

Louisville Metro Board of Zoning Adjustment

October 17, 2016

continuation hearing from September 12, 2016

Docket No. 16WAIVER1033

Exceptional Signage Waiver to replace
existing signage at the Crescent Center
apartment and retail development

C R E S C E N T C E N T R E
A P A R T M E N T S

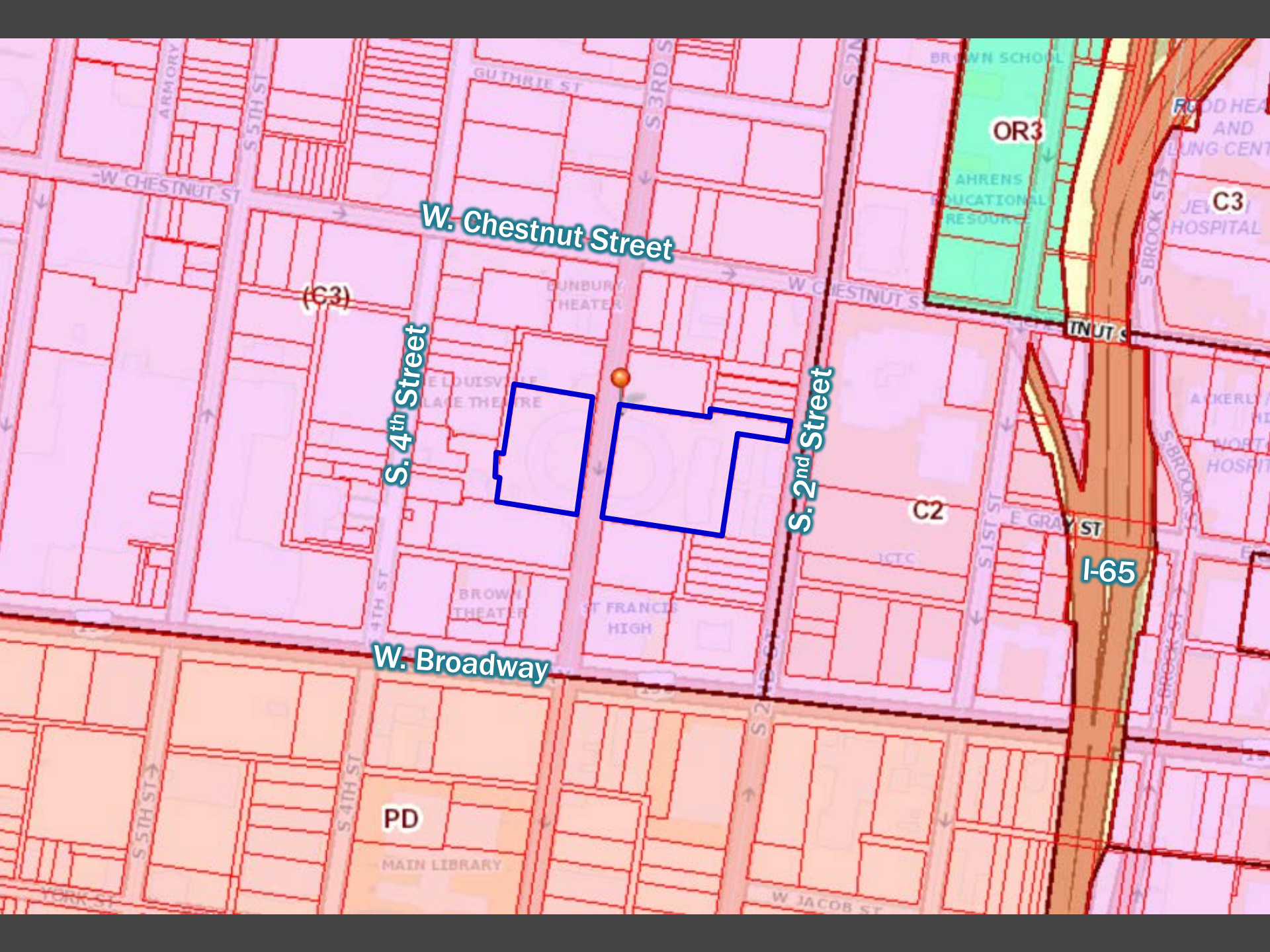
Attorneys:
Bardenwerper
Talbot &
Roberts, PLLC

