

LOCATION MAP

= ACCESSIBLE PARKING
 = PROJECT SITE



Land Development Report
 July 1, 2022 11:01 AM
 About LDC

Location	Parcel ID: 025300160000 8101299 Address: 117 ST MATTHEWS AVE
Zoning	C1 TOWN CENTER
Form District	NONE
Plan Certain #	NONE
Proposed Subdivision Name	NONE
Proposed Subdivision Docket #	NONE
Current Subdivision Name	ST. MATTHEWS ADDITION
Plat Book - Page	01-140
Related Cases	NONE
Special Review Districts	NONE
Overlay District	NONE
Historic Preservation District	NONE
National Register District	NONE
Urban Renewal	NONE
Enterprise Zone	NONE
System Development District	NONE
Historic Site	NONE
Environmental Constraints	NONE
Flood Prone Area	NONE
FEMA Floodplain Review Zone	NONE
FEMA Floodway Review Zone	NONE
Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area	NONE
Local Regulatory Conveyance Zone	NONE
FEMA FIRM Panel	21111C0029F
Protected Waterways	NONE
Potential Wetland (Hydric Soil)	NONE
Streams (Approximate)	NONE
Surface Water (Approximate)	NONE
Slopes & Soils	NONE
Potential Steep Slope	NONE
Unstable Soil	NONE
Geology	NONE
Karst Terrain	YES
Sewer & Drainage	NONE
MSD Property Service Connection	NONE
Sewer Recapture Fee Area	NONE
Services	NONE
Municipality	ST MATTHEWS
Council District	9
Fire Protection District	ST MATTHEWS
Urban Service District	NONE

OUTDOOR ALCOHOL SALES AND CONSUMPTION/INDOOR ENTERTAINMENT ACTIVITY FOR A RESTAURANT IN THE C-1 AND CN ZONING DISTRICTS

OUTDOOR ALCOHOL SALES AND CONSUMPTION AND/OR INDOOR LIVE ENTERTAINMENT FOR A RESTAURANT MAY BE PERMITTED IN THE C-1 AND C-1 ZONING DISTRICTS WITH PRIOR APPROVAL OF A DEVELOPMENT PLAN BY THE CITY OF ST. MATTHEWS CITY COUNCIL, UPON THE GRANTING OF CONDITIONAL USE PERMIT AND COMPLIANCE WITH THE LISTED REQUIREMENTS:

ALL OUTDOOR AREAS FOR THE SALE AND CONSUMPTION OF ALCOHOL MUST HAVE DESIGNATED BOUNDARIES WHICH MUST BE SHOWN ON THE SITE PLAN AND ON THE PROPERTY ITSELF DINING AND CONSUMPTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE DESIGNATED BOUNDARIES.

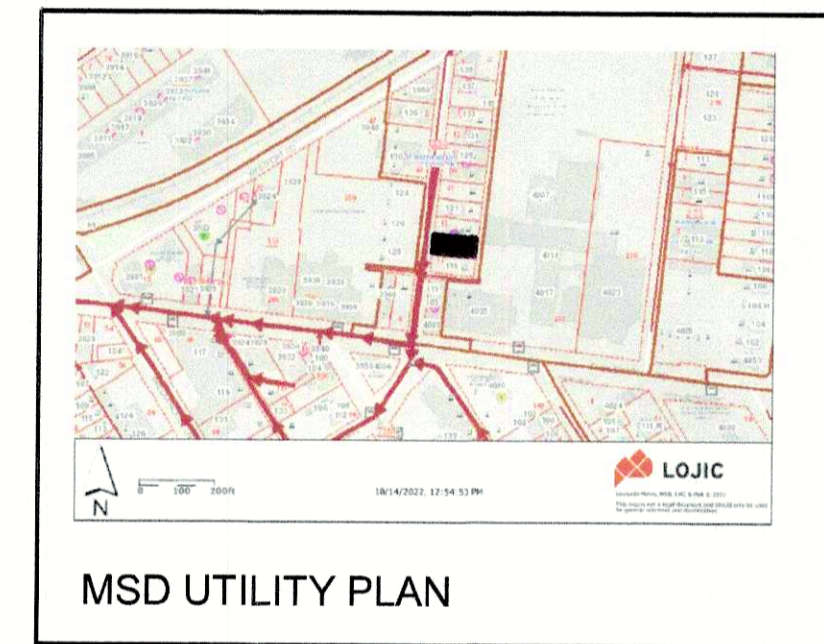
OUTDOOR DINING AREAS ADJACENT TO THE PUBLIC RIGHT-OF-WAY SHALL CONTAIN A PHYSICAL BARRIER THAT IS AT LEAST THREE FEET IN HEIGHT. THE BARRIER SHOULD BE DESIGNED TO PERMIT EXISTING LEGAL ACCESS FROM BUILDING TO THE ADJACENT PUBLIC RIGHT-OF-WAY.

