

21-DDP-0045

Meijer Roadway Connection



Louisville Metro Development Review Committee

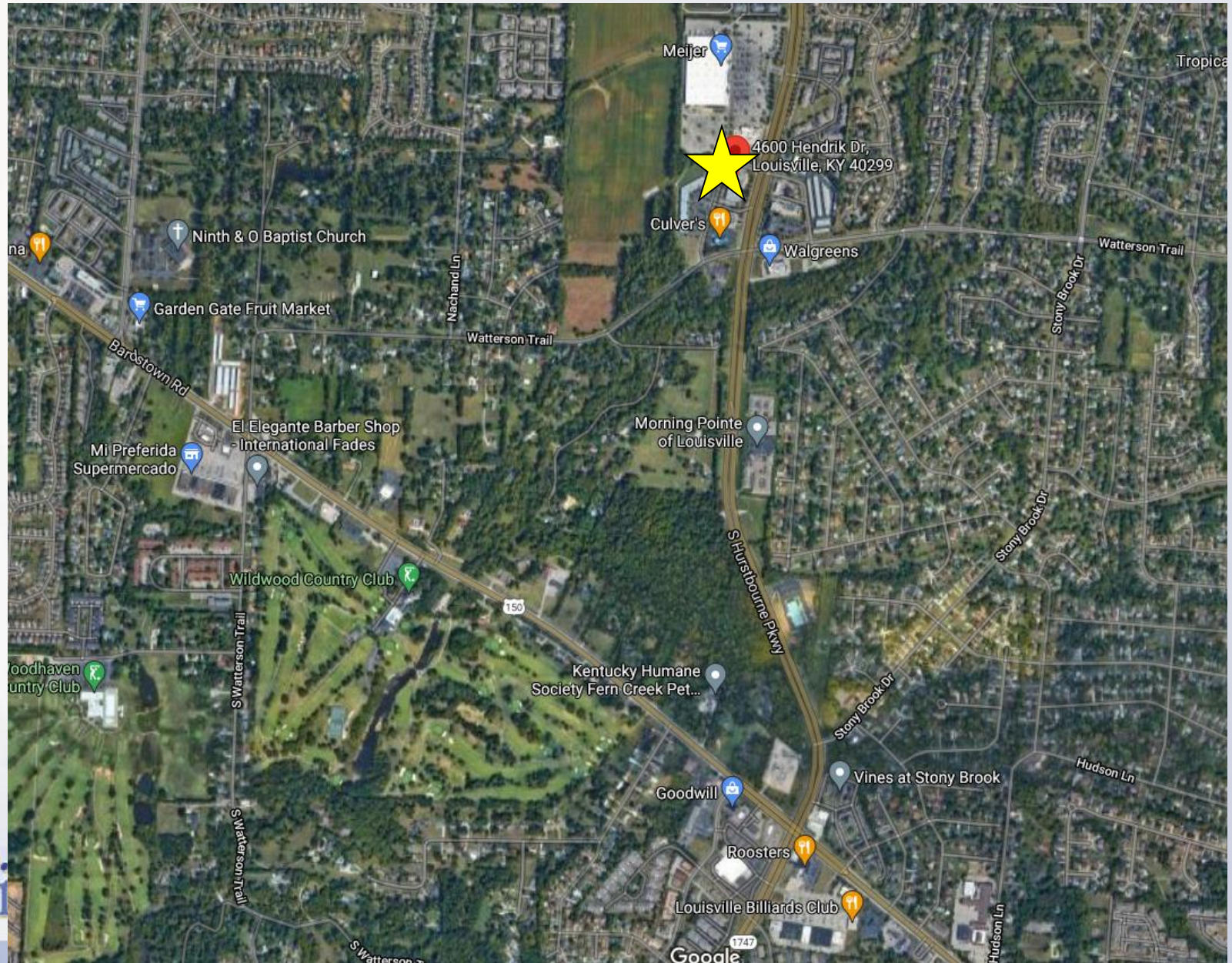
Joel Dock, AICP, Planner II

June 30, 2021

Requests

- **Revised General/Detailed District Development and Major Preliminary Subdivision Plan**

