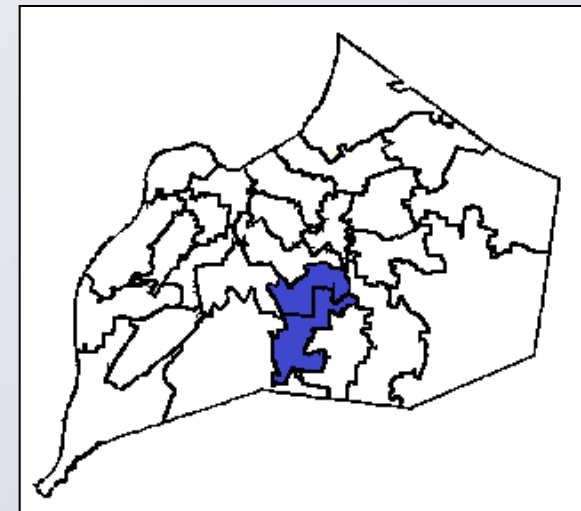
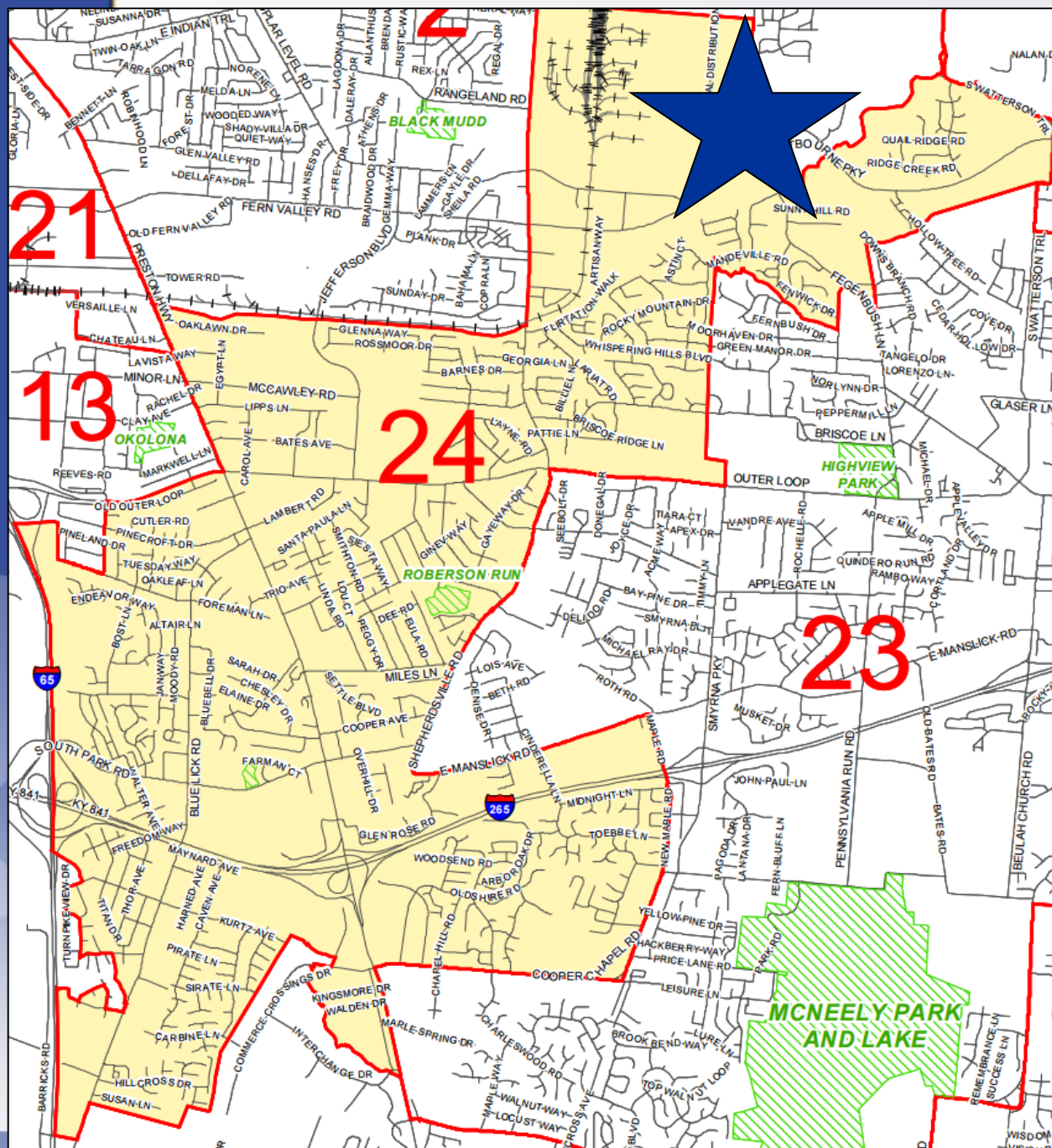