THIS CONDITIONAL USE PERMIT SHALL BE LIMITED TO RESTAURANT USES IN THE C-1 AND C-1 THAT HOLD THE FOLLOWING TYPES OF ABC LICENSES:
 1. RESTAURANT LIQUOR AND WINE LICENSE BY THE DRINK FOR 100 PLUS SEATS;
 2. RESTAURANT WINE LICENSE BY THE DRINK FOR RESTAURANTS WITH SEATING FOR 50 AND RECEIVES AT LEAST 70 PERCENT GROSS RECEIPTS FROM FOOD SALES

THE USE OF OUTDOOR DINING AREAS FOR THE SALE AND CONSUMPTION OF ALCOHOL SHALL CEASE BY 12:00 A.M. THERE SHALL BE NO OUTDOOR ELECTRONIC OR OTHER SOUND PROVIDED IN OUTDOOR AREAS, INCLUDING BUT NOT LIMITED TO PUBLIC ADDRESS, RADIO, TELEVISION, OR OTHER MEDIA. SENORA AREPA IS SCHEDULED TO CLOSE AT 10:00 P.M.

THE INDOOR ENTERTAINMENT ACTIVITY SHALL BE IN COMPLIANCE WITH THE METRO NOISE ORDINANCE (LMCO CHAPTER 99) AND SHALL BE IN COMPLIANCE WITH ALL APPLICABLE ST. MATTHEWS NOISE ORDINANCES.

THE PLAN FOR ANY OUTDOOR DINING AREA NOT SUBJECT TO DETAILED DISTRICT DEVELOPMENT PLAN APPROVAL SHALL RECEIVE THE APPROVAL OF THE CITY OF ST. MATTHEWS CITY COUNCIL PRIOR TO APPROVAL OF A CONDITIONAL USE PERMIT BY THE BOARD OF ZONING ADJUSTMENT.

