

KING LOUIE'S PLACE

598 – 600 N. English Station Road
14VARIANCE 1029

Public Hearing Date: June 16, 2014

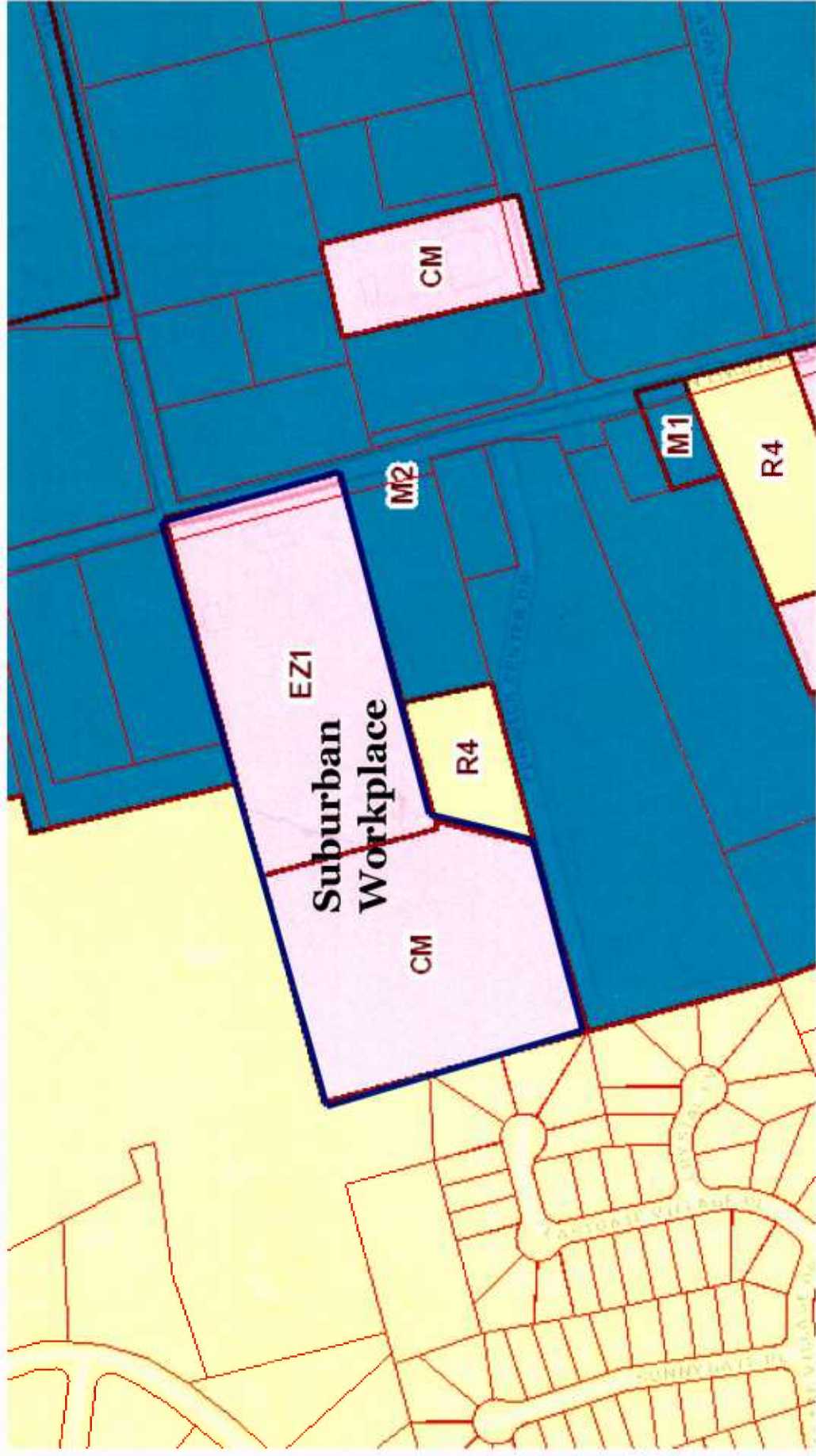


APPLICANT'S PUBLIC HEARING EXHIBIT BOOKLET

1. LOJIC Zoning Map
2. LOJIC Aerial Photograph
3. Development Plan
4. Variance Exhibit
5. Restaurant Renderings and Elevations
6. Proposed Findings of Fact

Attorney
Deborah A. Bilitski
Wyatt, Tarrant & Combs LLP

Engineering/Land Planning
Kevin Young and Ann Richard
Land Design & Development, Inc.



