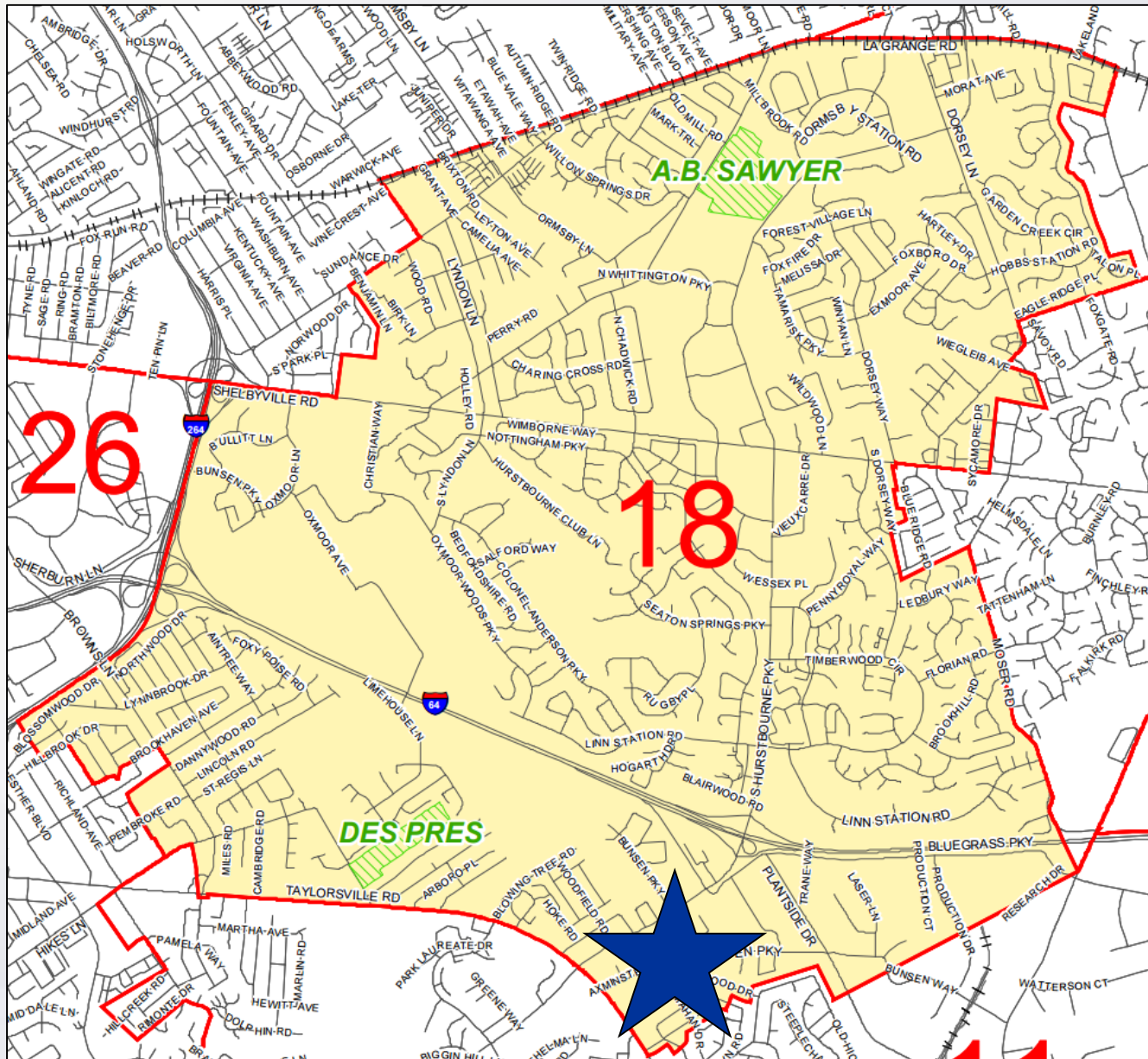