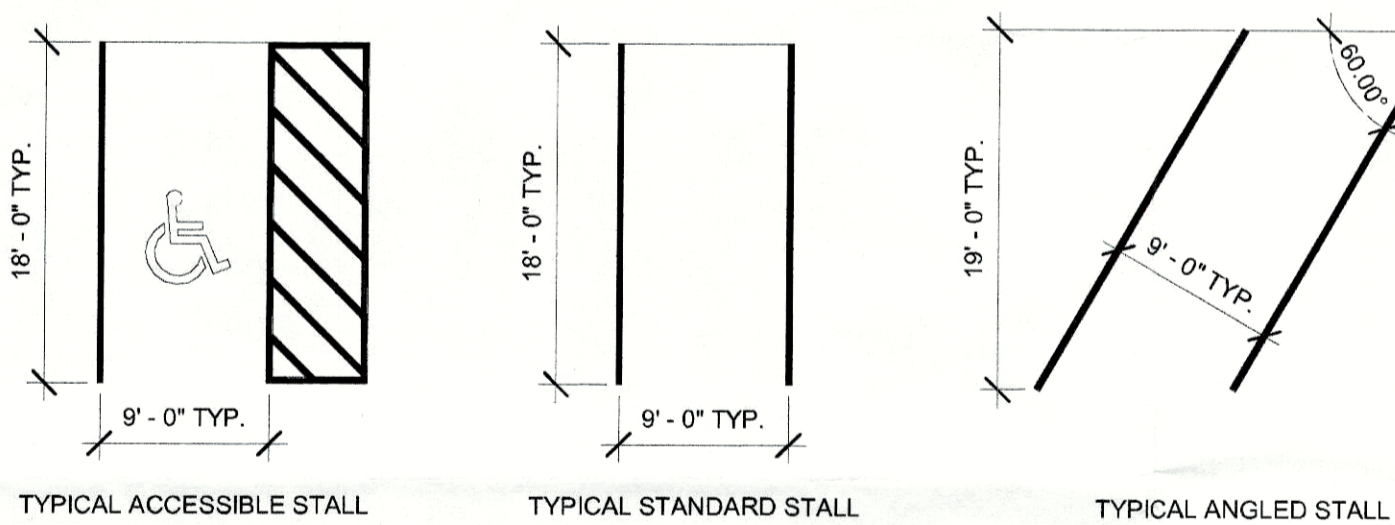


MSD UTILITY PLAN

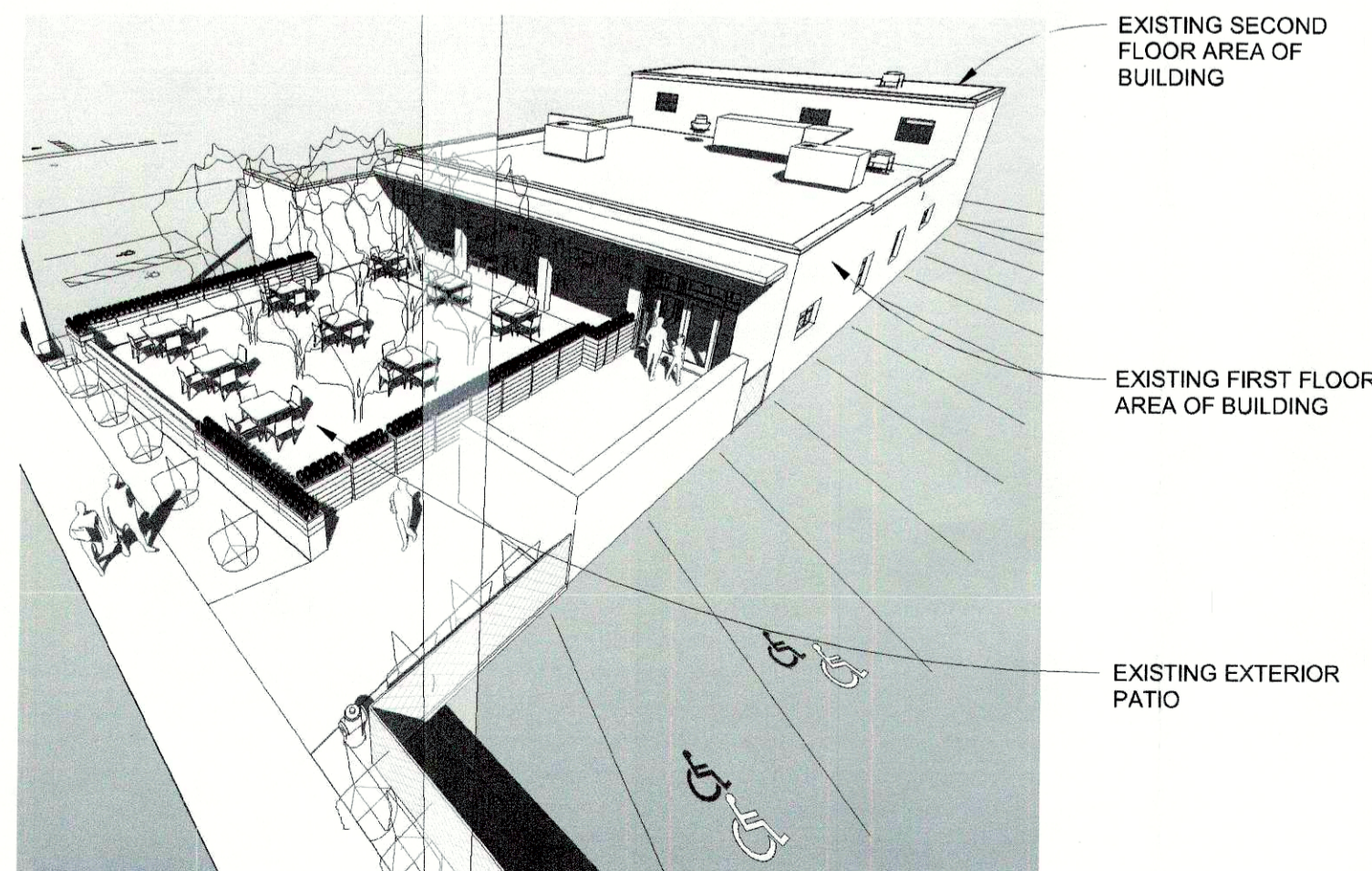
SITE KEY LEGEND

- EXISTING UTILITY POLE.
- EXISTING FIRE HYDRANT.
- EXISTING TREE CANOPY TO REMAIN.