21-STRCLOSURE-0004 FEGENBUSH ROW CLOSURE



Planning & Zoning Committee
July 20, 2021



Fegenbush Road and
 Hurstbourne Parkway
 District 2 - Barbara
 Shanklin
 District 24 - Madonna
 Flood

21-STRCLOSURE-0004

Requests

- Closure of Public Right-of-Way

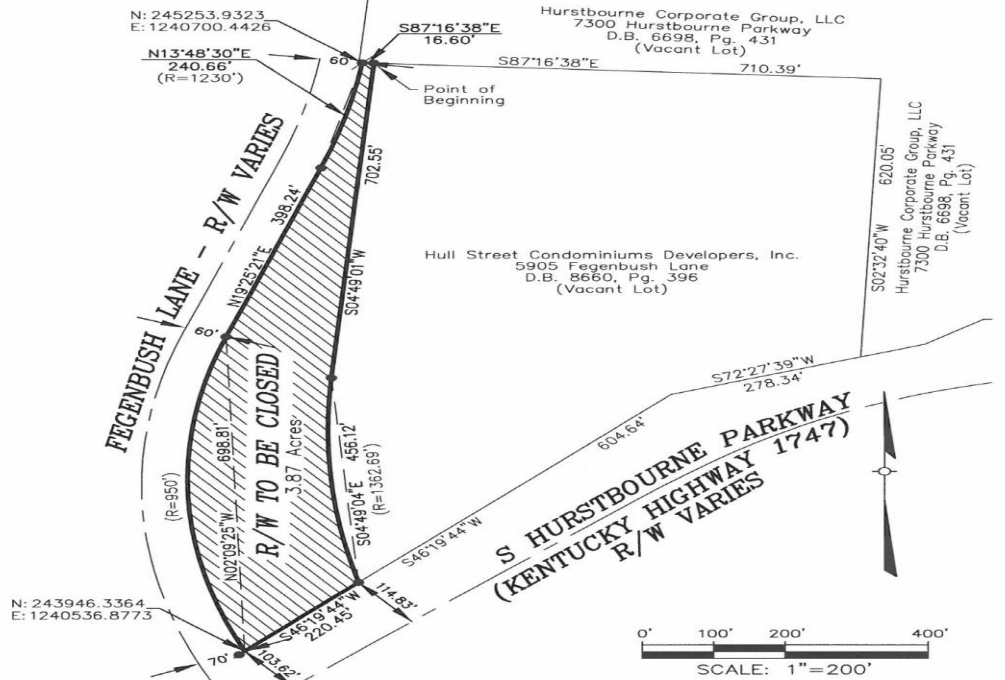
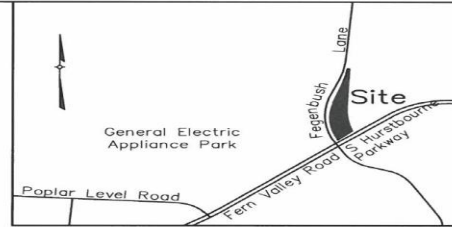
Project Summary

- 3.87 acres of public right-of-way to be closed and added to adjacent property at 5905 Fegenbush Ln.
- Area to be public utility easement until future development plan establishes defined easements for existing utilities.
- No alteration of existing roadway.

Proposed Plat

NOTES:

1. Case: 21-STRCLOSURE-0004
2. Please refer to the approved Case No. 9565 development plan for the proposed property lines and property consolidation.
3. No access to Kentucky Highway 1747 within the road closure area shall be granted as a result of this street closure.
4. The reference meridian used on this plat to determine the directions of the survey lines were based on the Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983.
5. The right-of-way being closed hereon shall become a temporary sanitary sewer, drainage, electric and water easement until permanent easements are recorded. The temporary easement shall be terminated upon the recording of the permanent easement.