Site Context



Case Summary

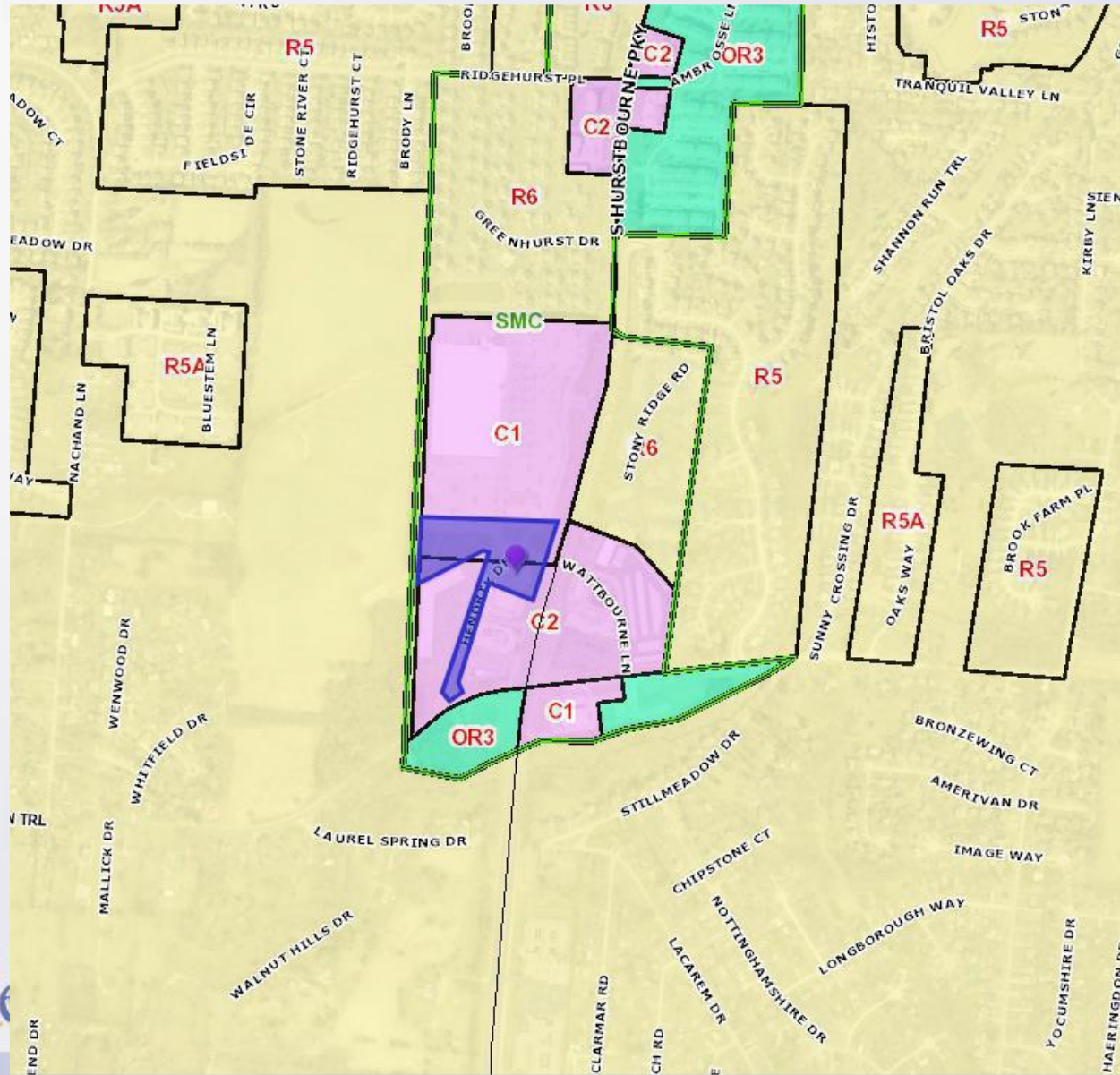
- Extend and convert existing private roadways to public roadways to provide connectivity from a proposed mixed-residential development to the west, case 20-ZONE-0020, with Hurstbourne Parkway.
- Sidewalks will be provided on both sides of the proposed roadway from the adjacent proposed development to Hurstbourne Parkway.
- Minor revisions will be made to parking areas to accommodate landscape buffers and interior landscape areas in the modified parking lot.
- A “J-turn” will be required in the Hurstbourne Parkway right-of-way as shown on the development plan.