Architectural
Signage:
TS&G Signs

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TAB 1
LOJIC ZONING MAP



W. Chestnut Street

S. 4th Street

S. 2nd Street

W. Broadway



(C3)

C2

OR3

I-65

C3

PD

MAIN LIBRARY

ST FRANCIS HIGH

BROWN THEATRE

LOUISVILLE PLAYERS THEATRE

DUNBURY THEATRE

ADRENALIN EDUCATIONAL RESOURCE

BROWN SCHOOL

FOOD HEALTH AND LUNG CENTER

JEWETT HOSPITAL

MARKER / THEATRE

NORTH HOSPITAL

W JACOB ST

S BROOK ST

E GRAY ST

TNUT ST

ARMORY

S 5TH ST

S 3RD ST

S 2ND ST

S 1ST ST

S 4TH ST

S 5TH ST

YORK ST

W CHESTNUT ST

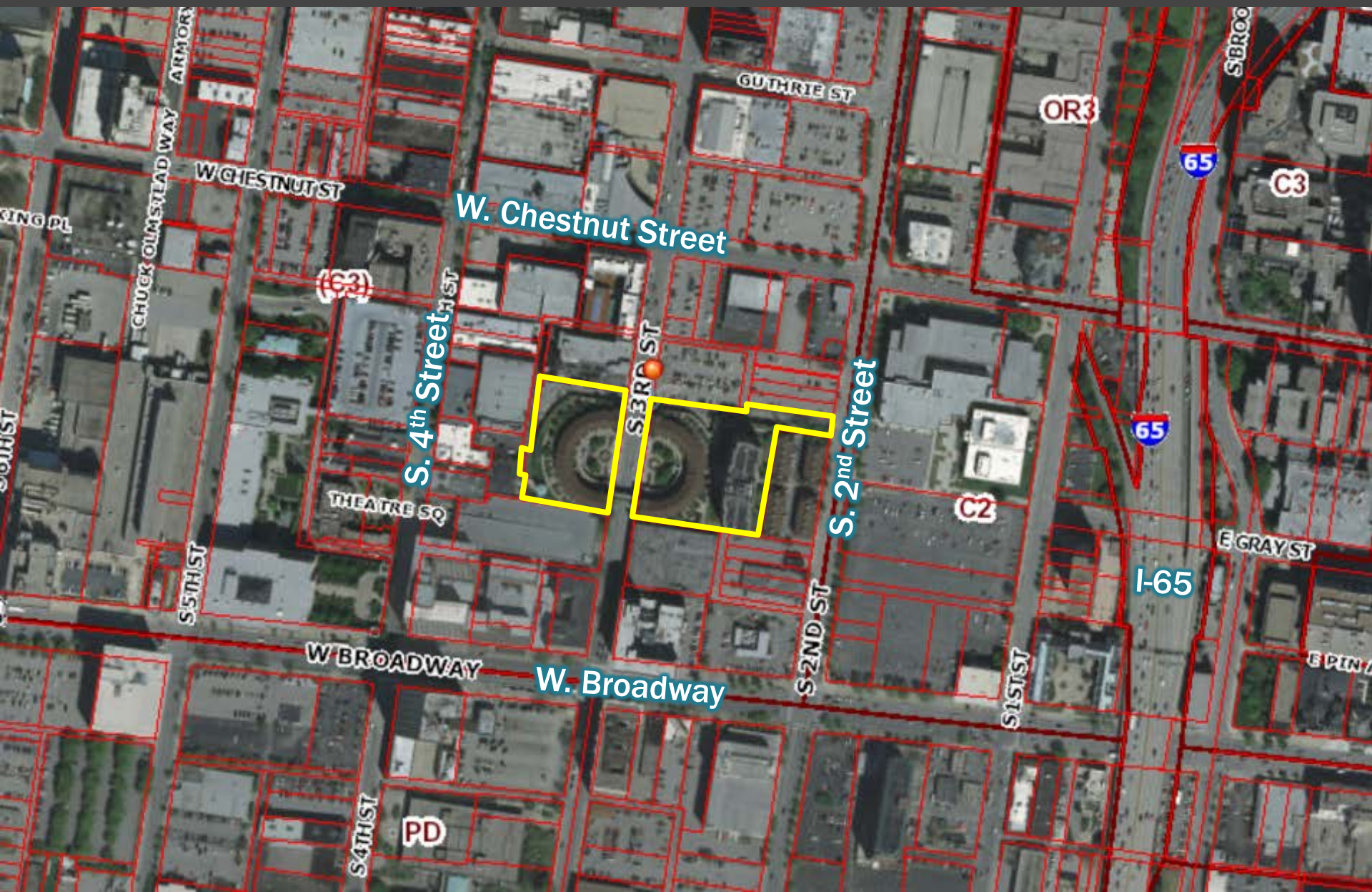
GUTHRIE ST

W CHESTNUT ST

S BROOK ST

S BROOK ST

TAB 2
AERIAL PHOTOGRAPH OF
THE SITE AND
