

18ZONE1014

TOPGOLF AT OXMOOR CENTER



Louisville Metro Planning Commission Public Hearing

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Requests

- **Change-in-Zoning** from C-1 to C-2, Commercial
- **Conditional Use Permit** for Golf Driving Range (LDC 4.2.58)
- **Variances**
 1. **Variance** from Land Development Code (LDC), section 5.3.3.C.2.a to allow the primary structure to exceed the maximum street side yard setback of 275' along Christian Way and Oxmoor Lane as shown on the revised detailed district development plan
 2. **Variance** from LDC, section 5.3.3.C.2.d to exceed the maximum permitted height of 150' to allow a pole height of 175' for driving range netting
 3. **Variance** from LDC, section 4.8.3 to allow for parking facility encroachments into the 100' protected waterway buffer as shown on the revised detailed district development plan
- **Waiver** of LDC, section 10.2.10 to allow for parking facility encroachments into the required 15' Vehicle Use Area Landscape Buffer Area (VUA LBA) as shown on the revised detailed district development plan
- The Planning Commission shall consider for approval or denial the Lighting Report and installation of outdoor lighting in excess of 1,800 lumens located at a height greater than 30'
- **Revised Detailed District Development Plan** for golf driving range and entertainment center

Site Context



Site Context



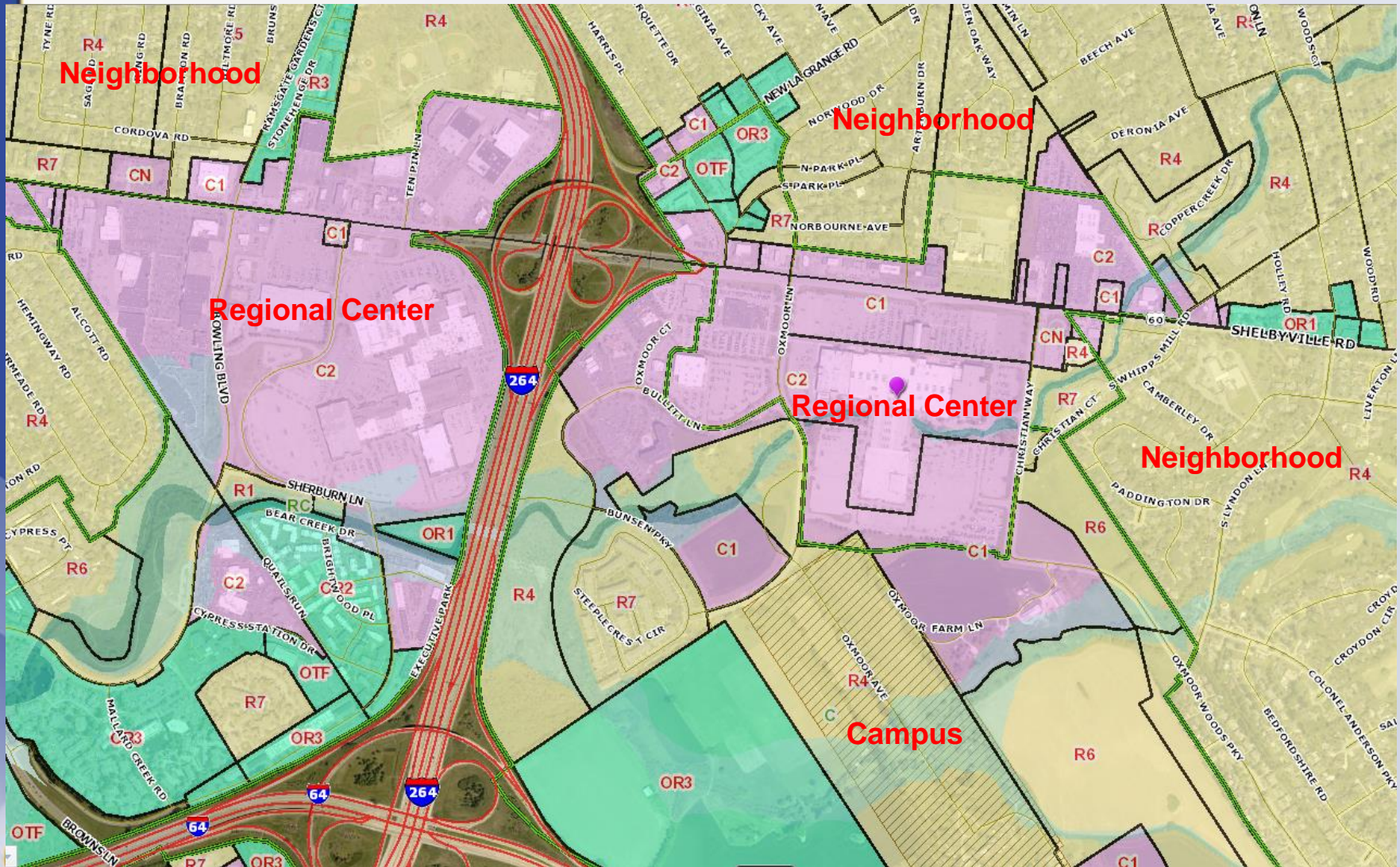
Case Summary

- Redevelopment of former anchor department store (Sears) at Oxmoor Center shopping facility for proposed 62,103 sq. ft. entertainment center and golf driving range