LOJIC ZONING MAP



LOJIC AERIAL MAP

NO	DATE	DESCRIPTION	BY
1	01-01-01	REVIEW ARCHITECTURE	BY
2	01-01-01	PER AGENCY COMMENTS	01
3	01-01-01	REVISED LAYOUT	01
4	01-01-01	ADDED VARIANTE	01
5	01-01-01	GOAL TO SHOW PHASE CONSTRUCTION	01

ENGINEER'S SEAL	SURVEYOR'S SEAL

PROJECT DATA

FILE NAME 1059-0002

DATE 5/9/74

CONTROL 15-00000

CONTROL 15-00000

LAND DESIGN & DEVELOPMENT, INC.
DESIGNING LAND THROUGH LANDSCAPE ARCHITECTURE
FOR BUILDING AND SITE DEVELOPMENT PROJECTS
P.O. BOX 10000
NEW ORLEANS, LOUISIANA 70188



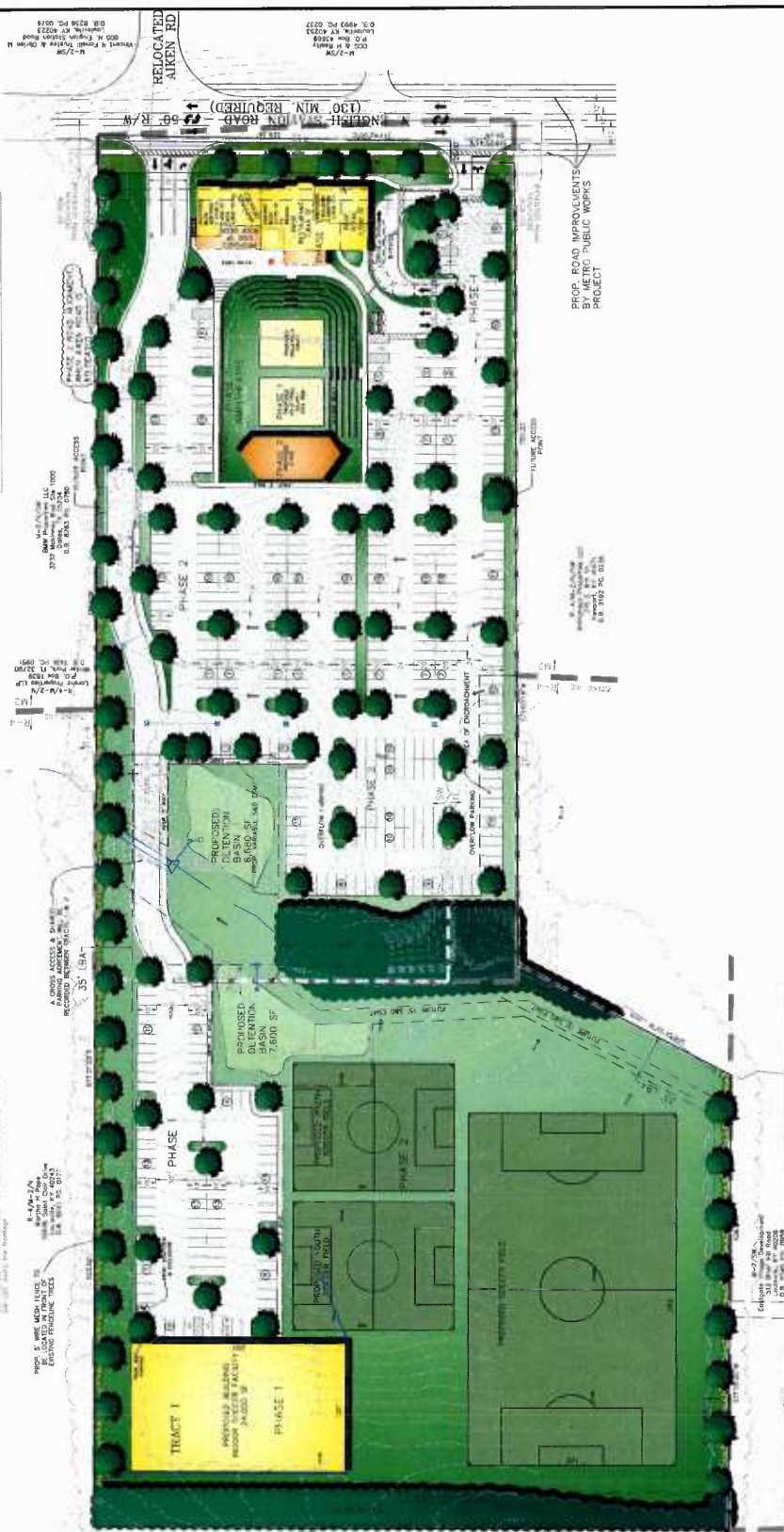
LOCATION MAP
NOT TO SCALE

A CONDITIONAL USE PERMIT FOR AN AMPHITHEATER WAS GRANTED ON MAY 9, 2013 BY SECTION 4.2.47 OF THE JULY 2004 EDITION OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.

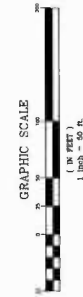
[illegible]

WAIVER GRANTED.

- [illegible]

[illegible]

PROP. ROAD IMPROVEMENTS
BY METRO PUBLIC WORKS
PROJECT



TYPICAL PARKING SPACE LAYOUT

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 294' (140.514 S.F.)
EXISTING TREE CANOPY COVERAGE AREA	= 10% (110.259 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 30% (165.54 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 16% (94.320 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 14% (121.364 S.F.)