G:\Current Projects\041651\DWG\Survey\041651 Rd Closure Plat, filed 03-15-21.dwg, 03/15/2021

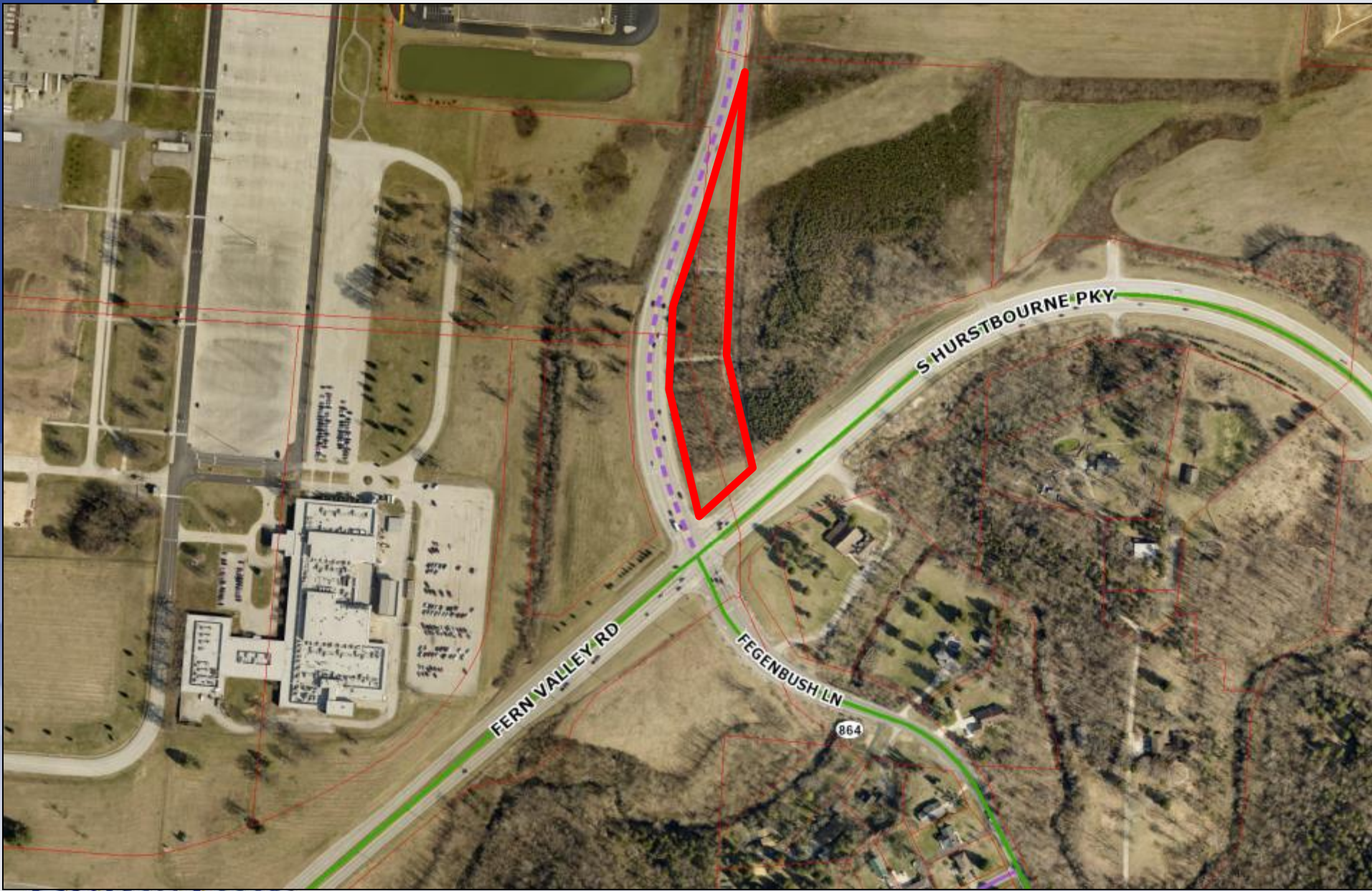
STATE OF KENTUCKY
 DAVID B. WINKLER
 LICENSED PROFESSIONAL LAND SURVEYOR

LAND SURVEYOR'S CERTIFICATE
 I hereby certify that this plat and survey were made under my supervision, and that the property lines shown hereon were obtained from recorded deeds or plats, and that only the property corners noted as monumented were located in the field.

