

20-DDP-0035

**Kentucky/Indiana
Foot & Ankle Specialists
7397 Jefferson Boulevard**



Louisville Metro Planning Commission

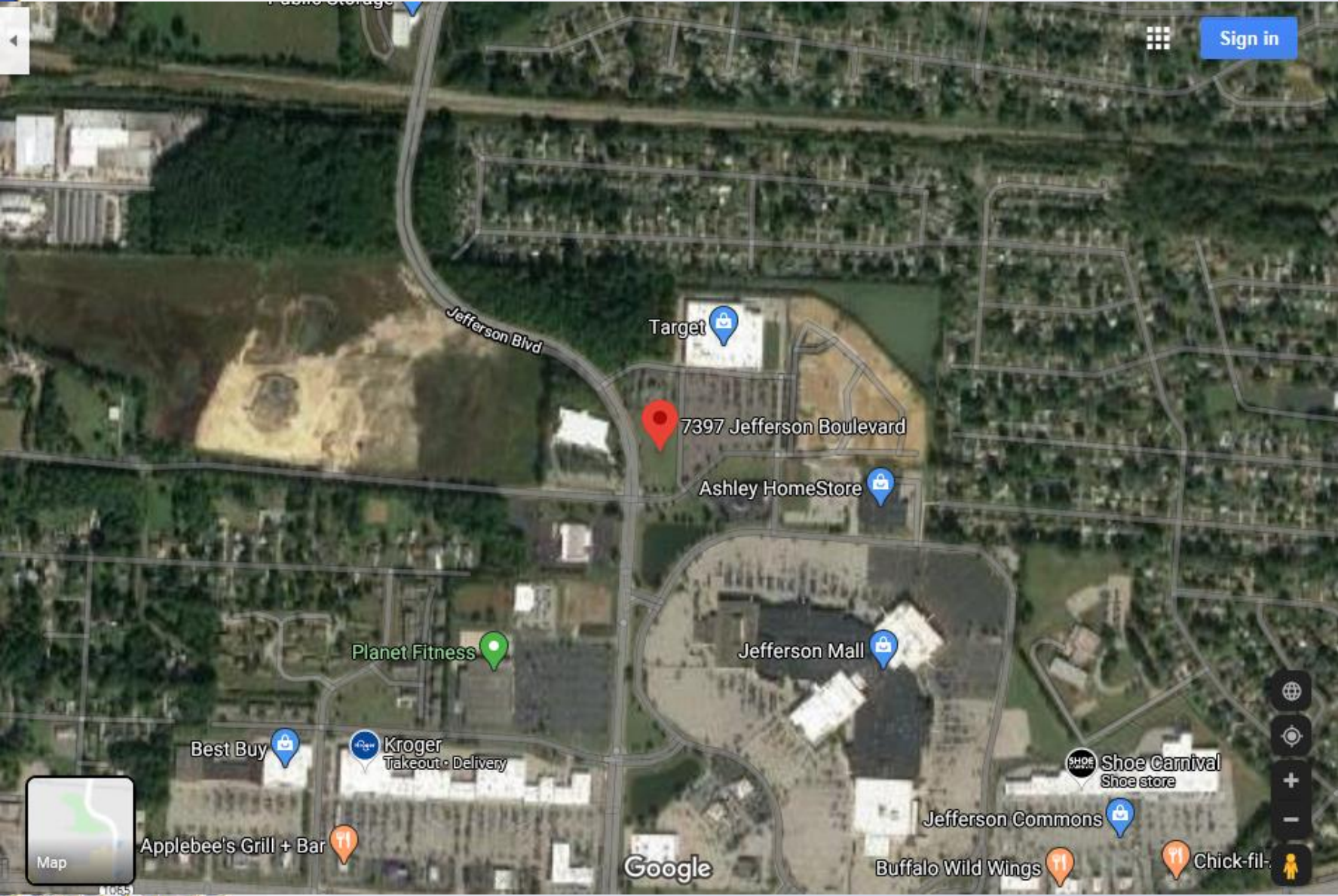
Lacey Gabbard, AICP, Planner I

August 19, 2020

Requests

- **Waiver of Land Development Code section 10.2 to waive the required landscape buffer between the C-2 and EZ-1 zones (20-WAIVER-0053)**
- **District Development Plan with Binding Element Amendments**

