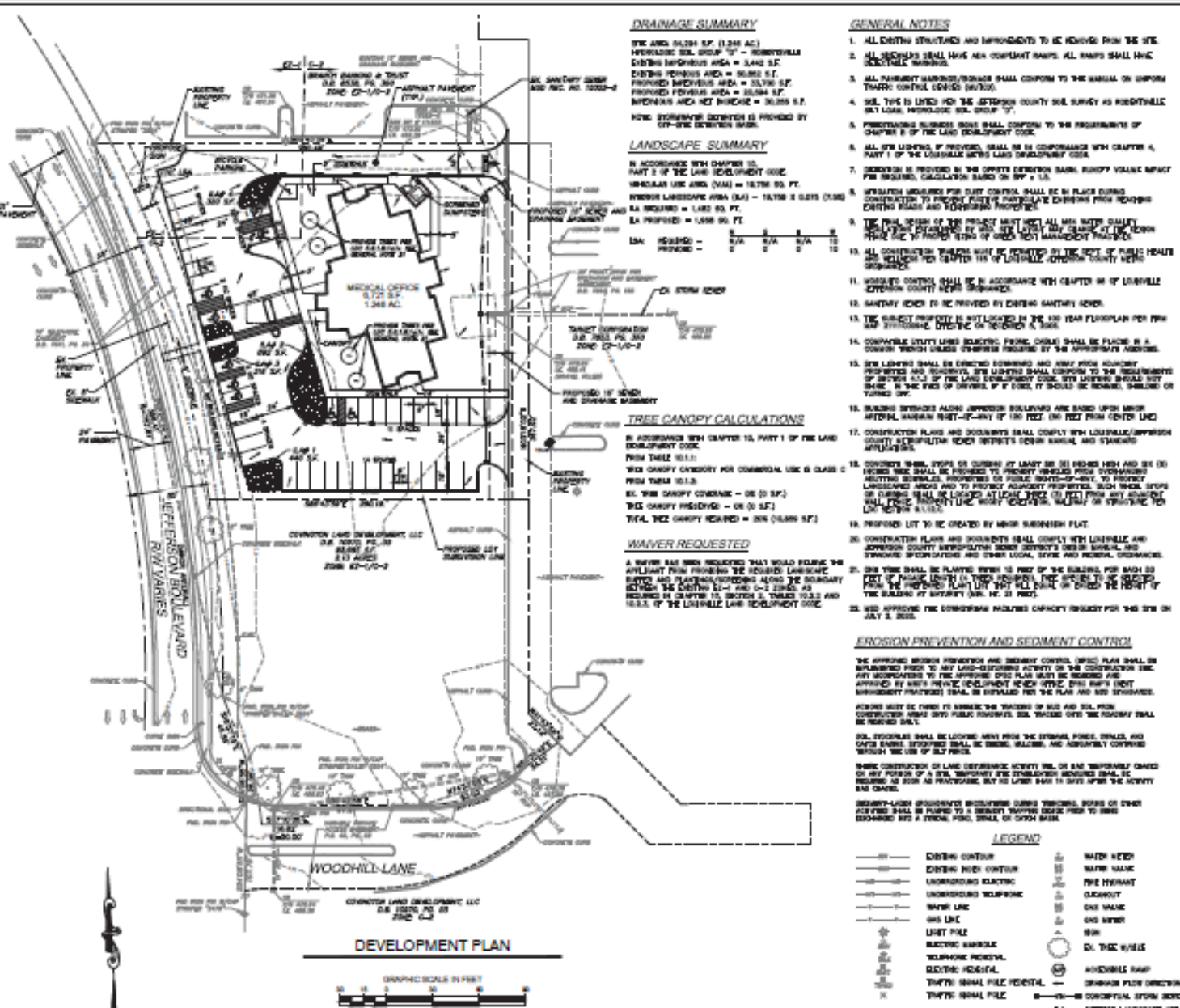
Zoning/Form Districts



Aerial Photo



Applicant's Proposed Plan



SITE SUMMARY
 EXISTING ZONING DISTRICT: C-1/2
 FROM DISTRICT: REGIONAL CENTER COUNCIL DISTRICT: 24
 THE PROPOSED PROJECT: BUILDING TWO BLOCK 2024, LOT 4
 S.E. 102ND, P.O. BOX 2024, B. EXISTING USE: VACANT
 PROPOSED USE: MEDICAL OFFICE (WITH FEDERAL THROUGH)
 PROPOSED BUILDING AREA: 5,752 S.F.
 FLOOR AREA: 1,670 S.F.
 HEIGHT: 15' MAX. EXCEPT ALLOWED SETBACKS: 1,348 AC (31,822 S.F.)