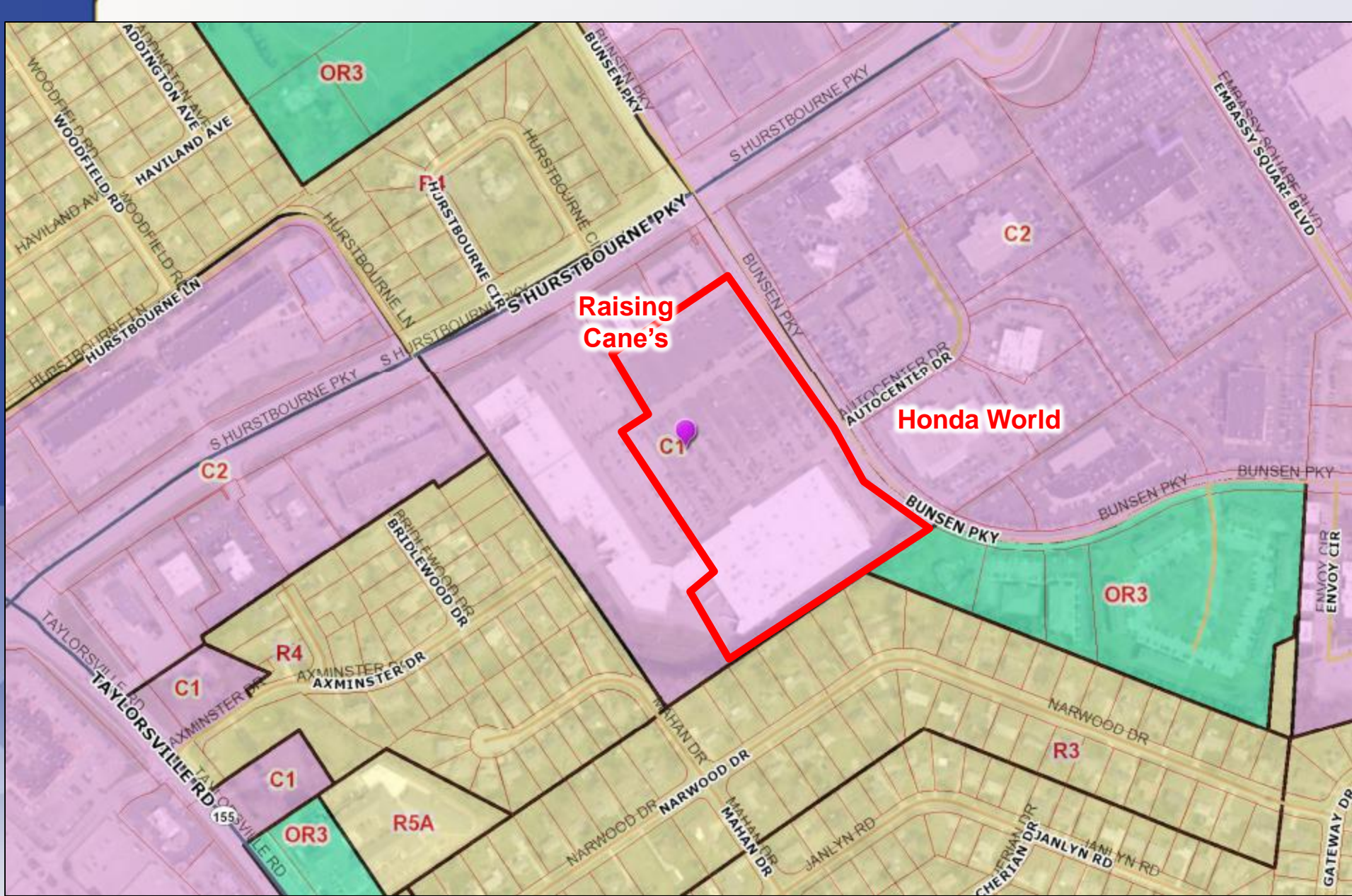