Site Context



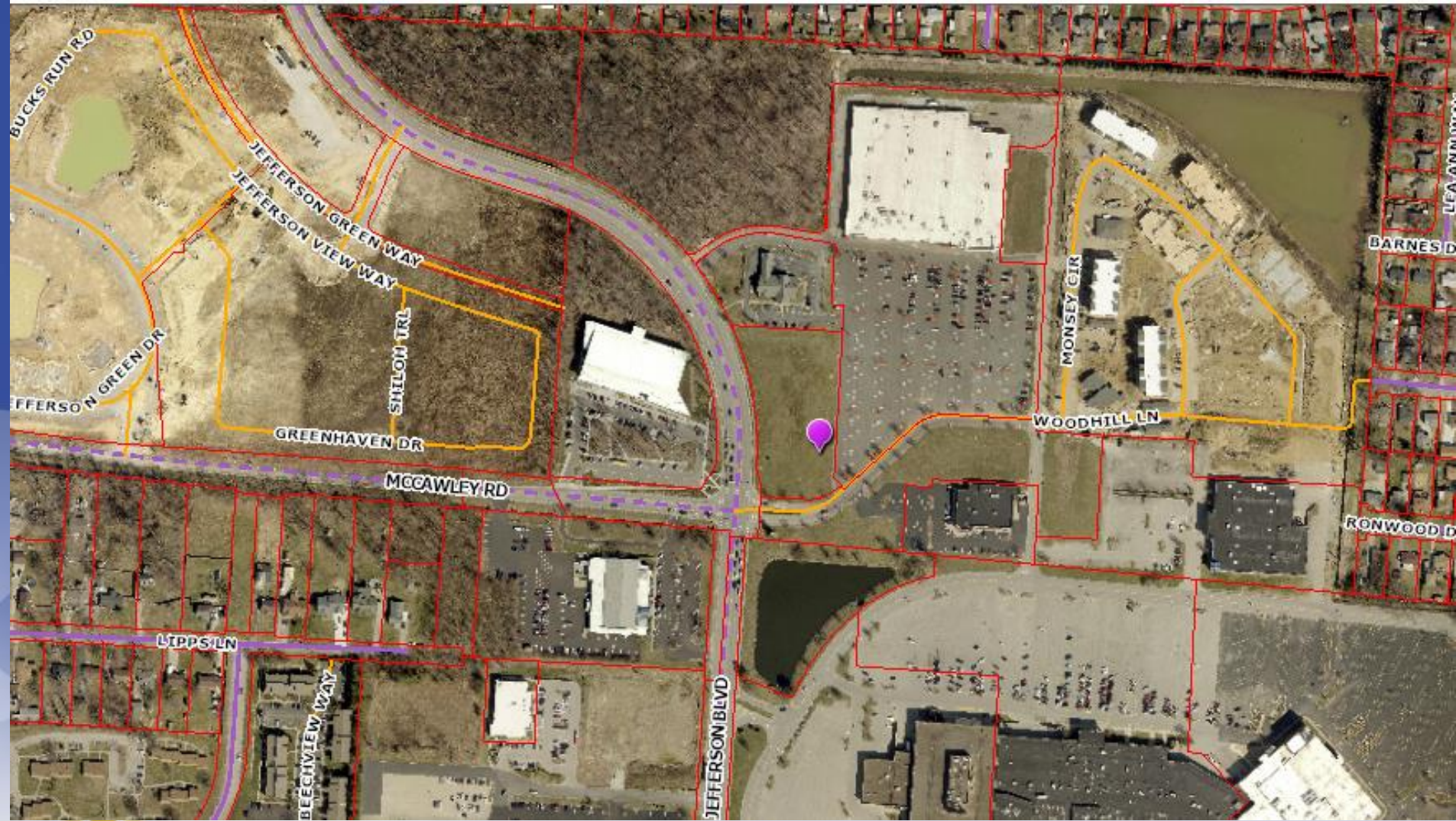
Case Summary

- Located in the Regional Center form district and zoned C-2 Commercial, with a small portion of the northwest quadrant zoned EZ-1 Enterprise Zone.
- The site is currently undeveloped, and the applicant is proposing to construct a 6,721 square foot medical office.
- Because there is a zoning boundary between the C-2 and EZ-1 zones within the interior of the subject site, a landscape buffer area is required. The applicant is requesting a waiver to not provide this landscape buffer.

