

**21-DDP-0053**

# **ImmunoTek Bio Centers**



**Development Review Committee**

**Jon E. Crumbie, Planning & Design Coordinator**

**June 30, 2021**

# Request(s)

- Revised Detailed District Development Plan



# Site Context



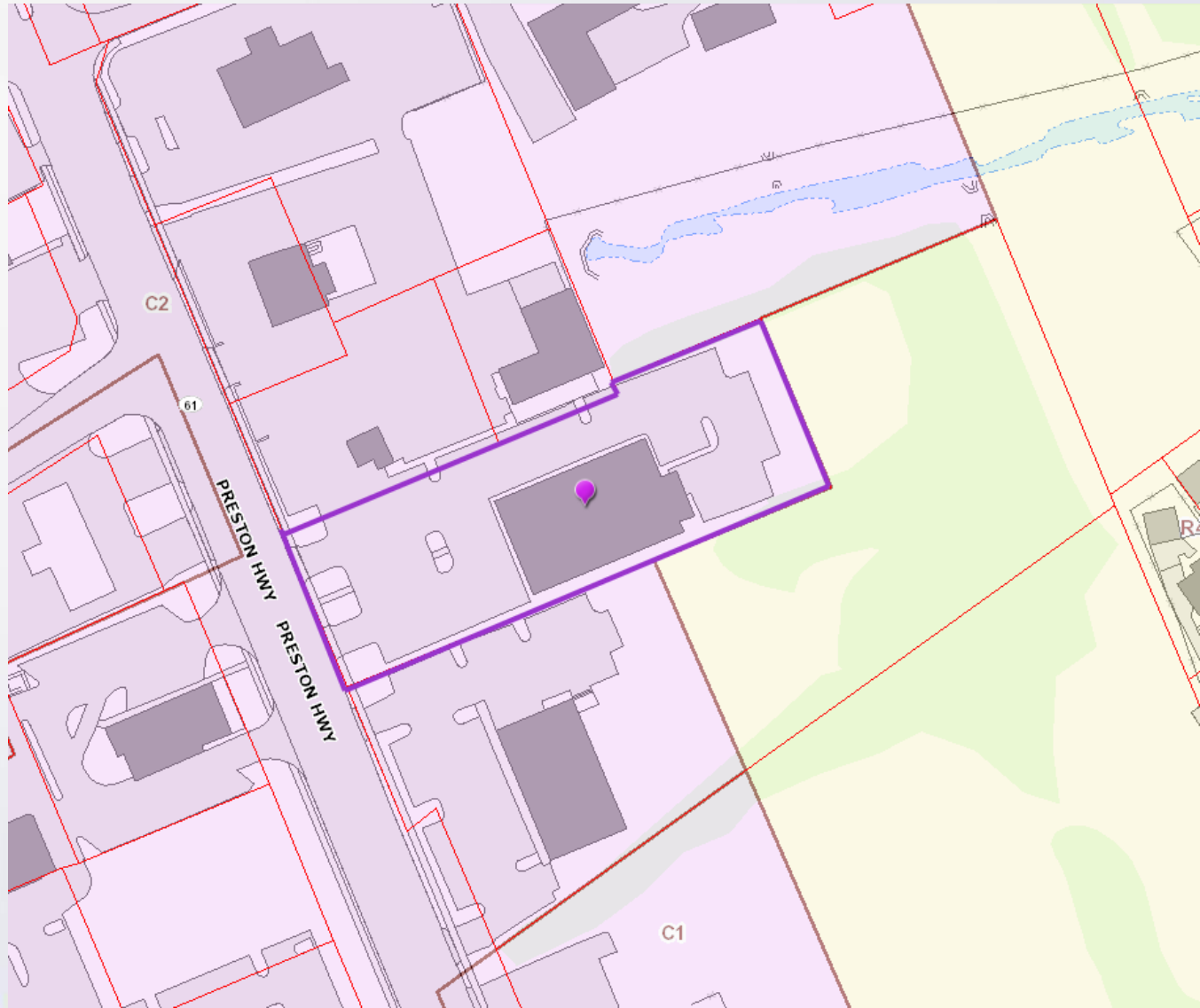
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# Case Summary

- The applicant is proposing to use the existing structure as a blood plasma center.