19ZONE1011 TOWNFAIR CENTER REZONING



Planning & Zoning Committee
July 16, 2019







Requests

- Zoning change from C-1 to C-2 on 11.9 acres
- Removal of General Plan Binding Elements from docket 09-67-85 from the subject site
- Detailed District Development Plan with Binding Elements

Case Summary

- Existing structure to remain.
- No new construction is proposed.
- The vacant Walmart site is proposed to be used as an indoor entertainment complex such as a fun park with potentially associated restaurants.

Site Photos-Subject Property

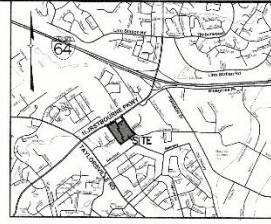
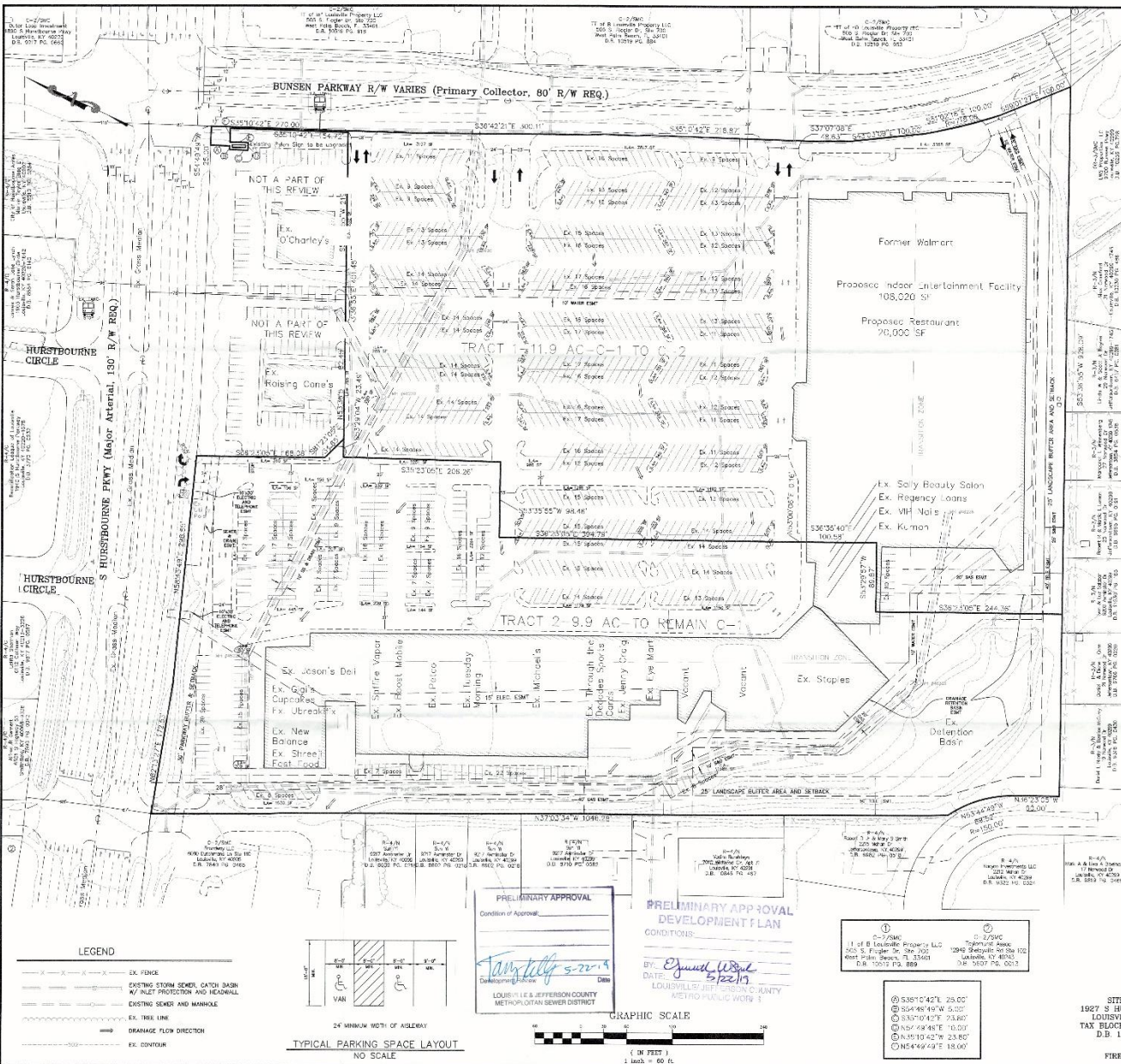
View from S
Hurstbourne
Parkway



View from
Within the
Center



METRO
Louisville



THE PURPOSE OF THIS REVISION IS TO REZONE TRACT 1 TO C-2 AND TO UTILIZE THE FORMER WALMART BUILDING AS AN INDOOR ENTERTAINMENT FACILITY.

