

Louisville Metro
Planning Commission
February 6, 2014

Docket No. 13ZONE1013

Zone change from
R-4 to C-2 and Variance
allow a retail center and
auto care center on
property located at
2801 Hurstbourne Parkway

c/o S & L Ventures, LLC
Dale Schafer

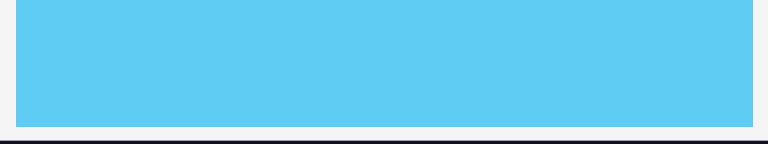
Attorneys:
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Land Planners, Landscape
Architects & Engineers:
Mindel Scott & Associates

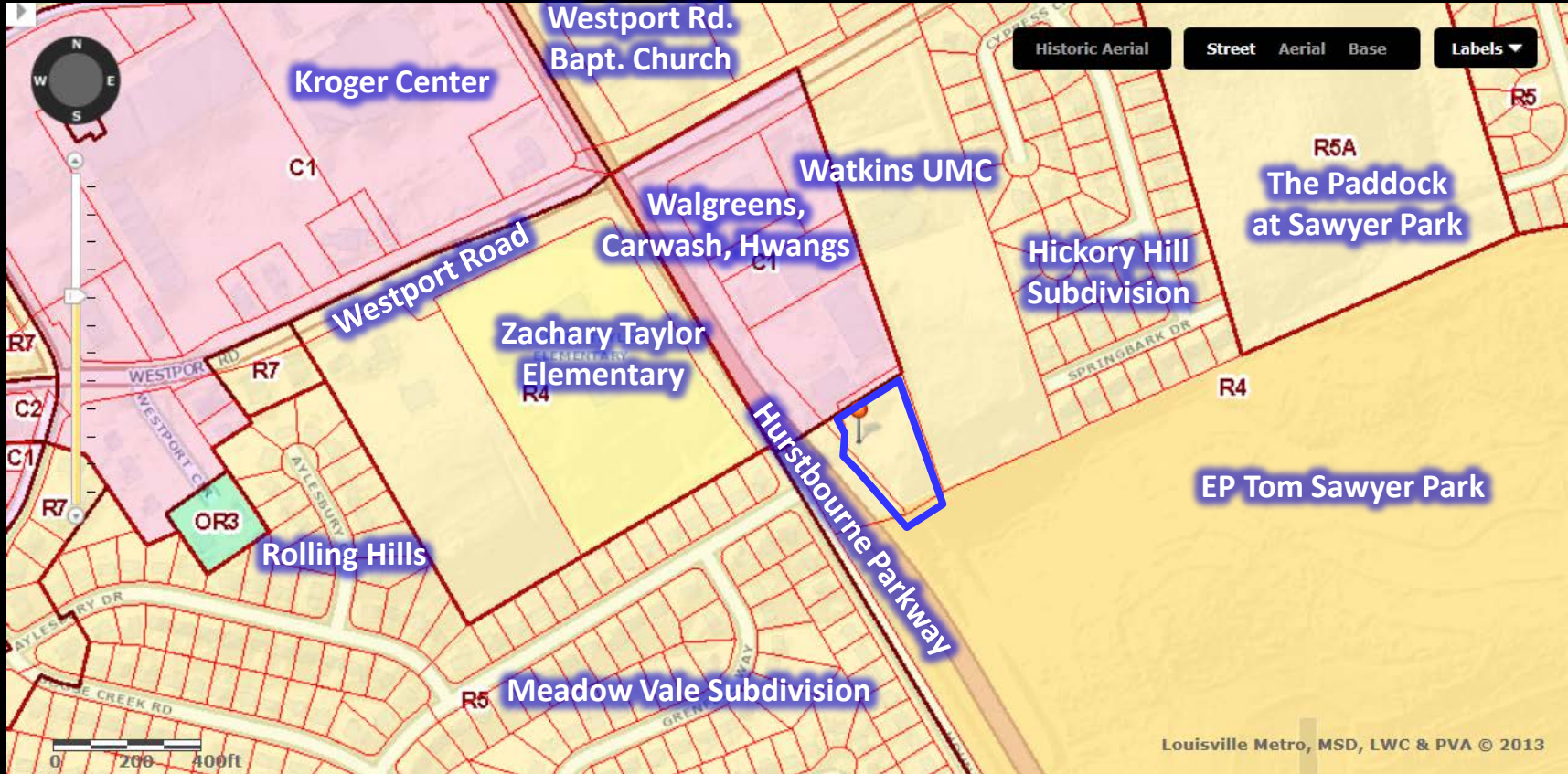


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Tab 1 LOJIC Zoning Map





Tab 2

Aerial photograph of the site and
surrounding area





Tab 3
Color Development Plan

PROPOSED RETAIL
1 STORY / 8,450 S.F.

PROPOSED AUTO CARE CENTER
1 STORY / 4,360 S.F.

HURSTBOURNE PARKWAY

N Hurstbourne Pkwy

1747



WATKINS MEMORIAL UNITED METHODIST
9800 WESTPORT ROAD
LOUISVILLE, KY.
T.B. 13, LOT 108
D.B. 6496, PG. 692
R-4
NFD

SPS, LLC
VILLAGE ROAD
LOUISVILLE, KY.
T.B. 13, LOT 83
D.B. 6415



N 54°10'03" E 200.53'

S 22°49'57" E 366.88'

S 54°10'03" W 114.97'

N 22°29'27" W 53.26'

N 11°34'44" W 68.72'

SAWYER SHOPS, LLC
2805 HURSTBOURNE PARKWAY
LOUISVILLE, KY.
T.B. 13, LOT 83
D.B. 8367, PG. 415
C-1
SMC

GRAF
0 5



Tab 4

Ground level photographs of the
site and surrounding area



Hurstbourne Parkway

Westport Road

View of intersection of Hurstbourne Parkway and Westport Road looking west.