- A C-2, Commercial zoning district with Conditional Use Permit is required for a golf driving range
- Subject Site is located in the Regional Center form district along Shelbyville Road, a major arterial roadway, with direct access to Interstate-264
- Primary entrance and vehicular/pedestrian access will be oriented to face Oxmoor Lane with driving range bays facing Christian Way
- Existing parking facilities will be improved to include interior landscape areas (ILA) and pedestrian connections from proposed public sidewalks
- Drive lanes along the periphery of the development site at the rear will be reconfigured for continued connectivity

Case Summary

- A variance to allow encroachments into the protected waterway buffer and landscape waiver are needed for improvements. The current extent of improvements remains relatively unchanged.
- The subject site contains frontage on two roadways and each requires a maximum setback of 275'. The facility is centrally located in the area of the former department store.
- Poles supporting the golf driving range netting are subject to the maximum building height required for structures; thus, a height variance of 25' is being requested.
- A development case history is provided on page 18 of the staff report (Attachment 3). The rezoning of the Bullitt Trust property began in 1965 (pre-plan certain)

Zoning & Form Districts



Southwest Corner (Oxmoor Lane)



Rear Access Lane



Southeast Corner (Christian Way)



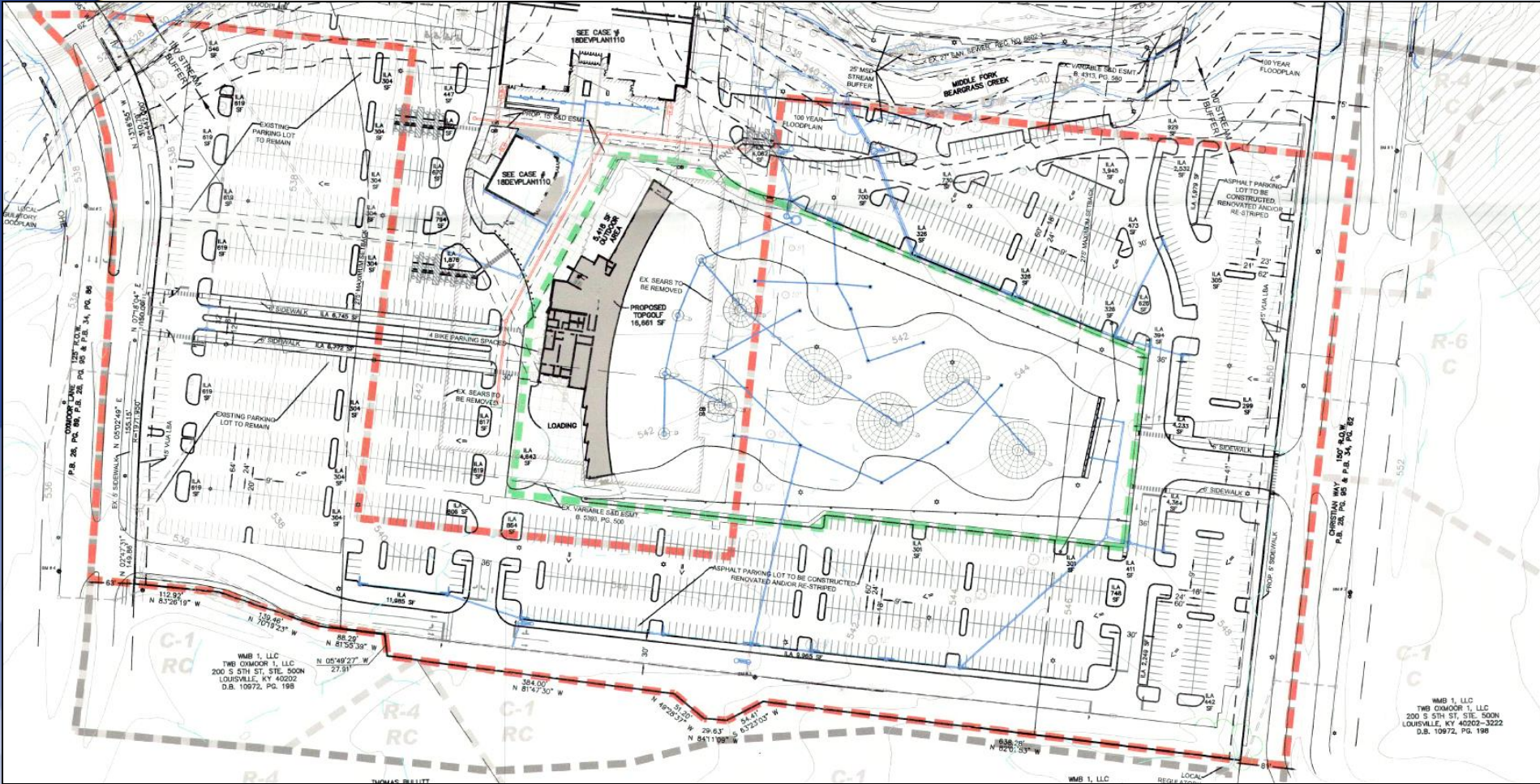
East (Christian Way)