PARKING SUMMARY
 BUILDING = 6,770 S.F.
 EXISTING IMPROVEMENTS: MEDICAL OFFICE
 1 PARKING SPACE PER 200 S.F. = 37 SPACES
 EXISTING IMPROVEMENTS: MEDICAL OFFICE
 MEDICAL OFFICE
 1 PARKING SPACE PER 150 S.F. = 45 SPACES
 TOTAL PARKING = 40 SPACES INCLUDING 8 ACCESSIBLE SPACES
 NOTE: ONE ADA COMPLIANT SPACES OF 50 PERCENT OF TOTAL PARKING SPACES. THE REMAINING IS MET FOR THE SITE.

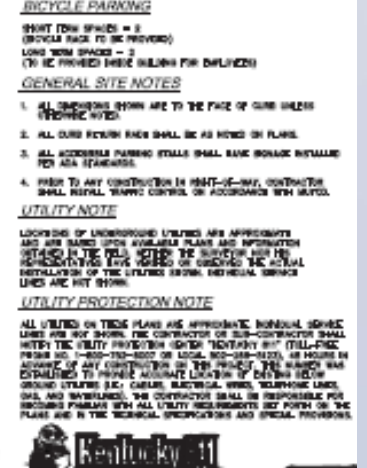
BICYCLE PARKING
 BIKES (200 SPACES) = 2 (BICYCLES TO BE PROVIDED)
 LONG TERM SPACES - 2 (TO BE PROVIDED BEHIND BUILDING FOR EMPLOYEES)

GENERAL SITE NOTES

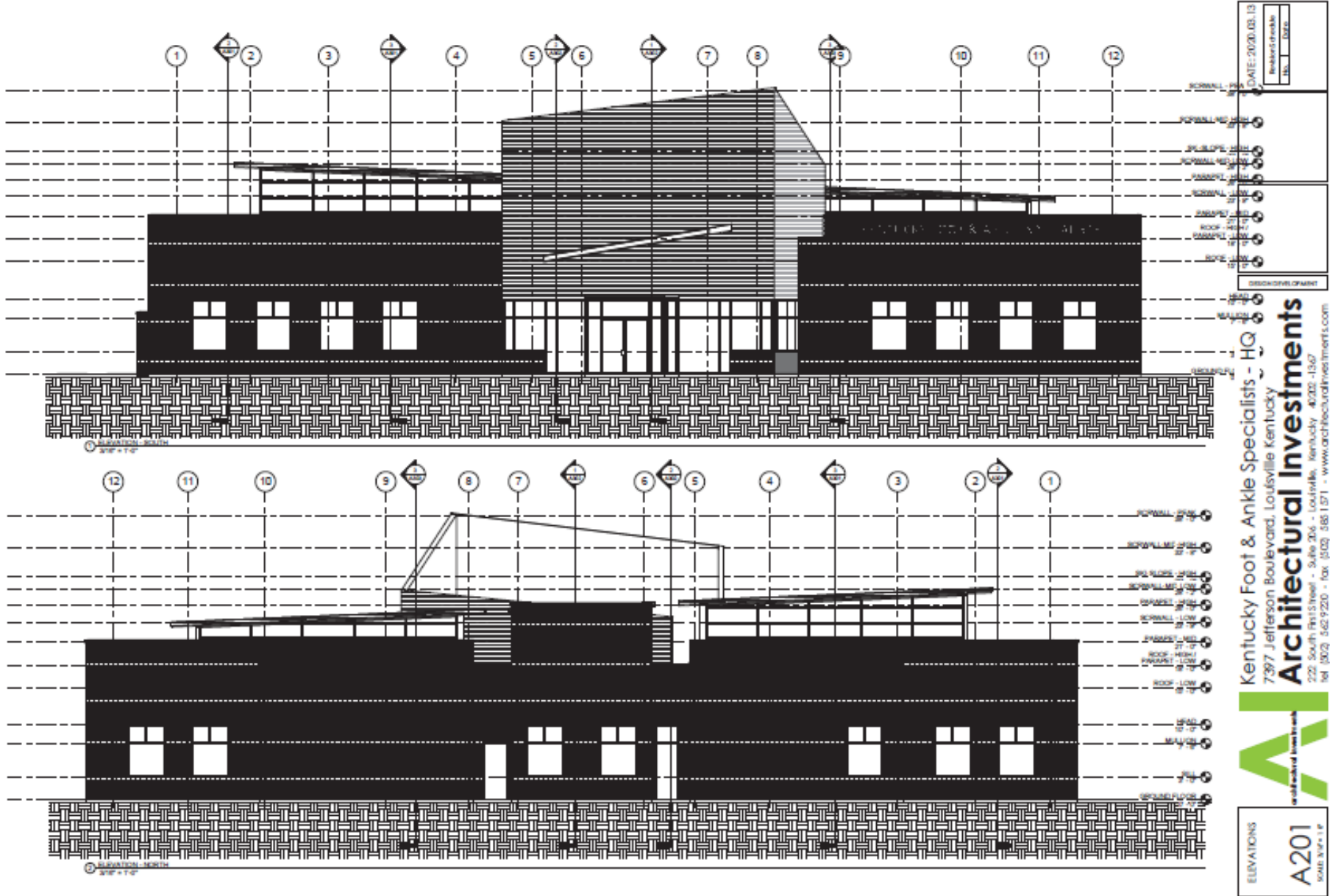
1. ALL CONCRETE WORK ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RAILS SHALL AS NOTED ON PLANS.
3. ALL ACCESSIBLE PARKING SPACES SHALL HAVE BARRIERS INSTALLED PER ADA STANDARDS.
4. PRIOR TO ANY CONSTRUCTION IN FRONT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