- EXISTING CMU BOUNDARY WALL.
- EXISTING SIDEWALK.
- NEW PATIO BOUNDARY WALL.
- EXISTING PLANTING BED.

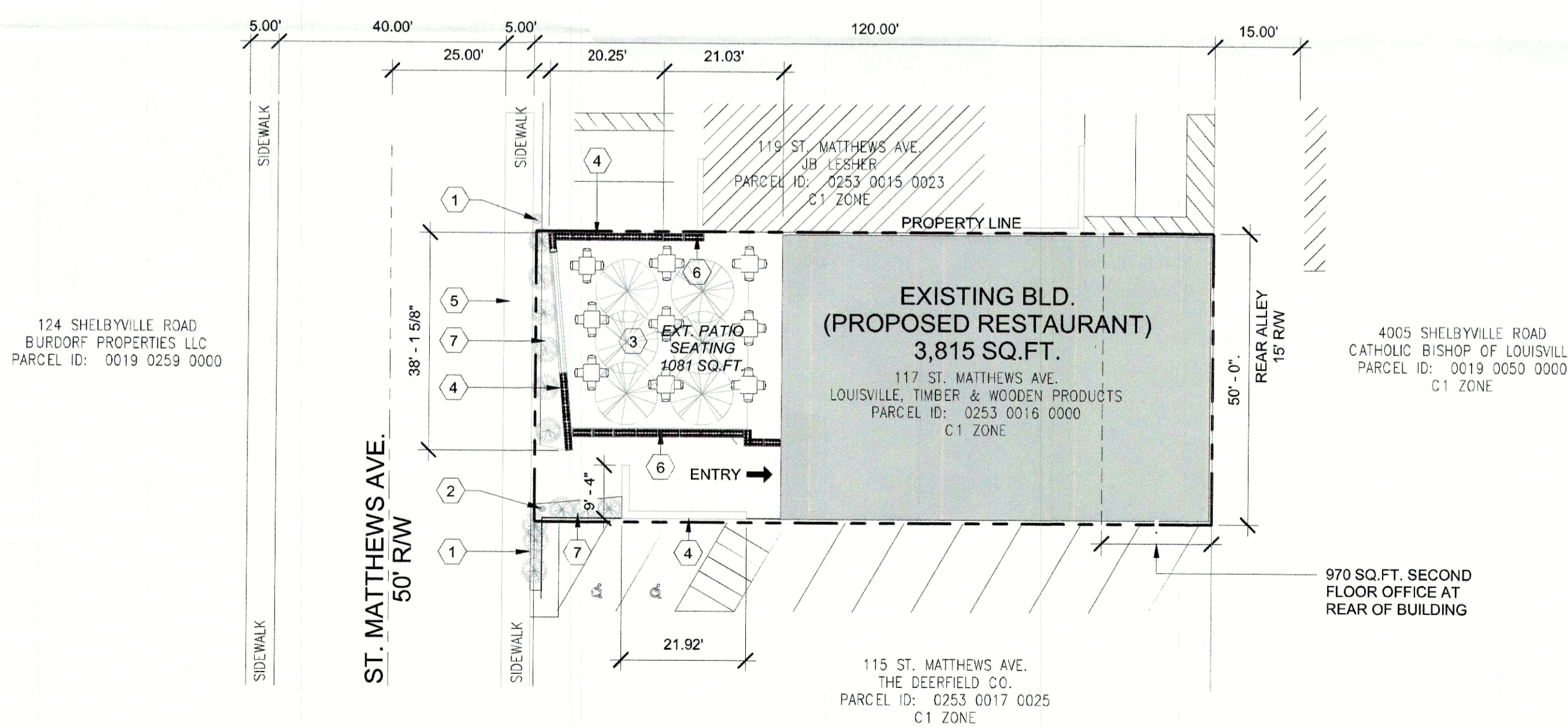
2 SHARED & JOINT PARKING PLAN
 1" = 80'-0"