Looking East from Subject Site



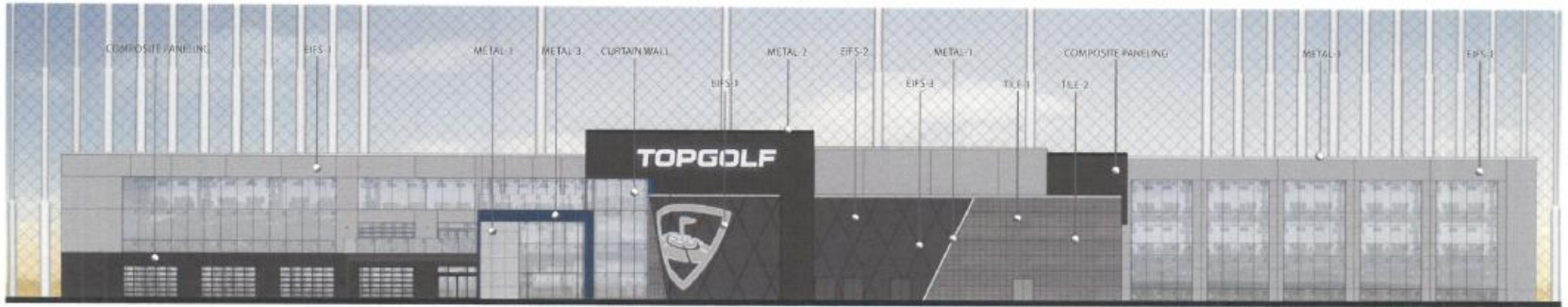
Development Plan



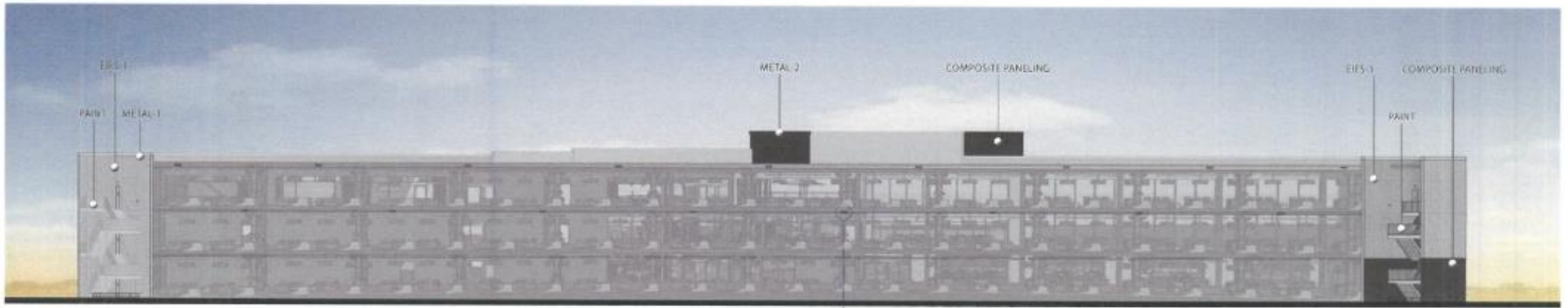
Renderings



Renderings



West Elevation



East Elevation

RED FIELD LIGHT (TYP.)

