



CONDITIONAL USE PERMIT REQUEST

A CONDITIONAL USE PERMIT IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 4.2.41 OUTDOOR ALCOHOL SALES AND CONSUMPTION FOR THE EXISTING OUTDOOR PATIO AREA.

PROJECT DATA

TOTAL SITE AREA	= 1.6± ACRES
EXISTING ZONING	= C-1
FORM DISTRICT	= SUBURBAN NEIGHBORHOOD
EXISTING USE	= OFFICE, RESTAURANT, & SALON SERVICES
EXISTING BUILDING AREA	= 5,800 S.F.
OFFICE (INSURANCE, TAX, EMPLOYMENT)	= 2,800 S.F.
RESTAURANT	= 2,800 S.F.
SALON SERVICES	= 3,000 S.F.
TOTAL BUILDING AREA	= 11,600 S.F.
BUILDING HEIGHT	= 30 FT. (30' HT. MAXIMUM ALLOWED SUB. NEIGHBORHOOD)
FAR	= 0.17 (1.0 MAXIMUM ALLOWED C-1)
BICYCLE PARKING REQUIRED/PROVIDED	= 2 SHORT TERM/2 LONG TERM (PROVIDED INDOORS)
VEHICULAR USE AREA	= 29,795 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 7.5% OF VUA (2,182 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 3,895 S.F.

PARKING CALCULATIONS

SUBJECT SITE PARKING REQUIREMENTS	MIN.	MAX.
OFFICE		
5,800S.F./350S.F.; 5,800S.F./200S.F.	= 17 SPACES	29 SPACES
RESTAURANT		
2,800S.F./125S.F.; 2,800S.F./50S.F.	= 22 SPACES	56 SPACES
OUTDOOR EATING PATIO		
928S.F./125S.F.; 928S.F./50S.F.	= 7 SPACES	19 SPACES
SALON SERVICES		
3,000S.F./250S.F.; 3,000S.F./100S.F.	= 12 SPACES	30 SPACES
TOTAL PARKING REQUIRED	= 58 SPACES	134 SPACES
TOTAL PARKING PROVIDED	= 68 SPACES*	
SMYRNA ROAD PLAZA II, LLC. (TRACT 1) PARKING REQ.		
RETAIL		
3,675S.F./300S.F.; 3,675S.F./200S.F.	= 12 SPACES	18 SPACES
RESTAURANT		
3,675S.F./125S.F.; 3,675S.F./50S.F.	= 28 SPACES	74 SPACES
TOTAL PARKING REQUIRED	= 41 SPACES	92 SPACES
TOTAL PARKING PROVIDED	= 24 SPACES*	
SMYRNA TRI-CLEAN, LLC. PARKING REQUIREMENTS		
CARWASH		
1 SPACE/(2) UNIT & 1 SPACE/(3) VACUUM	= 5 SPACES	
2 SPACE/(2) UNIT & 1 SPACE/(3) VACUUM	= 7 SPACES	
TOTAL PARKING REQUIRED	= 5 SPACES	7 SPACES
TOTAL PARKING PROVIDED	= 6 SPACES	
OVERALL TOTAL PARKING REQUIRED	= 104 SPACES	233 SPACES
OVERALL PARKING PROVIDED	= 98 SPACES AUTOMOBILE PARKING SPACES	
	= 2 MOTORCYCLE PARKING SPACES (*EQUivalent TO 5 AUTOMOBILE SPACES)	
	= 100 TOTAL SPACES PROVIDED (4 ACCESSIBLE SPACES INCLUDED)	

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 DRAINAGE 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-ARMED, SHIELDED, OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE 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.
- A CROSSOVER ACCESS AGREEMENT AND SHARED PARKING AGREEMENT WAS RECORDED BETWEEN TRACTS 1,2 AND 3 BY D.B. 8564, PG 984 DATED JANUARY 26, 2005.

MSD NOTES:

- SANITARY SEWER SERVICE IS BY EXISTING CONNECTION.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAN PER FIRM MAP NO. 21111C0112Z DATED DECEMBER 5, 2006.
- THERE SHALL BE NO SITE WORK ASSOCIATED WITH THIS PROJECT, ONLY PARKING RESTRIPPING.

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 9741-CUP.dwg

DATE: 12/1/2017

CHECKED BY: SRS

SCALE: AS SHOWN

DRAWN BY: SRS

CONDITIONAL USE PERMIT - SITE PLAN

RESTAURANT PATIO

SMYRNA PARKWAY PLAZA

OWNER/DEVELOPER

SMYRNA ROAD PLAZA II, LLC.

8607 SMYRNA ROAD, SUITE 106

LOUISVILLE, KY 40228

LD&D

LAND DESIGN & DEVELOPMENT, INC.

ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

505 WESTERN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202

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DEC 21 2017

PLANNING & DESIGN SERVICES

JOB NO. 9741

SHEET 1 OF 1

LEGEND

- EXISTING STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE
- PROPOSED DRAINAGE SWALE

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

SITE ADDRESS:

8607 SMYRNA PKWY

LOUISVILLE, KY 40228

TAX BLOCK 654, LOT 276

D.B. 10161, PG. 958

COUNCIL DISTRICT - 23

FIRE PROTECTION DISTRICT - HIGHVIEW

CASE: 17CUP1098

RELATED CASES:

2-42-04, 2-34-12,

L-18667, & L-174-04

WATER/SUB#