UTILITY NOTE
 LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION SHOWN IN THE FIELD. NOTES ON THE SUBJECTIVE USE OF UTILITIES ARE NOT TO BE CONSIDERED AS GUARANTEEING THE ACTUAL INSTALLATION OF THE UTILITIES OR THE LOCATION OF UTILITIES ARE NOT SHOWN.

UTILITY PROTECTION NOTE
 ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL VERIFY THE UTILITY PROTECTION UNDER THE EXISTING SURFACE. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LINCOLN, NEBRASKA, CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LINCOLN, NEBRASKA, CITY ENGINEER'S OFFICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LINCOLN, NEBRASKA, CITY ENGINEER'S OFFICE.



Elevations



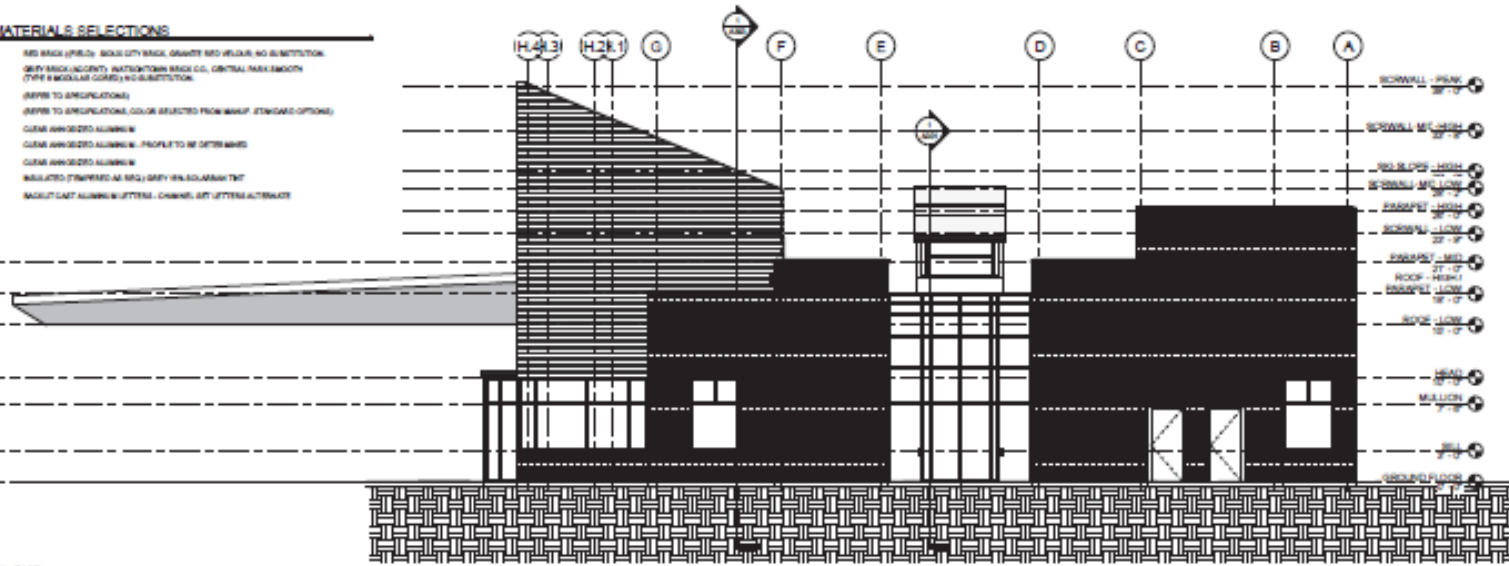
Architectural Investments

ELEVATIONS
A201
DATE: 3/13/20

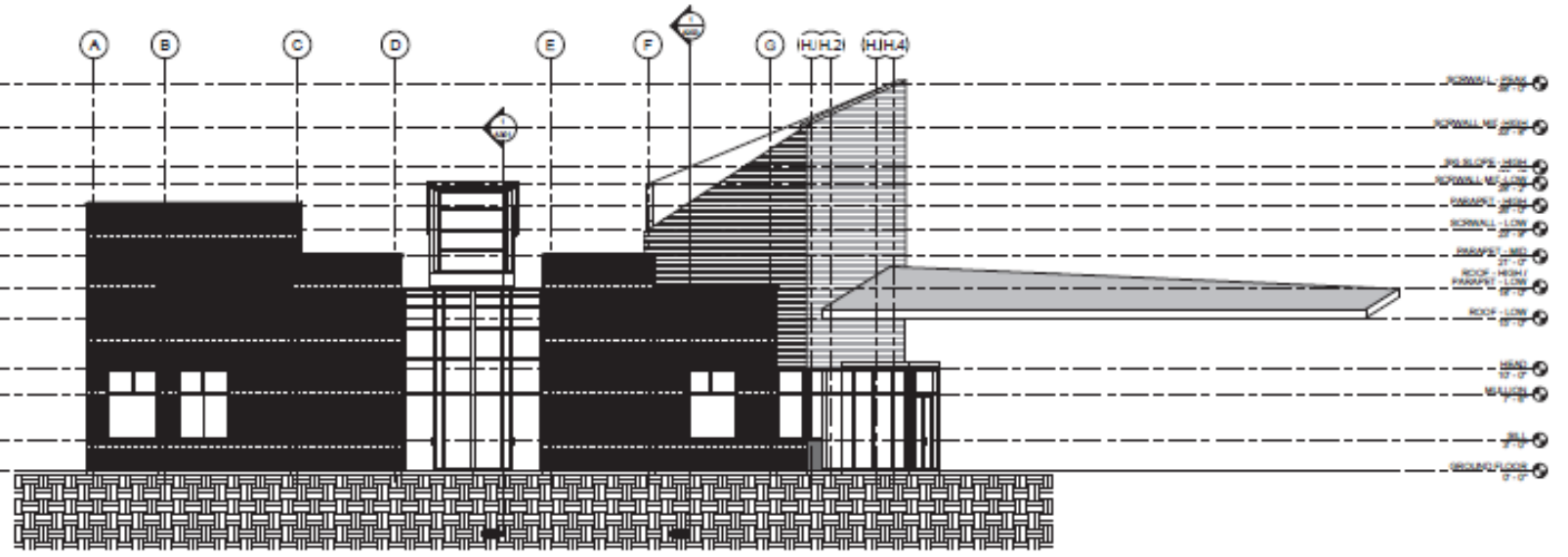
Elevations

EXTERIOR MATERIALS SELECTIONS

FINISHES:	MD BRICK (FIELD); MDLS CITY BRICK; GRANITE MD VELVET; NO SUBSTITUTION.
ACCENT BRICK:	GRAY BRICK (CENT); WATERLOO BRICK CO.; CRITICAL DARK SMOOTH (TYPE # MODULAR CORNER) NO SUBSTITUTION.