TOTAL TREE CANOPY PROVIDED	= 30% (165.54 S.F.)

ENTENTION BASIN CALCULATOR
 L = 694.72
 Q = 154.00 YD+25
 B = 130.00
 R = 2.0 MFT+5
 Y = (.25)(130)(2.0)/12 = 0.84 AC-FT
 REQUIRED Y = 36.50
 PROPOSED BASIN = 142.00 SQ FT
 TOTAL = 142.00 SQ FT @ APPROX. 5 FT DEPTH

LEGEND

LEGEND

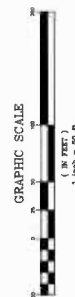
— PROPOSED TRUCK SERVICE, CATCH BASIN W/
INLET PROTECTION AND WEIR WALL
— EXISTING STORM SEWER AND MANHOLE
— PHASE 1 BOND ALIGNMENT

- CHASE 1 ROAD ALYSSUM?

COUNCIL DISTRICT - 19
FIRE PROTECTION DISTRICT - MIDDLETOWN

SITE ADDRESS
598, 600 N. ENGLISH STATION ROAD
BLOCK 0023, LOT 0142, 0273, 0275, 0660
D.B. 9686, P.C. 0231

14DEVPLANIC044
CASE# 18739
WM #9943



24' MINIMUM WIDTH OF DRIVEWAY

Typical Parking Space Layout

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 592,416 SF
EXISTING TREE CANOPY COVERAGE AREA	= 24% (140,514 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 19% (112,559 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 3% (18,544 SF)
PROPOSED TREE CANOPY TO BE PLANTED	= 16% (94,320 SF)
TOTAL TREE CANOPY PROVIDED	= 19% (112,864 SF)