0' 16' 32' 6'



North View

North Elevation

16' 32'

Interested Party Comments

Communications have been made available online throughout the process and prior to the Public Hearing. A comprehensive record of all interested party communication is contained in the case file on record in the offices of the Louisville Metro Planning Commission. This record was made available to the Planning Commission prior to the Public Hearing. Additional material submitted after publication has been provided to the Commission.

Technical Review

Parking: Multiple parking waivers have been approved with the development and redevelopment of Oxmoor Center. No parking waiver has been requested at this time and parking meets or exceeds the current minimum standards.

Traffic and Air Quality: A Traffic Impact Study was provided. It concluded that a manageable impact remaining within acceptable limits would occur. No improvements to the roadway system were recommended.

Noise: A sound level assessment was provided. It concluded that there would be not be a significant change to the existing levels in the area. The results of the sound level assessment indicated that during the hours of 11 PM to 1 AM a “barely perceptible” change in sound from ambient levels can be heard at the exterior of the nearest residential properties

Hurstbourne Transportation Study and Small Area Plan: The plan was not fully adopted by the legislative body

Technical Review

Lighting: Lighting is regulated by LDC 4.1.3, see pages 3-4 of the staff report for full discussion. Based on the provided information and testimony at the Public Hearing, the Planning Commission must decide to approve or deny the height of the proposed field lighting and the lighting plan.

- A Lighting Report (lighting plan) was provided.
- A technical guide for the proposed fixture was provided
- Field lighting is located at 28' and 40'
- Evidence indicates that lighting will be aimed and focused on the outfield of the golf driving range and light trespass is minimized
- Evidence suggests that glare from proposed fixtures can be highly controlled
- No residential uses are present within 500' of the facility.
- No waivers have been requested of Chapter 4.1.3

Staff Finding

- The proposed C-2, Commercial zoning district, conditional use permit for golf driving range, and revised detailed district development plan conform to the Comprehensive Plan for reasons explicitly detailed in staff report
- The proposed district builds upon an existing regional shopping center within a Regional Center form district
- A Regional Center form district is designed to reflect a market area serving a population of at least 100,000
- The proposed district is consistent with the high intensity of uses found within the form
- The proposal incorporates a regional attraction and destination point along an arterial roadway with direct access to an interstate

Staff Finding

- The proposal provides a high level of pedestrian, vehicular, and transit connectivity
- Impacts of lighting, traffic, noise, and parking appear to be appropriately mitigated and conformance with the Comprehensive Plan has been demonstrated
- The entertainment center provides building materials that increase the new development's compatibility and consistency with materials found on current retail and entertainment development in the general vicinity and throughout Louisville Metro
- The requested variances and waiver appear to be adequately justified and meet the standard of review contained in staff's analysis beginning on page 8 of the Staff Report.

Required Actions

- **RECOMMEND** to the Louisville Metro Council that the change in zoning from C-1, Commercial to C-2, Commercial on property described in the attached legal description be **APPROVED** or **DENIED**
- **APPROVE** or **DENY** the **Conditional Use Permit** for a Golf Driving Range (LDC 4.2.58)
- **APPROVE** or **DENY** the requested **Variances**:
 1. **Variance** from Land Development Code (LDC), section 5.3.3.C.2.a to allow the primary structure to exceed the maximum street side yard setback of 275' along Christian Way and Oxmoor Lane as shown on the revised detailed district development plan
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- **APPROVE** or **DENY** the **Waiver** of LDC, section 10.2.10 to allow for parking facility encroachments into the required 15' Vehicle Use Area Landscape Buffer Area (VUA LBA) as shown on the revised detailed district development plan
- **APPROVE** or **DENY** the installation of outdoor lighting in excess of 1,800 lumens located at a height greater than 30' and the Lighting Report
- **APPROVE** or **DENY** the **Revised Detailed District Development Plan** for golf driving range and entertainment center subject to the deletion of existing binding elements for the redevelopment site only and proposed binding elements beginning on page 31 of the Staff Report.