SURROUNDING AREA



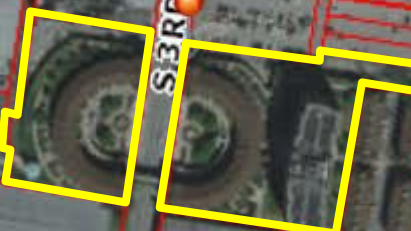
W. Chestnut Street

W. Broadway

S. 4th Street

S. 2nd Street

I-65



OR3

C3

C2

PD

65

65

E GRAY ST

E PINA

GUTHRIE ST

W CHESTNUT ST

THEATRE SQ

W BROADWAY

S5THST

S4THST

S3RD ST

S2ND ST

S1STST

CHUCK OLMSTEAD WAY

SBR00

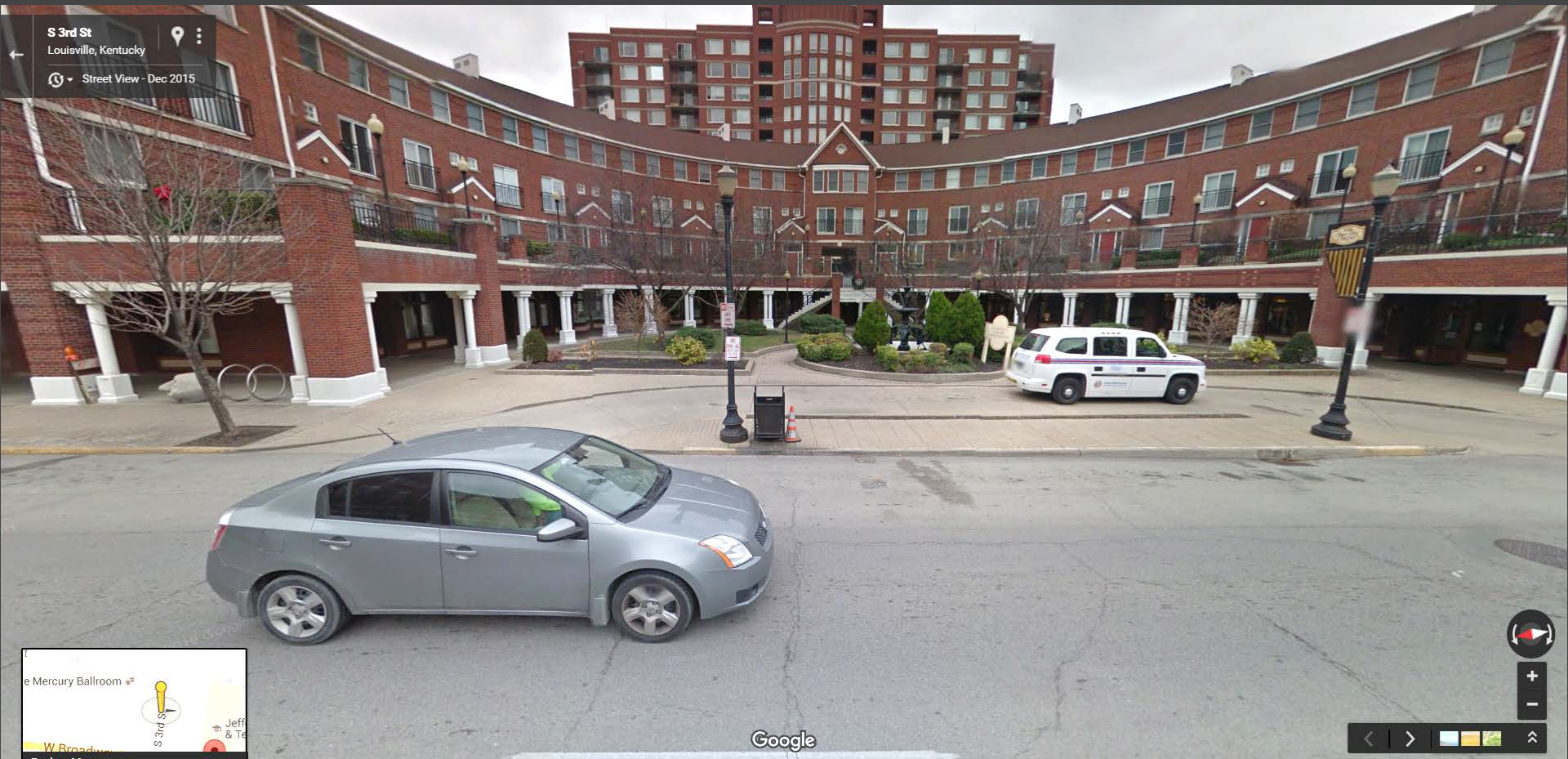
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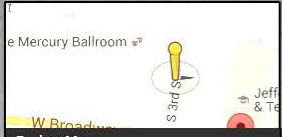
TAB 3
GROUND LEVEL
PHOTOGRAPHS OF THE
SITE AND SURROUNDING
AREA



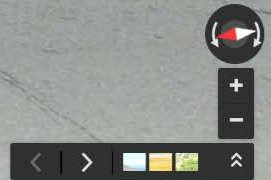
View of Crescent Center (east building) looking south towards Broadway.



S 3rd St
Louisville, Kentucky
Street View - Dec 2015



Google



View of Crescent Center (east building) looking east.



View of Crescent Center (west building) looking west.

S 3rd St
Louisville, Kentucky
Street View - Dec 2015



Image capture: Dec 2015 © 2016 Google Terms Report a problem

View of Crescent Center buildings looking north towards Chestnut Street.

TAB 5
DEVELOPMENT PLAN WITH
LOCATIONS OF SIGNS
MARKED



Crescent Center Apartments

Tract 2
1.34 Acres
58,179 Sq.Ft.
Tax Block 13K, Lot 124
632 S. 3rd Street
C3 Zoning
Downtown Farm District

WILLIAM J. RECEVEUR III
SHARON ANN RECEVEUR
A. ROBIN R. KNOX
DB 8669, Pg 726

Crescent Center Apartments

Tract 1
2.07 Acres
89,977 Sq.Ft.
Tax Block 10F, Lot 146
631 S. 3rd Street
C3 Zoning
Downtown Farm District