3 TYPICAL PARKING DIMENSIONS
 1" = 10'-0"



4 AERIAL VIEW



1 SITE PLAN
 1" = 20'-0"

SCOPE OF WORK
RENOVATE AN EXISTING COFFEE/POPSICLE SHOP INTO A NEW RESTAURANT ACCORDING TO PLAN. CUP REQUEST TO ALLOW OUTDOOR ALCOHOL SALES ON SITE. REQUEST PARKING APPROVAL PER PLANS.
ARCHITECT
FORZA ARCHITECTURE, INC. 654 S. SHELBY ST. LOUISVILLE, KY 40202
OWNER
LOUISVILLE TIMBER & WOODEN PRODUCTS P.O. BOX 7066 LOUISVILLE, KY 40257
TENANT
OLE' HOSPITALITY GROUP 112 MERIDIAN AVE. LOUISVILLE, KY 40207

PARCEL INFORMATION	
PARCEL ID	0283 0016 0000
ZONING	C1
FORM DISTRICT	TC
HISTORIC SITE	NO
CONSTRUCTION TYPE	VB (NON-SPRINKLERED)
USE GROUP	A2, B
EXISTING USE	COFFEE SHOP/POPSICLE STAND
PROPOSED USE	RESTAURANT
SITE AREA	6043 SQ.FT. (0.14 ACRES)
DEED BOOK/PAGE	11645-519
ADJACENT ZONING	C1 & C2
LOT 24 ST MATTHEWS ADDN PB 1 PG 140 0.1377 AC (LEGAL)	
MUNICIPALITY	ST. MATTHEWS
FIRE PROTECTION DISTRICT	ST. MATTHEWS

GENERAL NOTES	
1.	MSD SANITARY SEWER AVAILABLE BY EXISTING CONNECTION.
2.	THERE SHALL BE NO CHANGE TO EXISTING UTILITIES.
3.	NO BUILDING ADDITIONS ARE PROPOSED WITH THIS CUP APPLICATION.
4.	NEAREST WATER MAIN LOCATION: 117 ST. MATTHEWS AVE. NEAREST WATER MAIN SIZE: 6 IN. PRESSURE ZONE: 660
5.	ALL CONSTRUCTION SHALL BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES
6.	PARKING IS PROPOSED THROUGH JOINT PARKING AGREEMENT BETWEEN JAMES C. BOONE REVOCABLE TRUST AS OWNER OF 139 ST. MATTHEWS AVE. ALONG WITH AKEN FAMILY DENTISTRY AS LESSEE OF THE PROPERTY AND SENORA AREPA NULU, LLC. AT 117 ST. MATTHEWS AVE. ADDITIONAL PARKING IS PROPOSED PER ARRANGEMENTS OF LEASE AGREEMENT FOR THE USE OF SURFACE PARKING AT 129 ST. MATTHEWS AVE. AS PROVIDED.