# Zoning/Form Districts



# Aerial Photo





# Site Photos-Subject Property



# Previous Development Plan



108 Daventry Lane  
Suite 300  
Louisville, Ky 40223  
t: (502) 327-7073  
f: (502) 327-7066

8209 PRESTON HIGHWAY

DATE: 10/13/08  
DRAWN BY: J.D.T.  
CHECKED BY: J.M.M.  
SCALE: 1"=30' (HORZ)  
SCALE: N/A (VERT)

REVISIONS	
▲	12/2/08 PLS SEE REVIEW
▲	1/8/09 PARKING REVISION
▲	
▲	
▲	
▲	

RECEIVED  
JAN 12 2009  
PLANNING & DESIGN SERVICES

REVISED DISTRICT DEVELOPMENT PLAN  
JOB NUMBER 08057  
1  
OF  
1

### PROJECT SUMMARY

EXISTING FORM DISTRICT	SMC
EXISTING ZONE	C-2
EXISTING USE	VACANT/ THEATER & VIDEO STORE
PROPOSED USE	ADULT THEATER & VIDEO STORE
ACREAGE	BNDO HALL 1.31 AC
V.L.A.	33,367 SF
L.L.A. REQUIRED (7.5%)	2,503 SF
L.L.A. PROVIDED	2,518 SF
EXISTING BUILDING S.F.	10,000 S.F.
FLOOR AREA RATIO (5.0 MAX)	0.18

### PARKING SUMMARY

PARKING REQUIRED	
BNDO HALL	10,000 SF
MIN. (1 SPACE/100 SF)	100 SPACES
MIN. (-10% TARIFF CREDIT)	90 SPACES
MAX. (1 SPACE/50 SF)	200 SPACES
PARKING PROVIDED	
STANDARD SPACES	86 SPACES
HANDICAP SPACES	4 SPACES
TOTAL PROVIDED	90 SPACES



### TREE CANOPY CALCULATIONS

CLASS: C  
SITE AREA: 1.31 AC (57,980 SF)  
EXISTING TREES PRESERVED: 0 SF (0%)  
REQUIRED NEW TREE CANOPY: 11,586 SF (20%)  
TREE CANOPY TO BE PLANTED: 11,586 SF (20%)

### LEGEND

- ⊕ = EX. WATER METER
- ⊕ = EX. GAS VALVE
- ⊕ = EX. POWER POLE
- ⊕ = EX. FIRE HYDRANT
- ⊕ = EX. UTIL. POLE GUY ANCHOR
- ⊕ = EX. OVERHEAD ELECTRIC
- ⊕ = EX. CHAIN LINK FENCE
- ⊕ = EX. CONTOUR
- ⊕ = EX. SANITARY SEWER MANHOLE
- ⊕ = EX. LIGHT POLE

PRELIMINARY APPROVAL  
Conditions of Approval:

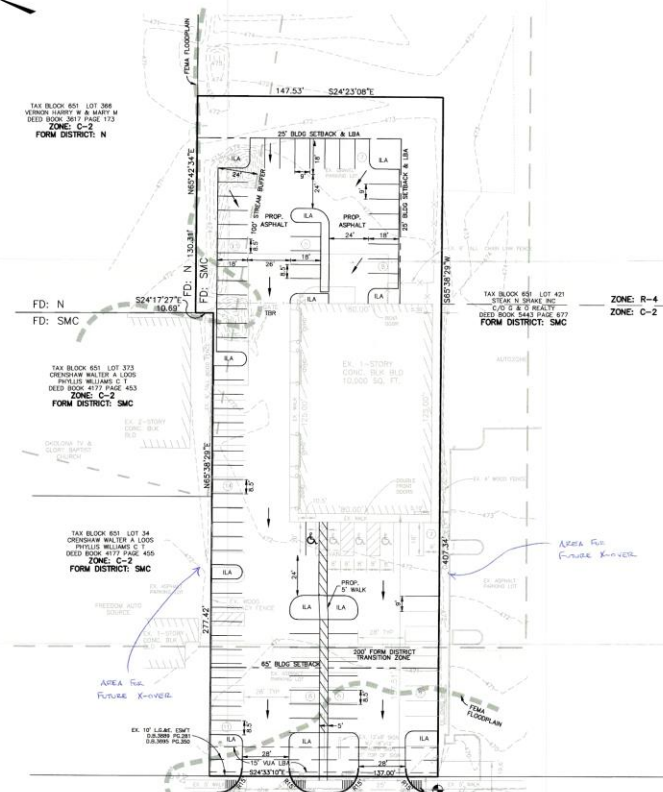
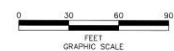
12/13/08