AERIAL ISOMETRIC PHOTO
View from North

AERIAL ISOMETRIC PHOTO
View from West



AERIAL ISOMETRIC PHOTO
View from South



AERIAL ISOMETRIC PHOTO
View from East



R/W

R/W

SIGN B1

Sign B1 is 40' West of R/W

SIGN B2

Sign B2 is 40' East of R/W

SIGN C2

Sign C2 is 68' East of R/W

SIGN C1

Sign C1 is 68' West of R/W

SIGN D

Sign D is 100' East of R/W

SIGN C1

Sign C1 is 68' West of R/W

SIGN A

LEGEND

- Sign
- Ballast
- Fire Hydrant
- Water Valve
- Water Meter
- Gas Valve
- Gas Meter
- Utility Pole
- Light Pole
- Guy Wire & Anchor
- Telephone Manhole
- Storm Catch Basin
- Sewer Manhole
- Electric Manhole
- Electric Junction Box

NOTES

The unadjusted closure ratio of the original field traverse completed in October 2025 was 1:20,658 and was adjusted. This survey meets or exceeds the minimum standard requirements for a Class A survey.

The bearing datum for this survey is based on the plot bearing of South 07°45' West for the east property line of Tract 1 as shown on minor Plat attached to David Book 2624, Page 401 of record in the Office of the Clerk of Jefferson County, Kentucky.

The subject property shown hereon does not lie within a 100 year flood hazard area as indicated by Flood Insurance Rate Map 25111C0041E, dated Dec. 5, 2006.

The location of utilities shown hereon are based on observed evidence only. Other utilities may exist and not be shown.

— Indicates Property Corner Found
○ Indicates Property Corner Set

GRAPHIC SCALE IN FEET

0 15 30 60

1 inch = 30 ft.

OPERATING GROUP, LLC
DB 7101, Pg 252

DB 5603, Pg 105

DB 5603, Pg 105

CITY OF LOUISVILLE
PARKING AUTHORITY OF RIVER CITY
DB 8410, Pg 905

POB
Tract 2
Set Map
#3332

SOUTH 3RD STREET
60' Public R/W

DB 8332

THE 233 WEST BROADWAY
BUILDING, INC.
DB 6977, Pg 755

SYSTEM PARKING, INC.
DB 9287, Pg 826

DB 5762, Pg 86

DB 5762, Pg 86

DB 8368

POB
Tract 1
Set Map
#3332

DB 8368

CCEG, LLC
DB 8818, Pg 537

Plot Release Area
DB 5762, Pg 86
From 07°00'W, 310.00'

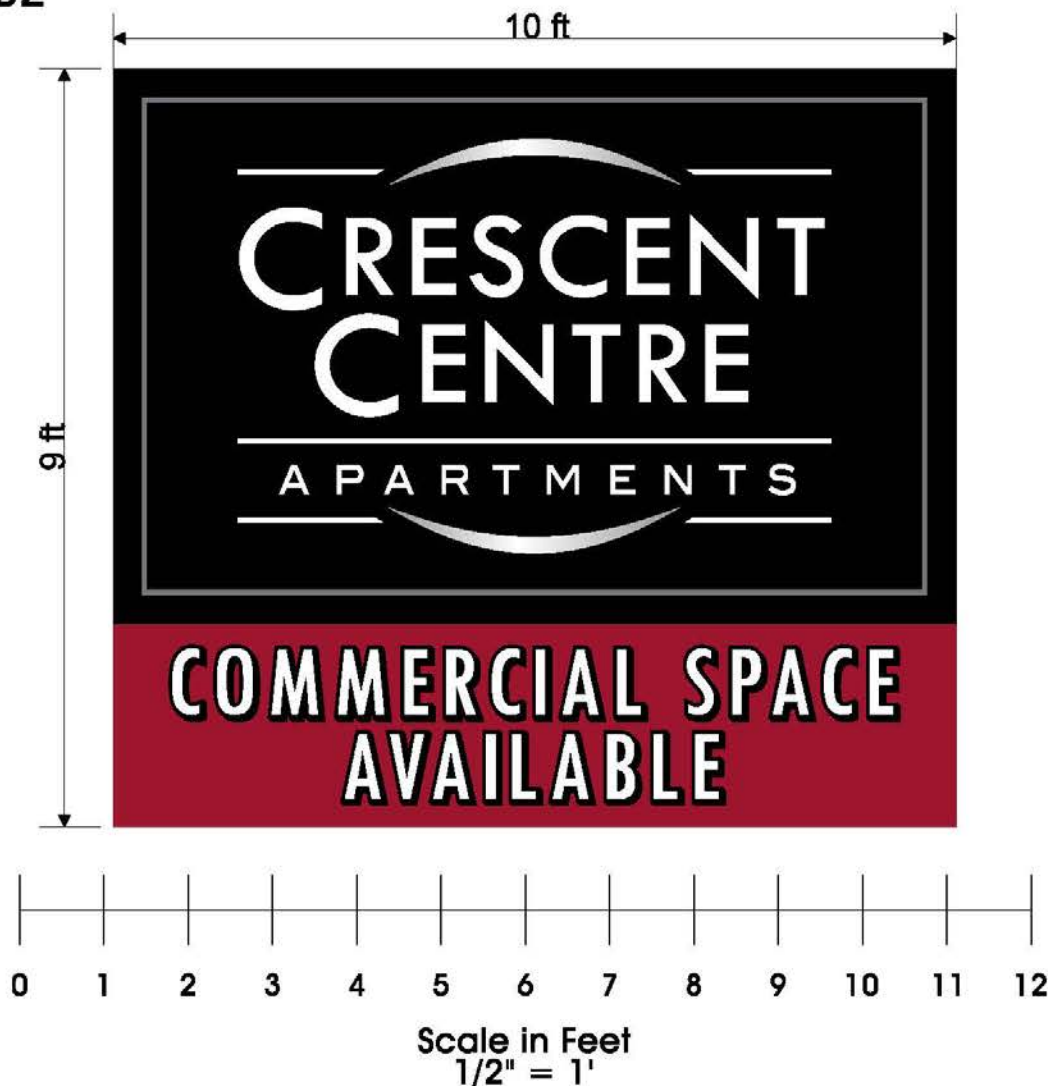
SOUTH 2ND STREET
80' Public R/W
DB 7236, Pg 958

