

15CUP1021
11400 Main Street



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planner II

August 3, 2015

Request

- Conditional Use Permit to allow outdoor alcohol sales/consumption in a C-1 zoning district.

Zoning/Form Districts

- Subject:
Existing: C-1/SMC
Proposed: C-1/SMC
- North: C-1/SMC
- South: C-1/SMC
- East: CN, OR-2/SMC
- West: C-1/SMC



Aerial Photo/Land Use

- Subject:
 - Existing: Vacant
 - Proposed: Restaurant
- North: Commercial
- South: Commercial
- East: Office
- West: Parking



Looking West and North



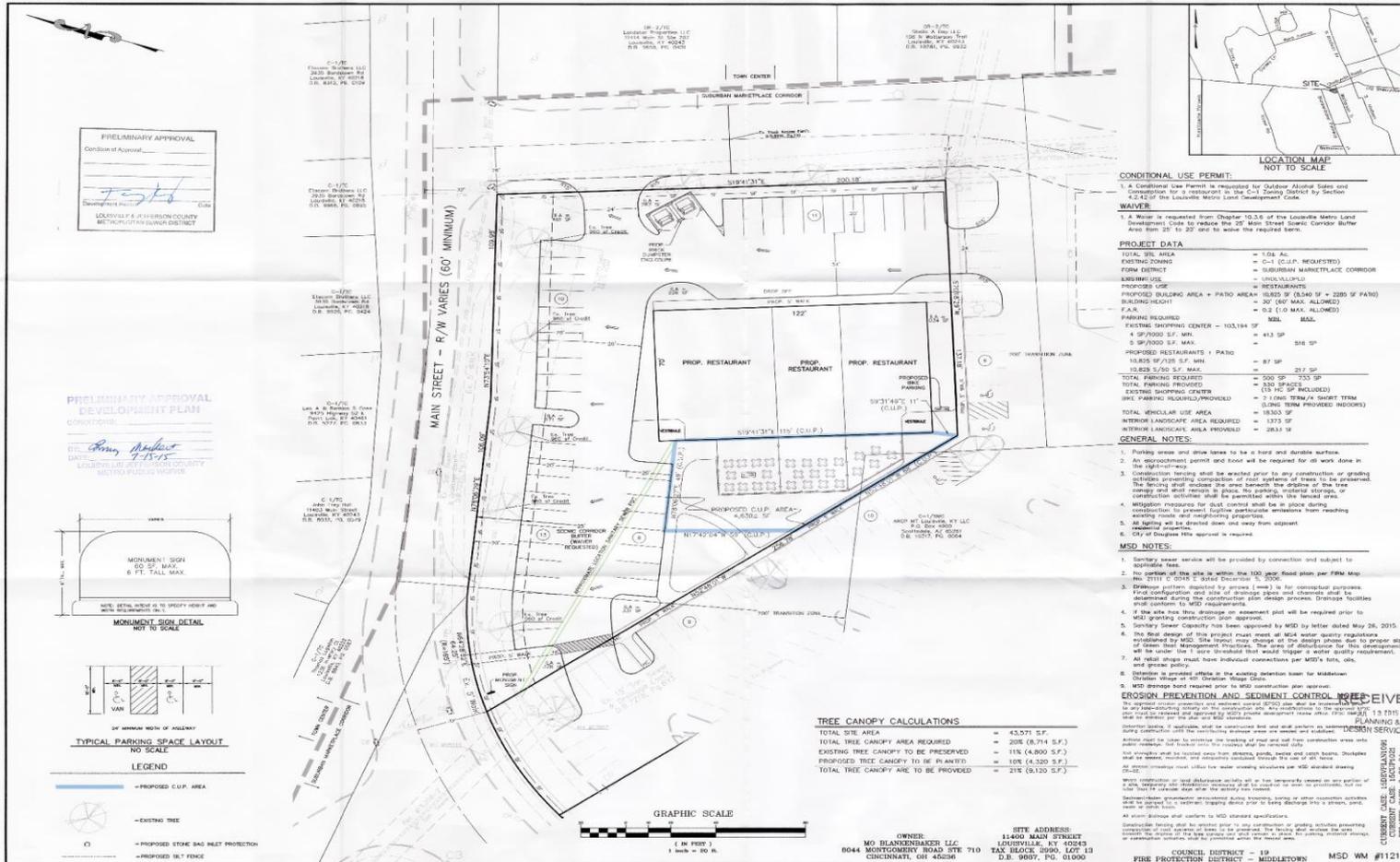
Looking Northwest/Southwest



Main Street/Existing Development

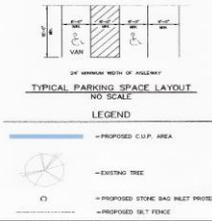
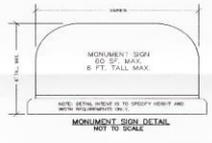


Applicant's Development Plan



PRELIMINARY APPROVAL
 Condition of Approval: _____
 Date: _____
 Signature: _____
 DEVELOPER: L&D DESIGN SERVICES, LLC
 14500 BARK STREET, SUITE 100
 LOUISVILLE, KY 40243
 TEL: 502.261.1111 FAX: 502.261.1112

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
 CONDITIONS:
 DATE: _____
 SIGNATURE: _____
 CITY OF LOUISVILLE
 METRO PLANNING DEPARTMENT



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	43,571 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	205 (6.714 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	115 (4,800 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	10% (4,320 S.F.)
TOTAL TREE CANOPY ARE TO BE PROVIDED	=	21% (9,120 S.F.)