WORKS:	(REFER TO SPECIFICATIONS)
CAST STONE ALL:	(REFER TO SPECIFICATIONS, COLOR SELECTED FROM GROUP, STANDARD OPTIONS)
METAL CAP / CORNICE:	CLEAR ANODIZED ALUMINUM
METAL PANEL:	CLEAR ANODIZED ALUMINUM - PROFILE TO BE DETERMINED
STOREFRONT:	CLEAR ANODIZED ALUMINUM
GLAZING:	INSULATED (EMERSON AT MD); GRAY 1/4" ALUMINUM TINT
DOORSE:	BACKLIT CAST ALUMINUM LETTERS - CHANNEL LET LETTERS ALTERNATE



① ELEVATION - EAST
STEP 1-1-C



② ELEVATION - WEST
STEP 1-1-C

DATE: 2020.03.13
 Issued/Revised
 by: []
 checked: []

DISCIPLINE/DEPARTMENT

Kentucky Foot & Ankle Specialists - HQ
 7397 Jefferson Boulevard, Louisville Kentucky
Architectural Investments
 222 South First Street - Suite 206 - Louisville, Kentucky 40202 - 1567
 Tel: (502) 562-9220 - Fax: (502) 388-1571 - www.architecturalinvestments.com



ELEVATIONS
A202
 SCALE: 3/8" = 1'-0"

Staff Finding

- The District Development Plan and waiver requests are adequately justified and meet the standard of review.

Required Actions

- **APPROVE** or **DENY** the Waiver
- **APPROVE** or **DENY** the District Development Plan