DB 5703, Pg 80

TAB 6
SIGN RENDERINGS

Crescent Center - Wall ID Signs

Sign B1 & B2



DESCRIPTION:

1/8" thick flat aluminum panels, painted with vinyl graphics.



QUALITY. DESIGN. STRUCTURE.
Custom architectural signs

729 N. Golden Key St. Gilbert, Arizona 85233
480.967.6029 • tsgsigns.com

PROJECT NAME:

Crescent Centre

CLIENT:

Trilogy

DATE:

8.11.2016

PHASE OF COMPLETION:

- CONCEPTUAL
- REVISION
- APPROVED DESIGN
- SHOP DRAWING
- PERMIT

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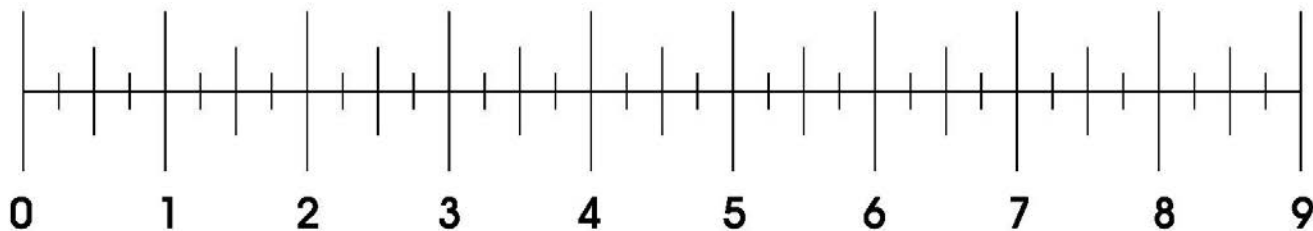
Crescent Center - Wall ID Signs

Sign B1 & B2



Crescent Centre - Leasing Center Wall Signs

Sign D



Scale in Feet
 $3/4" = 1'$

DESCRIPTION:

1/8" aluminum panel with 1/4" aluminum letters.

Crescent Centre - Leasing Center Wall Signs

Sign D



NO EXISTING SIGNAGE