David B. Winkler
 Surveyor's Signature #3492 3-18-21
 PLS# Date

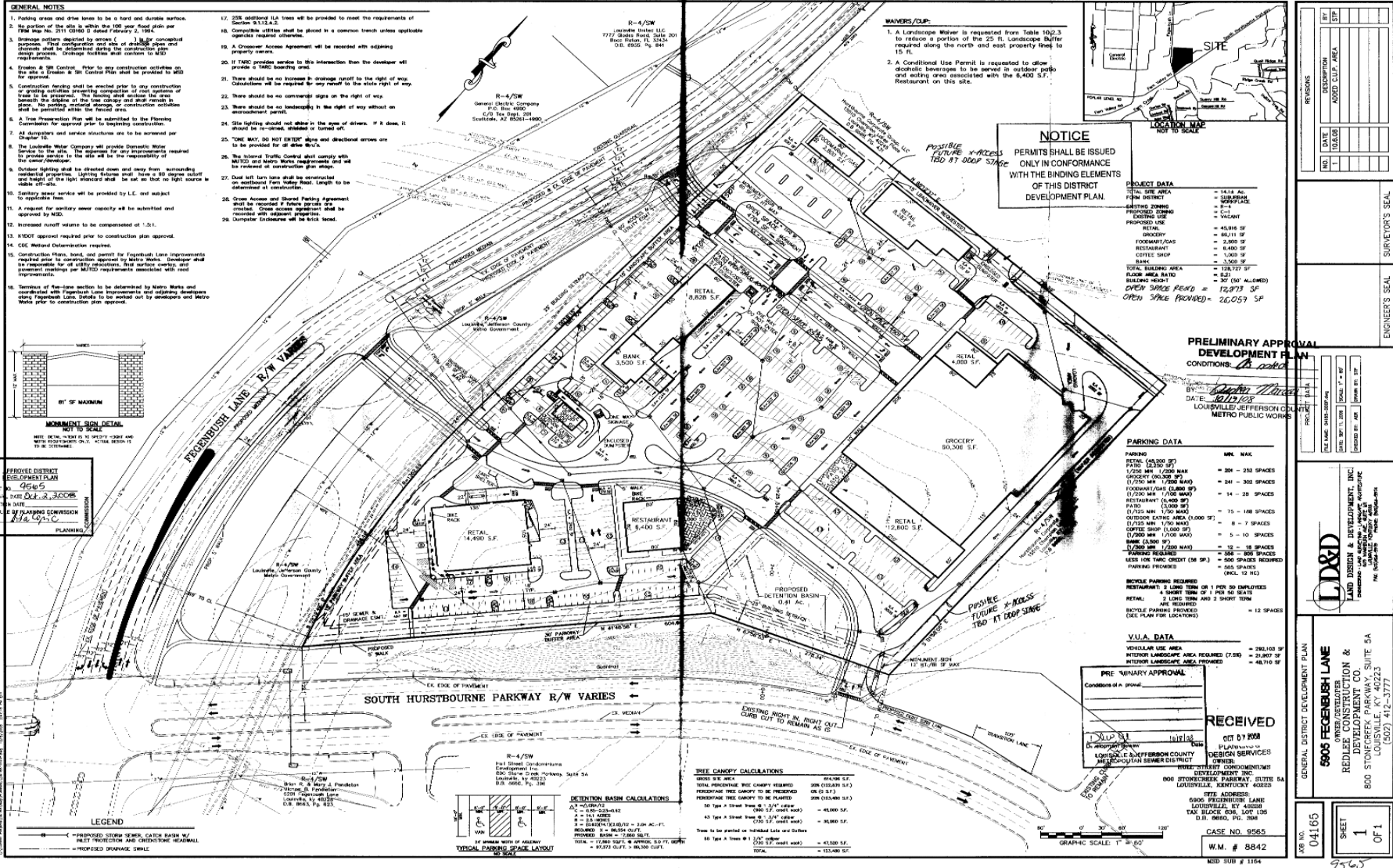
STREET CLOSURE PLAT
 Property of:
 COMMONWEALTH OF KENTUCKY
 200 MERO STREET
 FRANKFORT, KENTUCKY 40622
 ZONING: C-1 & R-4
 FORM DISTRICT: SUBURBAN WORKPLACE
LAND DESIGN & DEVELOPMENT, INC.
 Engineering Land Surveying Landscape Architecture
 503 Washburn Avenue, Suite 101, Louisville, Ky 40222
 phone (502) 426-9374 fax (502) 426-9375
 PLAT DATE: MARCH 15, 2021