Case Summary

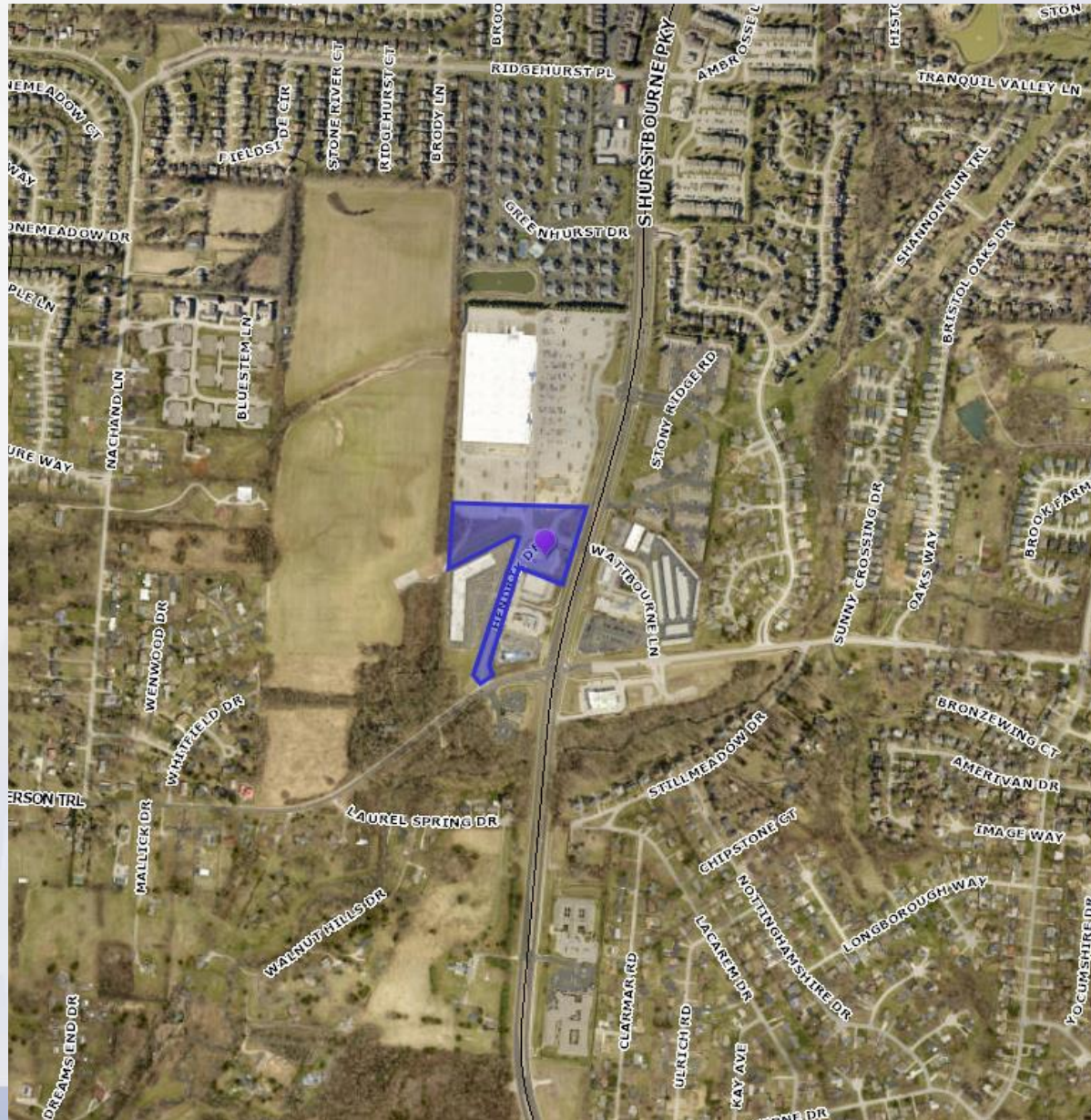
20-ZONE-0020 - Change in zoning from R-4 to R-5, R-6, and OR-1

- The proposed roadway connection is required to be constructed prior to the 241st dwelling on Tract 3 per binding element # 12
- No connection from the subject site through the parking lots of Meijer or public roadway is permitted to Hurstbourne Parkway until the “J-turn” improvements are constructed.
 - Binding element #15 has been included to accommodate the required improvements.

Zoning and Form



Site Aerial



Proposed Plan



- STREETS & UTILITIES NOTES**
- All roads within the development shall have curb and gutters. All roads shall be 24 feet in width with a 20 foot radius of offset/curve.
 - Submittals shall be provided in accordance with Table 6.3.1 of the Land Development Code.
 - Street grades shall not be less than 1% (one) or 10% (ten).
 - A Bond & Encroachment Permit is required by KY Department of Transportation for all work within the South Hurstbourne Parkway Right-of-Way, and for occupancy encroachments on all surrounding access roads to the site due to damages caused by construction traffic.
 - Signs shall be provided as required by Metro Public Works.
 - All streets, intersections, loop roads, mid-blocks, bulbs, turnpikes and right-of-ways shall be in accordance with the Development Code and Metro Public Works standards and approved at the time of construction.
 - All street name signs shall conform with the MUTCD requirements and shall be installed prior to the resurfacing of the applicable roadway and/or prior to obtaining the final certificate of occupancy and shall be in place at time of bond release.
 - The location and type of planting within the street right-of-way shall be evaluated for roadway safety and sight triangle requirements by Metro Public Works who reserves the right to remove trees without the property owner's approval. Final location of street trees will be determined during construction approval process.
 - Should any existing drainage structures and/or culverts located within streets right-of-way become necessary to be altered, extended or replaced, such shall be at the owner's/developer's expense.
 - A Bond and Encroachment Permit will be required by Metro Works for roadway repairs within the site due to damage caused by construction traffic activities.
 - All roadway intersections shall meet the requirements for signing areas as set by Metro Public Works.

