



District Development Plan Application

Louisville Metro Planning & Design Services

Case No.: 15DEVPLAN1048 Intake Staff: ZM

Date: 3/30/15 Fee: \$30100

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Application Type: Detailed District Development Plan Revised District Development Plan General District Development Plan

Project Description (e.g., retail center and office development, etc.): Food Service Small Business Incubator and Training Center

Project Name: Chef Space

Primary Project Address: 1812 West Muhammad Ali Blvd.

Additional Address(es): None

Primary Parcel ID: 002L00700000

Additional Parcel ID(s): None

of Residential Units: None Commercial Square Footage: 13,200

Proposed Use: Food Service Incubator Existing Use: Restaurant

Existing Zoning District: C-1 Existing Form District: Traditional Neighborhood

Deed Book(s) / Page Numbers²: DB 6293 PG 576

The subject property contains 2.66 acres. Number of Adjoining Property Owners: 6

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: Not Available Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Johnetta Roberts

Name: A. Todd Ott AIA

Company: Community Ventures

Company: CMW Inc.

Address: 811 South Second Street

Address: 400 E Vine Suite 400

City: Louisville State: KY Zip: 40203

City: Lexington State: KY Zip: 40507

Primary Phone: 1-502-566-6078

Primary Phone: 1-859-254-6623

Alternate Phone: 1-502-299-4806

Alternate Phone: 1-859-576-1815

Email: jroberts@cvcky.org

Email: ato@cmwaec.com

Owner Signature (required): 

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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Brad Boaz ASLA

Company: _____

Company: CMW Inc

Address: _____

Address: 400 E Vine Suite 400

City: _____ State: _____ Zip: _____

City: Lexington State: KY Zip: 40507

Primary Phone: _____

Primary Phone: 1-859-254-6623

Alternate Phone: _____

Alternate Phone: 1-859-361-1267

Email: _____

Email: bboaz@cmwaec.com

Verification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

A. Todd Ott AIA, in my capacity as Architect, hereby *representative/authorized agent/other*

certify that Community Ventures is (are) the owner(s) of the property which *name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 3/30/15

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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District Development Plan Justification:

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

- 1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

Small urban street trees only. No other botanical, topographical or environmental assets. All existing landscape is being preserved. This plan provides for a small increase in sodded areas on this site. This site lies within the Russell National Register Historic District. No asset in this district is compromised by this adaptive reuse of this building.

- 2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

Yes. Vehicular and pedestrian traffic in the community remains unchanged. The on site vehicular traffic patterns are improved with the deletion of an old drive through lane along the building edge.

- 3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Yes. The existing condition as it relates to this question remains unchanged.

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- 4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

Yes. The existing storm water management on the site remains unchanged. The gross impervious area of the site is decreased marginally with the deletion of the drive through lane along the side of the building. This is replaced in part with landscape.

- 5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

Yes. The site design remains largely unchanged. Two fenced areas are added to the site. These are composed of brick fence post and a decorative all aluminum vertical square tube picket fencing. The fence is finished in a mat black color.

- 6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

Yes. Use is in conformance with land development code.

ISDENP1211078



Land Development Report

March 30, 2015 11:17 AM

[About](#) [LDC](#)

Location

Parcel ID: 002L00700000
Parcel LRSN: 8000263
Address: MULTIPLE ADDRESSES

Zoning

Zoning: C1
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: 09-012-93
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: RUSSELL
Urban Renewal: YES
Enterprise Zone: YES
System Development District: NO
Historic Site: YES - MULTIPLE

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: YES
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0024E, 21111C0025E

Protected Waterways

Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
 Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO189 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

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