PARKING SUMMARY	
ST. MATTHEWS ADOPTED REGULATIONS MARCH 2006 LDC, CHAPTER 9 PREVIOUS DOCKET/CASE: BL1032068	
TOTAL REQUIRED PARKING FOR 117 ST. MATTHEWS AVE.	
FIRST FLOOR RESTAURANT - 4,896 SQ.FT. RESTAURANT @ 1:125	39 SPACES
SECOND FLOOR OFFICE - 970 SQ.FT. OFFICES @ 1:350	3 SPACES
NET REQUIRED PARKING	42 SPACES
119 ST. MATTHEWS AVE. (SHARED PARKING PER LEASE)	3 SPACES
129 ST. MATTHEWS AVE. (SHARED PARKING PER LEASE)	27 SPACES
139 ST. MATTHEWS AVE. (JOINT PARKING AGREEMENT)	0 SPACES
TOTAL PARKING PROVIDED	30 SPACES
PARKING WAIVER REQUESTED FOR	12 SPACES (29%)

PARKING ANALYSIS	
EMPLOYEE PARKING AT 139 ST. MATTHEWS AVE.	21 SPACES
(MITIGATING FACTOR NOT CREDITED TOWARDS THE MINIMUM REQUIREMENT)	
SHARED PARKING AT 119 ST. MATTHEWS AVE.	3 SPACES PROVIDED
* BUSINESS	
SHARED PARKING AT 129 ST. MATTHEWS AVE.	33 TOTAL SPACES IN LOT
(SEE PARKING STUDY)	
1,850 SQ.FT. PERSONAL TRAINING @ 1:300	6 SPACES USED
3,750 SQ.FT. ADULT DAY CARE @ 1 PER EMPLOYEE	8 SPACES USED
1,900 SQ.FT. EYEGLASSES @ 1:250	8 SPACES USED
	11 SPACES NOT USED
TOTAL USABLE PARKING	11 SPACES
+ ADULT DAYCARE - CLOSURES AT 5:00 PM	8 SPACES
+ EYEGLASSES SHOP - NON PEAK HOURS	27 SPACES PROVIDED
TOTAL	30 SPACES PROVIDED

AREAS	
RESTAURANT FLOOR AREA:	3,815 SQ.FT.
PATIO	1,081 SQ.FT.
SECOND FLOOR AREA:	900 SQ.FT.
OCCUPANCY	
DINING	1,451/15 96.7
PATIO	1,108/15 73.8
BAR	22 LF / 24" 11
KITCHEN	1,044/200 5.22
BAR	230/100 2.3
COOLER/FREEZER	128/300 42

EXISTING PLANTING SCHEDULE	
CLASS A TREE CANOPY REGULATIONS	6,000 SQ.FT.
TREE CANOPY	5%, 302 SQ.FT.
(6) HONEY LOCUST (720 SQ.FT. EA.)	NO CHANGE
NO CHANGE TO LANDSCAPE PLANTING BEDS	4,320 SQ.FT.

RECEIVED
 NOV 21 2022
 PLANNING & DESIGN SERVICES

CUP CASE #22-CUPP-0315
 OUTDOOR ALCOHOL CUP

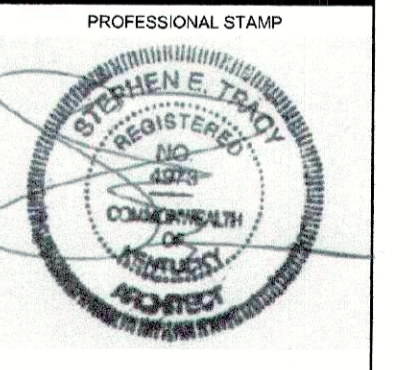
OLE' HOSPITALITY GROUP
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 LOUISVILLE, KY 40207
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SENORA AREPA
 117 ST. MATTHEWS AVE.
 LOUISVILLE, KY 40207

FORZA ARCHITECTURE, INC.
 654 S. SHELBY ST., SUITE 301
 LOUISVILLE, KY 40202
 502.896.1328 V
 502.896.1321 F
 www.forzaarchitecture.com

PROJECT NUMBER: 22-2206

ISSUANCES		
DATE	NO.	ITEM
10/15/2022		CUP 22-CUPP-0186
11/03/22		AGENCY COMMENTS



SITE PLAN

SHEET NUMBER

C-100

22-CUP-0315

11/17/2022 10:00:47 AM