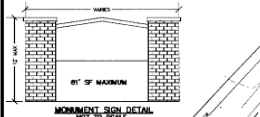


21-STRCLOSURE-0004

2008 Expired Development Plan



- ### GENERAL NOTES
1. Existing areas and drive lanes to be a hard and durable surface.
 2. No portion of the site within the 100 year flood plain per FEMA Map No. 2111 (OHIO) D dated February 2, 1985.
 3. Drainage pattern depicted by arrows (A, B, C, D) is conceptual in nature. Final collection and pipe of drainage lines and design of catch basins and manholes shall conform to MFD requirements.
 4. Erosion & Sediment Control: Prior to any construction activities on the site, an Erosion & Sediment Control Plan shall be provided to MFD for approval.
 5. Construction activities shall be conducted per any construction or grading activities preventing completion of rain systems of lines to be installed. The design shall include the appropriate signs for parking, entry, and exit. All other construction activities shall be identified within the fenced construction area.
 6. A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
 7. All excavations and service structures are to be screened per Chapter 10.
 8. The Louisville Water Company will provide Domestic Water Service to the site. The applicant for any improvements required to provide service to the site will be the responsibility of the applicant.
 9. Outdoor lighting shall be directed down and away from surrounding properties. Lighting fixtures shall have a 90 degree cutoff and height of the light fixture shall be set so that no light source is visible off-site.
 10. Sanitary sewer service will be provided by L.E. and subject to applicable laws.
 11. A request for sanitary sewer capacity will be submitted and approved by MFD.
 12. Increased runoff volume to be compensated at 1:5:1.
 13. EROSION CONTROL required prior to construction plan approval.
 14. C.D.C. Method Determination required.
 15. Construction Plans, bond, and permit for Fechenbush Lane improvements required prior to construction approved by Metro. Developer shall be responsible for utility relocation. Best surface quality and minimum required per MFD requirements shall be used.
 16. Final construction details to be determined by Metro. Metro and consultant will prepare Construction Details and approvals (separate sheet) Fechenbush Lane. Details to be noted out by applicant and Metro prior to construction plan approval.



METRO APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 4015

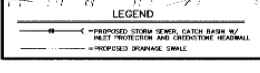
APPROVAL DATE 02-2-2006

ESTABLISH DATE

SIGNALS BY PLANNING COMMISSION

DATE 02/02/06

PLANNING



17. 25% additional I/LA trees will be planted to meet the requirements of Section 10.2.2.2.
18. Conventional utilities shall be located in a common trench unless applicant specifies required otherwise.
19. A Cross-over Access Agreement will be recorded with adjoining property owners.
20. If TRAC permits service to the intersection then the developer will provide a 10'0\"/>
- 21. There should be no increase in drainage runoff to the right of way. Calculations will be required for any runoff to the right of way.
- 22. There should be no commercial signs on the right of way.
- 23. There should be no landscaping in the right of way without an encroachment permit.
- 24. Site lighting should not glare in the eyes of drivers. If it does, it should be re-located, shielded or banded off.
- 25. "NO PARKING" signs and directional arrows are to be provided for all drive thru's.
- 26. The Island Traffic Control shall comply with MFD's and Metro's requirements and will be reviewed at construction plan stage.
- 27. Deck foot bars shall be constructed on an approved Form. Height to be determined at construction.
- 28. Crane Access and Signal Fielding Agreement shall be reviewed if future plans of multiple Cranes are approved and will be reviewed with applicant prior to construction. Dumpster Enclosures will be 8'0\"/>



METRO APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 4015

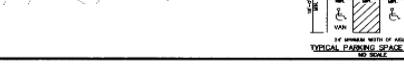
APPROVAL DATE 02-2-2006

ESTABLISH DATE

SIGNALS BY PLANNING COMMISSION

DATE 02/02/06

PLANNING



- ### WALKERS/CURB
1. A Landscape Waiver is requested from Table 102.3 to reduce a portion of the 25 ft. Landscape Buffer required along the north and east property lines to 15 ft.
 2. A Conditional Use Permit is requested to allow electronic banners to be served in outdoor patios and seating areas associated with the 6,400 S.F. Restaurant on the site.