UTILITY NOTES

All lots shown herein may be subdivided or recombined resulting in the creation of a greater number of lots than originally approved by the planning commission.

Construction fencing shall be erected at the edge of the limits of disturbance areas prior to any grading or construction activities. The fencing is to remain in place until all construction is completed. The posting, material storage, or construction activities shall be permitted within the fenced area.

Demolition and landscaping information shown herein were derived from title data. Boundary information was taken from deed.

Concessions on-site utilities (electric, phone, cable) shall be placed in a permanent trench unless otherwise required by applicable agencies.

Submittal materials for final plans shall be in a name during construction to prevent fugitive particulate emissions from existing roads and neighboring properties.

SEWER & DRAINAGE NOTES

No portion of the site is located in a floodplain per FEMA map 21110C004 E, dated December 5, 2005.

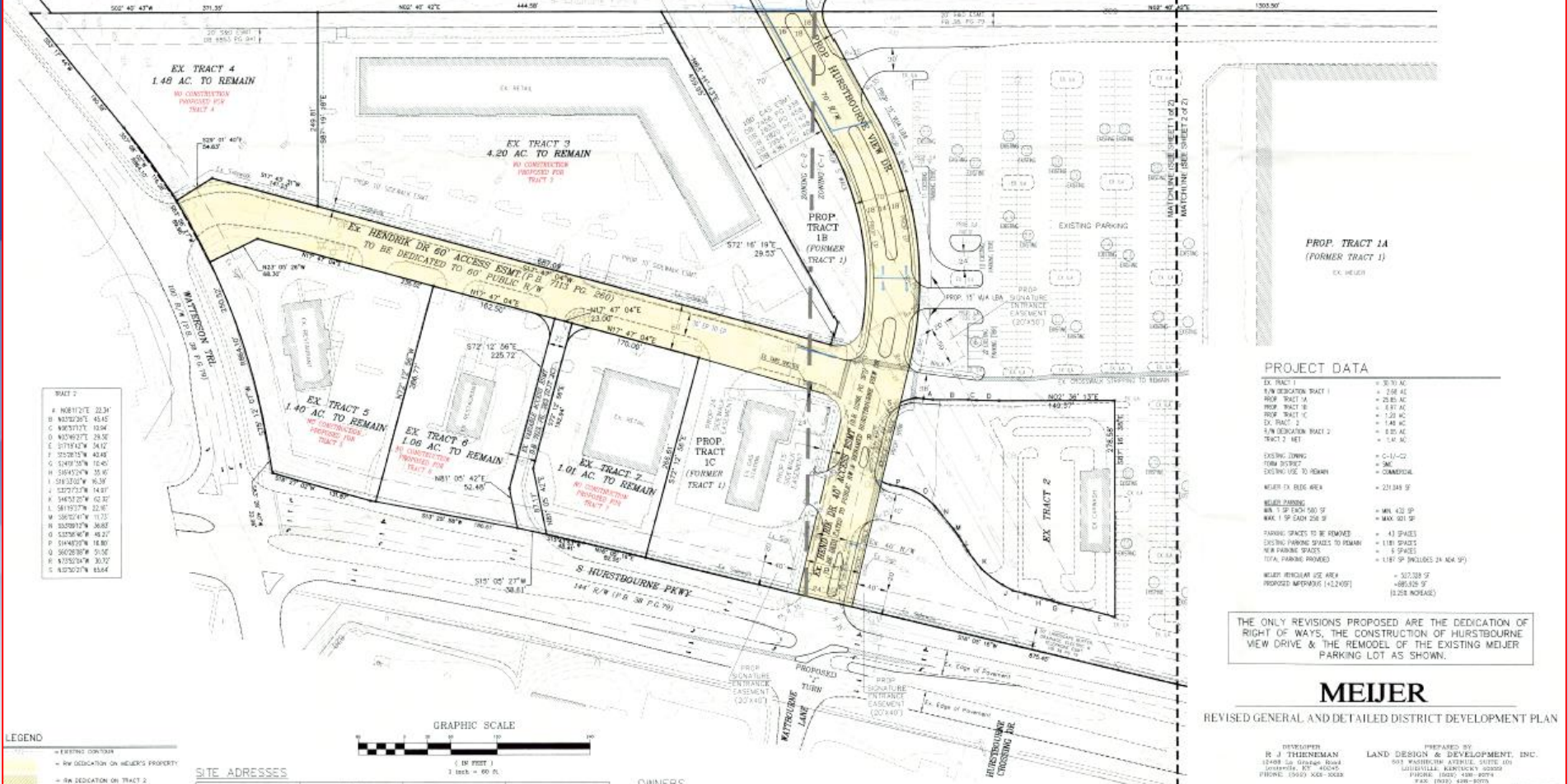
All proposed sewer and drain assessments shall be 15' unless otherwise indicated.

Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal minimum.

The final design of this project shall meet all MSA water quality requirements established by MS2. Site layout may change if the design phase due to proper sizing of Over Bank Management Practices.

All DDC plan shall be developed and approved in accordance with the MS2 Design Manual and Standard Specifications prior to construction plan approval.

PROPOSED HURSTBOURNE COMMONS DEVELOPMENT CASE #2020Z020



TRACT 7

A	N08°12'E	22.31'
B	N02°22'E	45.45'
C	N03°12'E	12.04'
D	N03°49'E	29.56'
E	S71°41'W	34.12'
F	S72°12'W	42.48'
G	S49°15'W	16.40'
H	S84°12'W	35.92'
I	S12°12'W	36.35'
J	S27°12'W	14.91'
K	N45°12'W	62.32'
L	S61°12'W	22.46'
M	S86°21'W	11.73'
N	S32°12'W	36.85'
O	S72°12'W	18.22'
P	S14°12'W	18.80'
Q	S12°12'W	31.56'
R	S12°12'W	30.72'
S	S12°12'W	43.64'

PROJECT DATA

EXTRACT 1	= 36.10 AC
S/W DEDICATION TRACT 1	= 2.68 AC
PROP TRACT 1A	= 2.81 AC
PROP TRACT 1B	= 8.81 AC
PROP TRACT 1C	= 1.28 AC
EXTRACT 2	= 1.48 AC
S/W DEDICATION TRACT 2	= 8.82 AC
TRACT 2 NET	= 1.48 AC
EXISTING ZONING	= C-1(1)-C2
FORM DISTRICT	= CMDFDCA
EXISTING USE TO REMAIN	= COMMERCIAL
MEJER TX BLEND AREA	= 231.88 SF
MEJER PARKING	= 66,420 SF
MAX TX EXC 100 SF	= 66,420 SF
MAX TX EXC 20 SF	= 66,420 SF
PARKING SPACES TO REMOVED	= 41 SPACES
EXISTING PARKING SPACES TO REMAIN	= 1181 SPACES
NEW PARKING SPACES	= 6 SPACES
TOTAL PARKING PROVIDED	= 1187 SF SPACES (IN NEW SF)
MEJER RETAIL USE AREA	= 307,288 SF
PROPOSED IMPROVEMENTS (1+2+3+5)	= 485,028 SF (12.5% INCREASE)

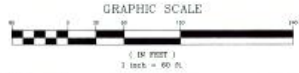
THE ONLY REVISIONS PROPOSED ARE THE DEDICATION OF RIGHT OF WAY, THE CONSTRUCTION OF HURSTBOURNE VIEW DRIVE & THE REMOVAL OF THE EXISTING MEJER PARKING LOT AS SHOWN.

MEJER

REVISED GENERAL AND DETAILED DISTRICT DEVELOPMENT PLAN

LEGEND

- EXISTING CONTOUR
- BY DEDICATION ON MEJER'S PROPERTY
- BY DEDICATION ON TRACT 2



SITE ADDRESSES

OWNERS

DESIGNED BY: R J THENEMAN
12408 US Highway 1044
GOSHEN, KY 40040
PHONE (502) 508-3008

PREPARED BY: LAND DESIGN & DEVELOPMENT, INC.
503 WASHINGTON AVENUE, SUITE 101
GULLETTVILLE, KENTUCKY 40309
PHONE (502) 438-8974
FAX (502) 438-8978

Staff Finding

- The district development plan and major preliminary subdivision plan have been adequately justified based on staff's analysis contained in the standard of review. It also meets or exceeds all zoning and subdivision regulations contained in the Land Development Code.

Required Actions

- **APPROVE** or **DENY** the **Revised General/Detailed District Development** and **Major Preliminary Subdivision Plan**