BOZA CASE # 12068  
DOCKET # 9-36-83  
REVISED DISTRICT DEVELOPMENT PLAN

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER & WATER DISTRICT

DATE: 10/13/08

INCREASED RUNOFF CALCULATIONS  
THERE IS NO INCREASE IN IMPERVIOUS SURFACE. THEREFORE, THERE IS NO INCREASE IN RUNOFF. NO MODIFICATIONS TO EXISTING DRAINAGE PATTERNS PROPOSED.



### GENERAL NOTES

1. (---) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. FINAL CONFIGURATION & DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO ALL M.S.D. AND CODE REQUIREMENTS.
2. M.S.D. FLOODPLAIN PERMIT REQUIRED.
3. FLOOD PLAN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP 211100094E DATED DECEMBER 5, 2006.
4. ALL DEBRIS, TRASH OR YARD WASTE SHALL BE REMOVED AND DISPOSED OF OFF SITE AT AN APPROVED LANDFILL.
5. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT OF WAY.
6. THERE SHALL BE NO COMMERCIAL SIGNS ON RIGHT OF WAY.
7. THERE SHALL BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
8. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS, IF SO IT SHALL BE SHIELDED.
9. A KTC BOND AND PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
10. THE AREAS DESIGNATED AS CROSSOVER ACCESS ARE TO REMAIN CLEAR OF PARKING AND PROVIDE THE OPPORTUNITY FOR EXISTING AND FUTURE CROSSOVER ACCESS TO ADJACENT PROPERTIES. SEE BINDING ELEMENT.

### VARIANCE "GRANTED"

A VARIANCE WAS "GRANTED" OF THE LAND DEVELOPMENT CODE CHAPTER 4.8.3 TO ALLOW PROPOSED PARKING AND MANEUVERING AREAS TO ENDOACH A MAXIMUM OF 24' INTO THE REQUIRED 100' STREAM BUFFER (DOCKET #12068, DECEMBER 15, 2008).

### FLOOD PLAIN NOTE:

FLOOD PLAN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 211100094E, DATED DEC. 5, 2006.

- BENCHMARK #1 - TM 4-D-3  
CHISELED SQUARE CUT ON THE WEST END OF CONCRETE HEADWALL ON THE SOUTHWEST CORNER OF SITE RIVA DRIVE AND LINDA ROAD. ELEV. 481.841 (1929 NGVD DATUM)
- BENCHMARK #2  
BM IS A CHISELED SQUARE CUT ON S.E. CORNER OF H.W. CORNER OF PROPERTY TO LONG JOHN SILVER/ A/W RIGHT BEER PRESTON HWY. ELEV. 470.628 (1929 NGVD DATUM)
- TEMPORARY BENCHMARK #1  
RAIL ROAD SPIKE EAST SIDE OF POWER POLE @ SOUTHERN MOST PROPERTY LINE TO 8209 PRESTON HWY. 2' EAST OF EASTERN MOST EDGE OF PAVEMENT TO PRESTON HWY. ELEV. 470.15 (1929 NGVD DATUM)

BOUNDARY INFORMATION  
BOUNDARY INFORMATION HEREON WAS DERIVED FROM A MINOR PLAT CONDUCTED BY SABAK, WILSON & LINGO INC. DATED 2/17/94.

PRELIMINARY APPROVAL DEVELOPMENT PLAN  
CONDITIONS:

BY: [Signature]  
DATE: 10/13/08  
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

PRESTON HIGHWAY  
R/W VARIES

TAX BLOCK 651 LOT 427  
WINDCAP RAMP (TYP) BY TRACTE WINDING  
WINDCAP RESTAURANT  
MOONSHADE CORP.  
STATE SITE #20019  
DEED BOOK 518 PAGE 108  
ZONE: C-2  
FORM DISTRICT: SMC

HW # 8027

08057DEV.dwg



12-917 / 10208





# Staff Finding

The Revised Detailed District Development Plan is adequately justified and meet the standard of review.



# Required Actions

- **APPROVE** or **DENY** the Revised Detailed District Development Plan