OWNER: MD BLANKENBACH LLC
 8044 MONTGOMERY ROAD STE 710
 CINCINNATI, OH 45226

SITE ADDRESS: 14500 BARK STREET
 LOUISVILLE, KY 40243
 TAX BLOCK 3990, LOT 13
 D.B. 9887, PG. 01090

CONDITIONAL USE PERMIT:
 1. A Conditional Use Permit is requested for Outdoor Alcohol Sales and Consumption for 100' Setback from the City Center District by Section 15.02.01 of the Louisville Metro Land Development Code.
WAIVER
 1. A Waiver is requested from Chapter 10.3.6 of the Louisville Metro Land Development Code to reduce the 20' Main Street Setback Corner Buffer Area from 20' to 20' and to waive the required term.

PROJECT DATA

TOTAL SITE AREA	=	1.02 AC.
EXISTING ZONING	=	C-1 (C.U.P. REQUIRED)
FORM DISTRICT	=	COMMERCIAL MARKETPLACE CORRIDOR
EXISTING USE	=	UNDEVELOPED
PROPOSED USE	=	RESTAURANTS
PROPOSED BUILDING AREA + PATIO AREA	=	18,825 SF (1,340 SF + 2285 SF PATIO)
BUILDING HEIGHT	=	30' (24' MAX. ALLOWED)
F.A.R.	=	0.1 (0.0 MAX. ALLOWED)
PARKING REQUIRED	=	NBL, MBL
EXISTING SHOPPING CENTER	=	103,194 SF
4 SP/7000 S.F. MAX.	=	413 SP
2 SP/3000 S.F. MAX.	=	216 SP
PROPOSED RESTAURANTS + PATIO	=	18,825 SF/710 S.F. MAX.
10,825 S.F./217 S.F. MAX.	=	87 SP
TOTAL PARKING REQUIRED	=	500 SP/ 753 SF
TOTAL PARKING PROVIDED	=	520 SP/ 753 SF
EXISTING SHOPPING CENTER	=	153 SP/ 217 SF
NEW PARKING (BLANK/PROVIDED)	=	2 LONG TERM / 4 SHORT TERM
TOTAL VEHICULAR USE AREA	=	18,825 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	1,373 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	283.1 SF

- GENERAL NOTES:**
- Parking areas and snow lanes to be hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - Construction fencing shall be installed prior to any construction or grading activities protecting composition of road systems of trees to be preserved. The fencing shall include signs and barriers. The details of the fencing and 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 nearby roads and neighboring properties.
 - All storm water will be directed down and away from adjacent properties.
 - Other requirements shall be approved as required.

- MSD NOTES:**
- Sanitary sewer service will be provided by connection and subject to applicable utility rules.
 - No portion of the site is within the 100' year flood plain per FEMA Map 13057T C 0218 - Special Flood Hazard Risk.
 - Disturbance performed by a contractor is for construction purposes. Final configuration and site of disturbance shall be approved during the construction plan design process. Disturbance activities shall conform to MSD requirements.
 - If the site has any drainage on an easement plot will be required prior to MSD grading construction sign approval.
 - Sanitary Sewer Capacity has been approved by MSD by letter dated May 26, 2015.
 - The final design of this project must meet all local water quality regulations established by MSD. Site review may change as the design evolves due to proper siting of these water management structures. The design shall conform to the requirements of the local water quality regulations.
 - All retail shops must have individual connections per MSD's fire, oil, and gas rules.
 - Materials to be provided at the existing detention basin for Middlebrook District where all City Center shops exist.
 - MSD drainage bond required prior to MSD construction plan approval.
- EROSION PREVENTION AND SEDIMENT CONTROL RECEIVED**
- CONSTRUCTION PLAN AND EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE REVIEWED AND APPROVED BY MSD PRIOR TO CONSTRUCTION. ANY CHANGES TO THE CONSTRUCTION PLAN SHALL BE REVIEWED AND APPROVED BY MSD PRIOR TO CONSTRUCTION. THE DESIGN SHALL BE REVIEWED AND APPROVED BY MSD PRIOR TO CONSTRUCTION. THE DESIGN SHALL BE REVIEWED AND APPROVED BY MSD PRIOR TO CONSTRUCTION. THE DESIGN SHALL BE REVIEWED AND APPROVED BY MSD PRIOR TO CONSTRUCTION.
- PLANNING & DESIGN SERVICES**
 L&D DESIGN SERVICES, LLC
 14500 BARK STREET, SUITE 100
 LOUISVILLE, KY 40243
 TEL: 502.261.1111 FAX: 502.261.1112
- COUNCIL DISTRICT - 19**
FIRE PROTECTION DISTRICT - MIDDLETOWN MSD WM #11212



NO.	DATE	REVISIONS	DESCRIPTION

PROJECT DATA	DATE: _____
PROJECT NO.	15CUP1021
DATE: _____	SCALE: AS SHOWN
DATE: _____	SCALE: AS SHOWN
DATE: _____	SCALE: AS SHOWN

L&D
 L&D DESIGN SERVICES, LLC
 14500 BARK STREET, SUITE 100
 LOUISVILLE, KY 40243
 TEL: 502.261.1111 FAX: 502.261.1112

LOUNO
 METROPLANNING
 CNL CONSULTING & DEVELOPMENT, INC.
 6555 SARA LOMA DRIVE
 LOUISVILLE, KY 40205
 TEL: 502.261.1111 FAX: 502.261.1112

15CUP1021

SHEET 1 OF 1

Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Conclusions

- This proposal is compatible with the surrounding commercial area.
- The nearest residential use is to the east of the site and over 50 feet away.
- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, BOZA must determine if the proposal meets the standards for granting the Conditional Use Permit and waivers established in the LDC

Required Actions

- Approve or Deny
- Conditional Use Permit to allow outdoor alcohol sales/consumption in a C-1 zoning district.