Westport Road

View of intersection of Westport Rd. Bapt. Church at the northeast corner of Hurstbourne Parkway and Westport Road



Hurstbourne Parkway

Westport Road

View of intersection of Hurstbourne Parkway and Westport Road looking north toward Kroger-anchored large strip retail center.



Hurstbourne Parkway

View of Zachary Taylor Elementary School at the southwest quadrant of Hurstbourne Parkway and Westport Road intersection.



View of Walgreens Pharmacy at the southeast corner of Hurstbourne Parkway and Westport Road, 3 properties north of the subject site.



View of Hagan Properties shopping center directly north of subject site.



SITE

View of site and rear of Hagan Properties shopping center building directly north of subject site.



View of site and rear of Hagan Properties shopping center directly the north of the subject site.



Hurstbourne Parkway

SITE

View of Hurstbourne Parkway looking north toward Kroger-anchored center and Walgreens Pharmacy, both fronting on Hurstbourne Parkway on north and south sides of Westport Road. Site is to the right.



Tab 5 Building Elevation

Retail Building Elevation



NEW RETAIL BUILDING HURSTBOURNE ELEVATION

SCALE

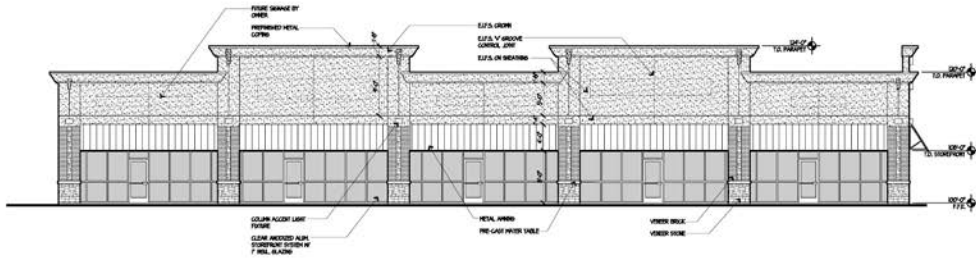
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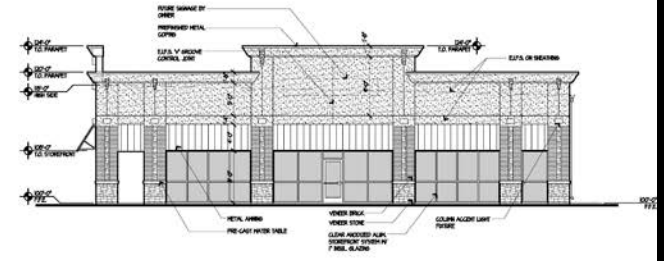
602.683.0820

**LICHTFELD
INCORPORATED**
DESIGN/BUILD
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(502) 588-4792 FAX
sales@lichtfeldinc.com

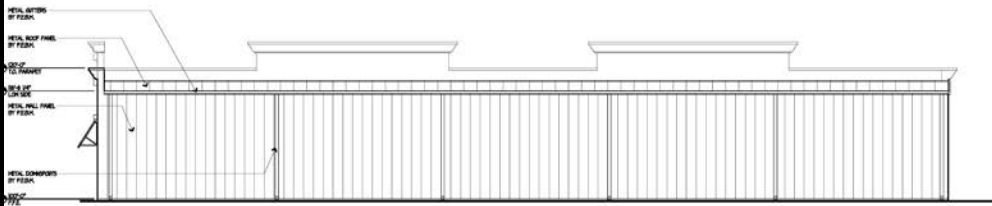
Retail Building Elevation



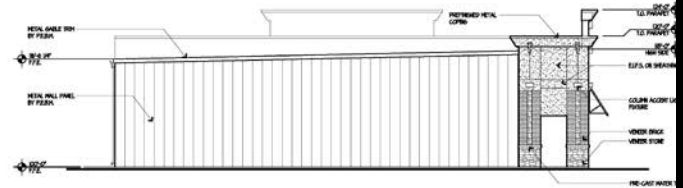
**NEW RETAIL BUILDING
HURSTBOURNE ELEVATION**
SCALE 1/8"=1'-0"



**NEW RETAIL BUILDING
PARKING ELEVATION**
SCALE 1/8"=1'-0"



**NEW RETAIL BUILDING
REAR ELEVATION**
SCALE 1/8"=1'-0"



**NEW RETAIL BUILDING
ADJACENT RETAIL ELEVATION**
SCALE 1/8"=1'-0"



Tab 6
Detention basin detail



Existing detention basin



WESTPORT ROAD

MEADOWVILLE
SUBDIVISION

HURSTBOURNE PARKWAY

LIMITS OF DISTURBANCE

EXISTING DETENTION BASIN MODIFIED TO
INCREASE CAPACITY



Tab 7
Proposed Additional
Binding Element



Proposed Additional Binding Element

- C-2 uses of the property shall be limited to C-1 uses plus automotive repair except as may otherwise be approved by a committee of the Planning Commission taking into account the impact mitigation Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.



Tab 8

Statement of Compliance filed with the original zone change application with all applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan, Variance and Waiver Justifications

Separate attachment



Tab 9

Proposed findings of fact pertaining to compliance with the Comprehensive Plan, Variance and Waiver criteria

Separate attachment