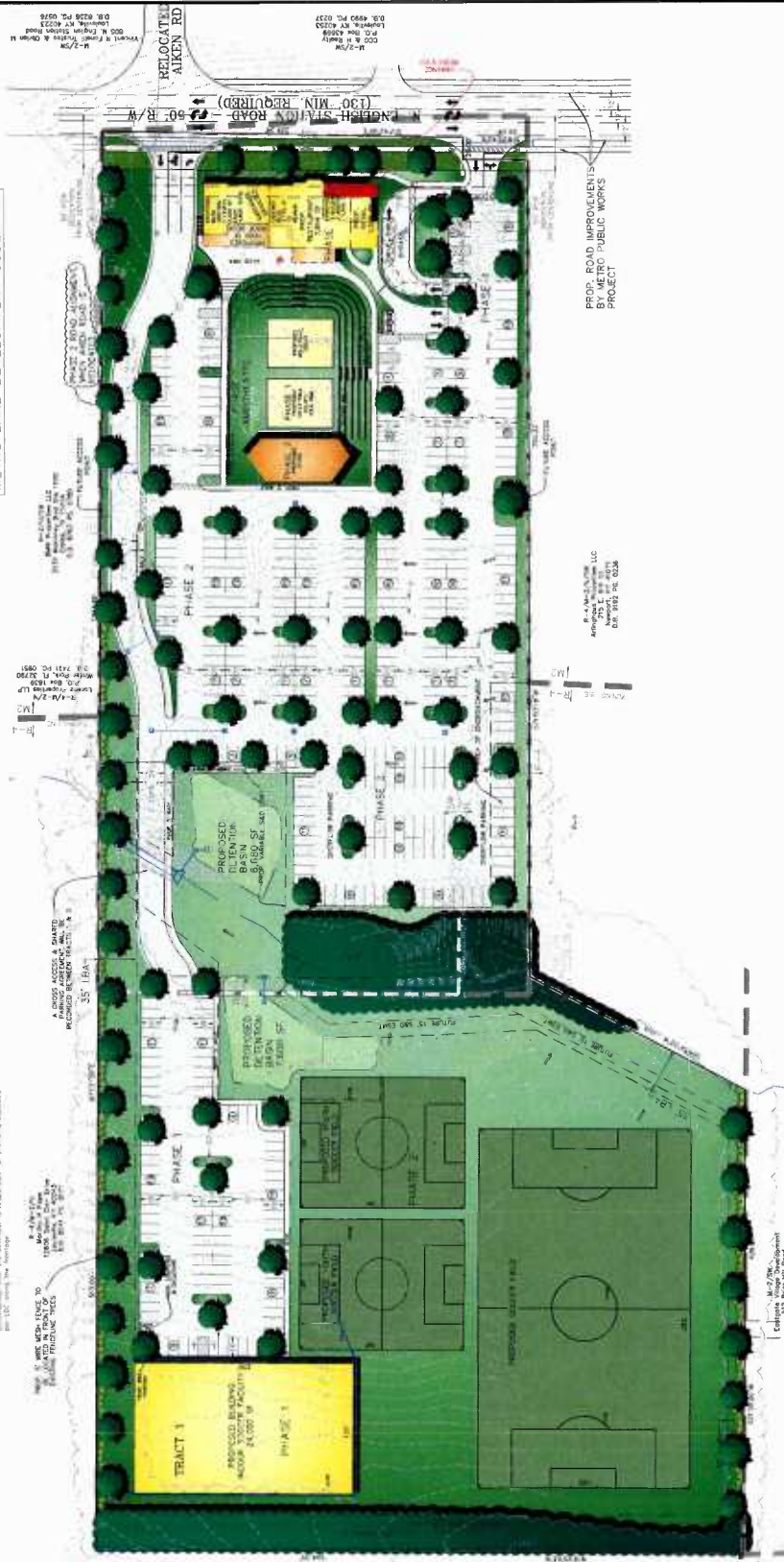
1. $\Delta CBA/12$
 2. $0.95 - 0.30 = 0.25$
 3. $A = 15.9$ AC
 4. $\Delta = 2.2$ MOYES
 5. $12.3 \div 15.9 \times 91/12 = 0.84$ AC-FT
 REQUIRED $x = 35.580$ CUFT
 REQUIRED PASSES = $14,280 \div 50$ FT

0.8 9.351 74.9074



LOCATION MAP
NOT TO SCALE

A CONDITIONAL USE PERMIT FOR AN AMPHITHEATER WAS GRANTED ON MAY 9, 2013 BY SECTION 4 2 47 OF THE JULY 2004 EDITION OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE

[illegible][illegible][illegible][illegible]