PROJECT DATA

TOTAL SITE AREA	= 27.74 AC.
EXISTING ZONING	= C-1
PROPOSED ZONING-TRACT 1-11.9 AC	= C-2
PROPOSED ZONING-TRACT 2-9.9 AC	= C-1
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= COMMERCIAL SHOPPING CENTER
EXISTING BUILDING AREA	= 104,880 SF
EXISTING FLOOR AREA RATIO	= 3.75
PARKING REQUIRED	= 420 SP
SHOPPING CENTER - 104,880 SF	= 525 SP
5 SP/1,000 SF LEASABLE AREA MIN.	= 216 SP
5 SP/1,000 SF LEASABLE AREA MAX.	= 540 SP
INDOOR ENTERTAINMENT FACILITY - 106,020 SF	= 1,000 PERSON CAPACITY
1 SP/5 PERSONS MAX. CAPACITY	= 200 SP
1 SP/2 PERSONS MAX. CAPACITY	= 500 SP
TOTAL PARKING PROVIDED	= 636 SP, 1,665 SP
LESS 10% PARK REDUCTION	= 753 SP, 1,496 SP
TOTAL PARKING REQUIRED	= 995 SP
ADA SPACES REQUIRED	= 20 SP
ADA SPACES PROVIDED	= 37 SP
EXISTING VEHICULAR USE AREA	= 540,056 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 38,385 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 38,385 SF

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - State Highway encroachment permit will be required for the entrance.
 - No increase in orange run off to state roadways.
 - There shall be no commercial signs in the Right of Way.
 - There shall be no landscaping in the Right of Way without an encroachment permit.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing encroachment of road systems of trees to be preserved. The fencing shall enclose the area beneath the original of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - KTC permit will be required prior to construction plan approval.
 - Chapter 10 is not applicable per Section 10.1.2 & 10.2.2 of the Louisville Metro Land Development Code because there is no increase in building or parking lot square footage.
 - Owner/Developer will remove trash from TARD stop as needed.
 - Dumpsters will be located and screened compliant with applicable sections of the Land Development Code.

- MSD NOTES:**
- Sanitary sewer service is provided by connection. A downstream capacity report has been approved.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 0111 C (008.3) dated December 5, 2006.
 - Drainage pattern depicted by crosses (x) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 - Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - Comestible utilities shall be placed in a common trench unless otherwise required by appropriate codes.
 - No site construction is proposed as a result of this zoning application.

REVISIONS

NO.	DATE	DESCRIPTION
1	4/17/19	ADDED REVISION AREA
2	5/17/19	REVISED REVISION AREA

ENGINEER'S SEAL: SURVAYTOR'S SEAL

PROJECT DATA

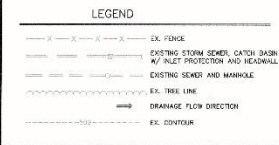
PREPARED BY:	DATE:
CHECKED BY:	DATE:
DESIGNED BY:	DATE:

L&D
LAND DESIGN & DEVELOPMENT, INC.
11501 NORTHLAKE DR.
JEFFERSONVILLE, KY 40318
502.875.1111

REVISED DETAILED DISTRICT DEVELOPMENT PLAN

TOWN-FAIR SHOPPING CENTER
OWNER: DAVID WALKER
HURSTBOURNE TOWNFAIR STATION LLC
11501 NORTHLAKE DR.
JEFFERSONVILLE, KY 40318
402-494-4249

DATE: 12/03
SHEET 1 OF 1



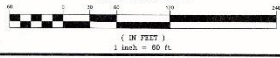
PRELIMINARY APPROVAL
Condition of Approval:

Tammy Kelly
DIRECTOR OF PERMITS
LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *Edward W. Boyd*
DATE: 5/22/19
LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



- ① 536°10'42" E 25.00'
- ② 554°46'44" W 5.20'
- ③ 535°04'27" W 23.80'
- ④ 162°49'48" E 10.00'
- ⑤ 145°10'42" W 23.80'
- ⑥ 154°49'49" E 18.00'

SITE ADDRESS:
1927 S HURSTBOURNE PKY
LOUISVILLE, KY 40220
TAX BLOCK 2492, LOT 0028

SITE ADDRESS:
1915 S HURSTBOURNE PKY
LOUISVILLE, KY 40220
TAX BLOCK 2492, LOT 0022

FIRE PROTECTION DISTRICT - JEFFERSONTOWN - MCMAN

RELATED CASES:
18839
8-253-89
04821
9-67-85
WM#10825

Public Meetings

- Neighborhood Meeting on 2/28/2019
 - Conducted by the applicant (6 people attended).
- LD&T meeting on 4/25/2019 and 5/16/2019
- Planning Commission public hearing on 6/6/2019
 - One person spoke in opposition.
 - The Commission recommended approval of the zoning map amendment from C-1 to C-2 with a vote of 6-0 (four members were not present).