METRO APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 4015

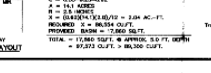
APPROVAL DATE 02-2-2006

ESTABLISH DATE

SIGNALS BY PLANNING COMMISSION

DATE 02/02/06

PLANNING



PROJECT DATA

TOTAL SITE AREA	= 1414 S.F.
PLANNING DISTRICT	= URBAN
EXISTING ZONING	= MAP 24
PROPOSED ZONING	= C-1
EXISTING USE	= VACANT
PROPOSED USE	= GROCERY
RETAIL	= 45,916 S.F.
RESTAURANT	= 6,221 S.F.
FOODMART/CAS	= 2,800 S.F.
COFFEE SHOP	= 1,000 S.F.
BANK	= 3,300 S.F.
TOTAL BUILDING AREA	= 138,727 S.F.
RETAIL AREA: BANK	= 3,300 (100% ALLOWED)
OVERALL STORE FLOOR	= 12,973 S.F.
OVERALL STORE PROVIDED	= 26,059 S.F.

PARKING DATA

RETAIL (2,800 SF)	125 SPACES
FOODMART (2,800 SF)	125 SPACES
RESTAURANT (6,200 SF)	14 SPACES
COFFEE SHOP (1,000 SF)	14 SPACES
BANK (3,300 SF)	14 SPACES
OUTDOOR PATIO AREA (1,000 SF)	14 SPACES
FOODMART (2,800 SF)	14 SPACES
COFFEE SHOP (1,000 SF)	14 SPACES
BANK (3,300 SF)	14 SPACES
LESS FOR TRUCK CREDIT (20 SP)	
PARKING PROVIDED	563 SPACES

VEHICLE DATA

RETAILER/RESTAURANT	= 282.00 SF
RETAILER LANDSCAPE AREA REQUIRED (7:25)	= 21,907 SF
RETAILER LANDSCAPE AREA PROVIDED	= 48,710 SF

PRE-SIGNATURE APPROVAL

Conditions of a permit.

DATE 02/02/06

LOUISVILLE Jefferson COUNTY METRO PUBLIC WORKS

RECEIVED

02/02/06

LOUISVILLE Jefferson COUNTY METRO PUBLIC WORKS

OFFICE OF THE CITY ENGINEER

000 STROMBERGER PARKWAY, SUITE 5A, LOUISVILLE, KENTUCKY 40223

OFFICE ADDRESS: 500 S. BRIDGEMAN BLVD., SUITE 100, LOUISVILLE, KY 40202

TAX MAP NO. 17-00-035

D.R. DESIGN, P.O. BOX 308

DATE 02/02/06

W.M. # 8842

NO. 04165

SHEET 1 OF 1

NOTICE

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

POSSIBLE FUTURE ACCESS TOB AT 800' STAGE

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

BY: [Signature]

DATE: 02/02/06

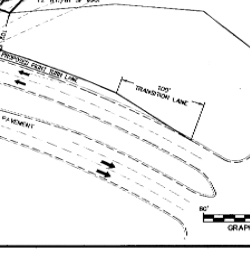
LOUISVILLE Jefferson COUNTY METRO PUBLIC WORKS

THREE CANOPY CALCULATIONS

30 Type A Street Sign	= 43,900 SF
40 Type A Street Sign	= 36,800 SF
50 Type A Street Sign	= 29,700 SF
TOTAL	= 110,400 SF
MINIMUM REQUIRED	= 110,400 SF
PROVIDED	= 110,400 SF

DETENTION BASIN CALCULATIONS

AREA	= 0.11 ACRES
DEPTH	= 4.0 FT
VOLUME	= 12,960 CU FT
PERMANENT STORAGE	= 12,960 CU FT
TOTAL	= 12,960 CU FT
MINIMUM REQUIRED	= 12,960 CU FT
PROVIDED	= 12,960 CU FT



NO.	DATE	BY
1	10/02/08	10/02/08

REVISIONS

ADD'D C.U.P. AREA

DATE: 10/02/08

BY: 10/02/08

NO. 1

DATE: 02/02/06

BY: [Signature]

LOUISVILLE Jefferson COUNTY METRO PUBLIC WORKS

DATE: 02/02/06

BY: [Signature]

LOUISVILLE Jefferson COUNTY METRO PUBLIC WORKS

DATE: 02/02/06

BY: [Signature]

LOUISVILLE Jefferson COUNTY METRO PUBLIC WORKS

DATE: 02/02/06

BY: [Signature]

LOUISVILLE Jefferson COUNTY METRO PUBLIC WORKS

DATE: 02/02/06

BY: [Signature]

LOUISVILLE Jefferson COUNTY METRO PUBLIC WORKS

Public Meetings

- LD&T meeting on 4/8/2021
- Planning Commission public hearing on 5/20/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the right-of-way closure passed by a vote of 9-0.