FIELD 2

FIELD 1

GOAL

7-10-84

8-4-79
Maple & Johnson
725 Columbia St. NW
D.R. 1038 PC 1782

8-4-79
Presbyterian Church
725 Columbia St. NW
D.R. 1038 PC 1782

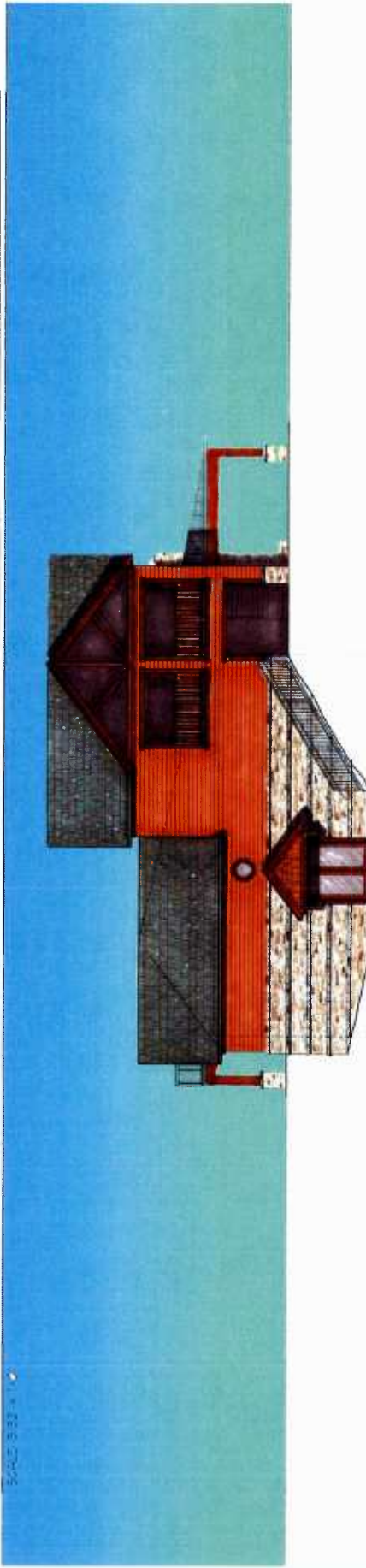
8-4-79
Towers & Associates
725 Columbia St. NW
D.R. 1038 PC 1782

	992,416 SF
AREA	245 (140,514 SF)
SEA	195 (112,550 SF)
UNDEVELOPED	35 (18,244 SF)
UNPAVED	185 (94,320 SF)
	195 (112,864 SF)

[illegible]



FRONT ELEVATION (EAST)



SIDE ELEVATION (NORTH)

SCALE: 3/32" = 1'-0"

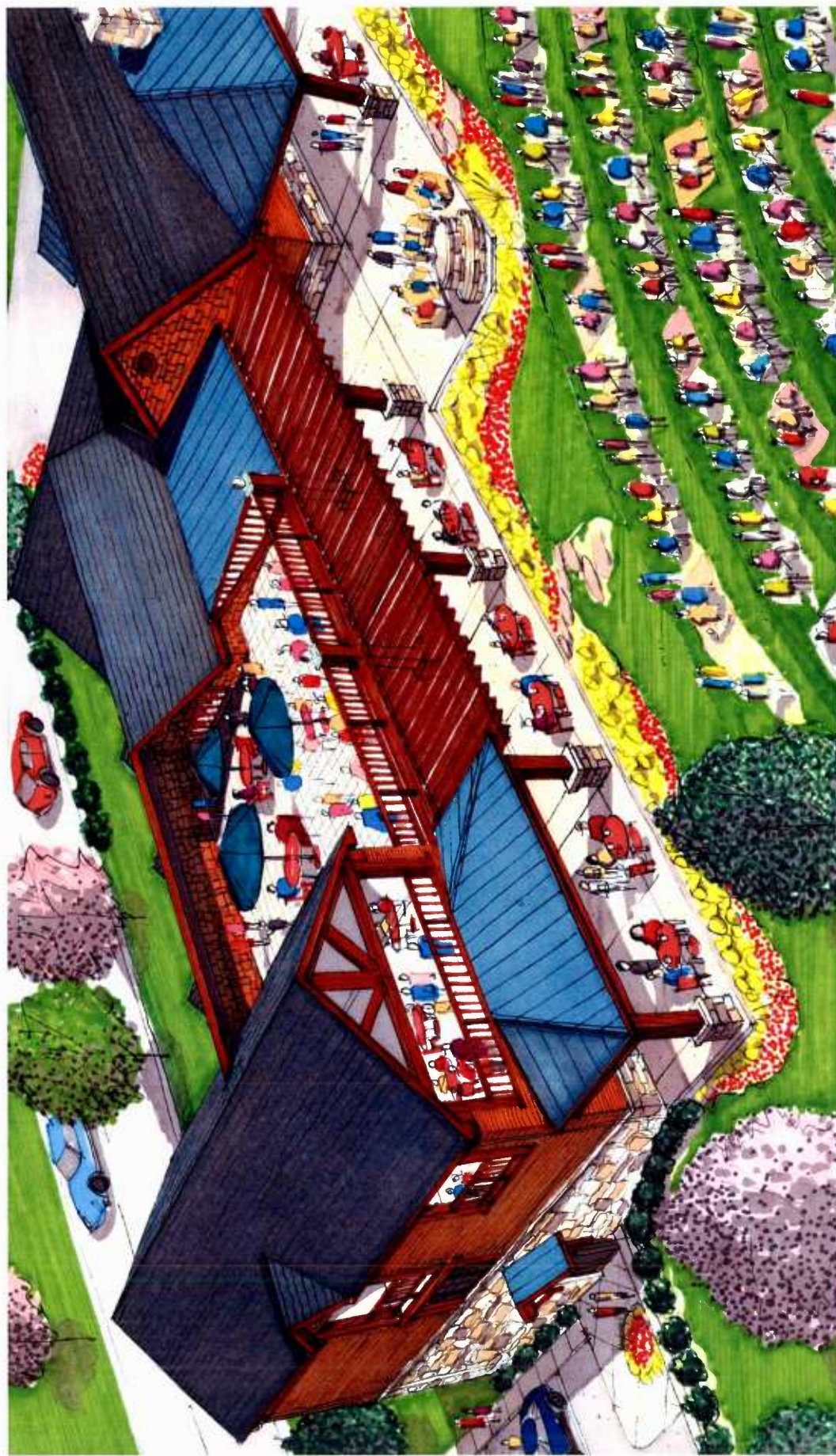
BLIND SQUIRREL, LLC
15405 CRYSTAL SPRINGS WAY
LOUISVILLE, KENTUCKY 40245
(502) 664-1778

BLIND SQUIRREL

600 NORTH ENGLISH STATION
LOUISVILLE, KENTUCKY 40223
JUNE 27, 2012

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ENGLISH STATION SPORTS FACILITY

ENGLISH STATION ROAD
LOUISVILLE, KENTUCKY
APRIL 30, 2013

BAYUS
design
WORKS

W O R K S
10050 Highland Drive, Suite 100 - Louisville, Kentucky 40223
6 502.426.8020 - F 502.426.0527 - tom@bayusdesign.com

PROPOSED FINDINGS OF FACT FOR VARIANCE

598 - 600 N. ENGLISH STATION ROAD

CASE NO. 14VARIANCE 1029

JUNE 9, 2014

WHEREAS, the Louisville Metro Board of Zoning Adjustment finds, based on the staff report, the evidence and testimony presented at the public hearing, including the applicant's justification and proposed findings of fact, that the requested variance from Section 5.3.4.D.3.a. of the Land Development Code to allow a proposed building addition on the property located at 598 – 600 N. English Station Road to encroach 13 feet into the 25-foot setback along a portion of the front property line will not adversely affect the public health, safety, or welfare or alter the essential character of the general vicinity because the setbacks, height, design and landscaping of the proposed building are consistent with buildings in the surrounding area; and the proposed building expansion aligns with the setback of the existing building, which was constructed in 1965, and the building addition previously approved under Case No. 16739;

WHEREAS, the Board further finds the requested variance will not cause a hazard or nuisance to the public because the building is centrally-located in the Suburban Workplace Form District where adequate utilities and infrastructure exist to support the proposed uses; the proposed building addition is visually compatible with the surrounding workplace uses, while also being sensitive to adjacent residential properties; new lighting will be directed down and away from adjoining residential properties and will comply with Land Development Code standards; and the proposed landscape buffers, setbacks, and screening will ensure that any visual, noise, and odor impacts to surrounding properties are adequately mitigated;

WHEREAS, the Board further finds the requested variance will not allow an unreasonable circumvention of the requirements of the zoning regulations because the proposed building addition will align with the setback of the existing building and approved expansion, will meet all landscape requirements of the Land Development Code, and will promote the efficient use of land and investment in existing infrastructure; and the proposed building addition will help bring a restaurant and coffee/wine shop to the area, which will provide much-needed commercial uses to serve area workers and residents;

WHEREAS, the Board further finds that special circumstances exist that do not apply to land in the general vicinity or in the same zone because the existing building that is proposed to be expanded was constructed in 1965 and does not meet the setback requirements of the Land Development Code; the applicant is not responsible for the location of the existing building because it was constructed prior to the time the applicant acquired the property and, therefore, the circumstances giving rise to the variance are not the result of actions taken by the

applicant subsequent to the adoption of the zoning regulation from which relief is granted; and the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and create an unnecessary hardship because if the variance is not granted, the applicant will be unable to utilize the property in a manner consistent with other properties in the area;

61180724.1