Zoning/Form Districts



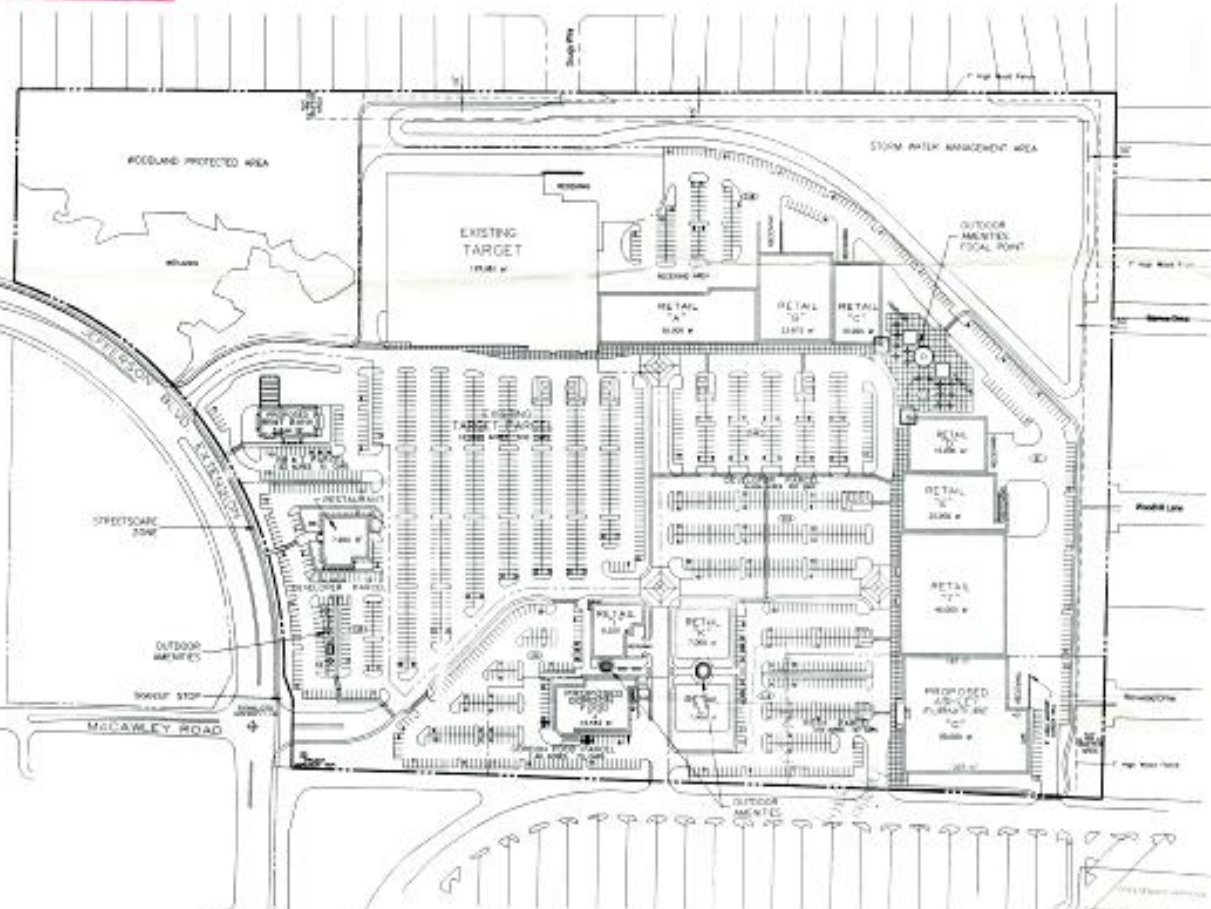
Aerial Photo



9-41-88

NOTICE
 THIS SHALL BE USED TO
 STATE THE PERFORMANCE
 OF THE WORK ELEMENTS
 OF THIS DISTRICT
 11/15/88

APPROVED DEVELOPMENT PLAN
 APPROVED BY: [Signature]
 DATE: 9/15/88
 PROJECT: [Name]
 SHEET: [Number]



SITE STATISTICS

AREA OF SITE	SQUARE FEET
EXISTING TARGET	125,000 sf
RETAIL "A"	30,000 sf
RETAIL "B"	22,875 sf
RETAIL "C"	9,000 sf
RETAIL "D"	7,000 sf
RETAIL "E"	20,000 sf
RETAIL "F"	45,000 sf
MAJORITY PARKING "G"	50,000 sf
RETAIL "H"	4,225 sf
SEASON POOL "I"	8,400 sf
RETAIL "J"	1,000 sf
RETAIL "K"	1,000 sf

TOTAL EXISTING RETAIL DEVELOPMENT	125,000 sf
PROPOSED RETAIL DEVELOPMENT	234,511 sf
PROPOSED RETAILMENT	7,000 sf
PROPOSED B&B	5,844 sf
TOTAL EXISTING DEVELOPMENT	125,000 sf
TOTAL PROPOSED DEVELOPMENT	246,251 sf
TOTAL PARKING	273,841 sf

PARKING REQUIREMENTS

EXISTING RETAIL (125,000 sf)	427 STALLS
PROPOSED RETAIL (234,511 sf)	799 STALLS
PROPOSED B&B (5,844 sf)	85 STALLS
PROPOSED B&B (5,844 sf)	85 STALLS
PROPOSED B&B (5,844 sf)	85 STALLS
PROPOSED B&B (5,844 sf)	85 STALLS
TOTAL PARKING STALLS (includes 40,000 sq ft of minimum required)	1,366 STALLS
TOTAL PARKING STALLS PROVIDED	1,278 STALLS

Developed lot would be minimum number of parking spaces
 40,000 sq ft (100,000 sq ft) with the other 20,000 sq ft
 (50,000 sq ft)

TOTAL PARKING AREA REQUIREMENTS
 90 Spaces Parking (100,000 - 100,000 sq ft) - 100 STALLS
 40 Spaces Parking (100,000 - 100,000 sq ft) - 100 STALLS

Vehicle Use Area (100,000 sq ft) - 100 STALLS
 40 Spaces Parking (100,000 - 100,000 sq ft) - 100 STALLS

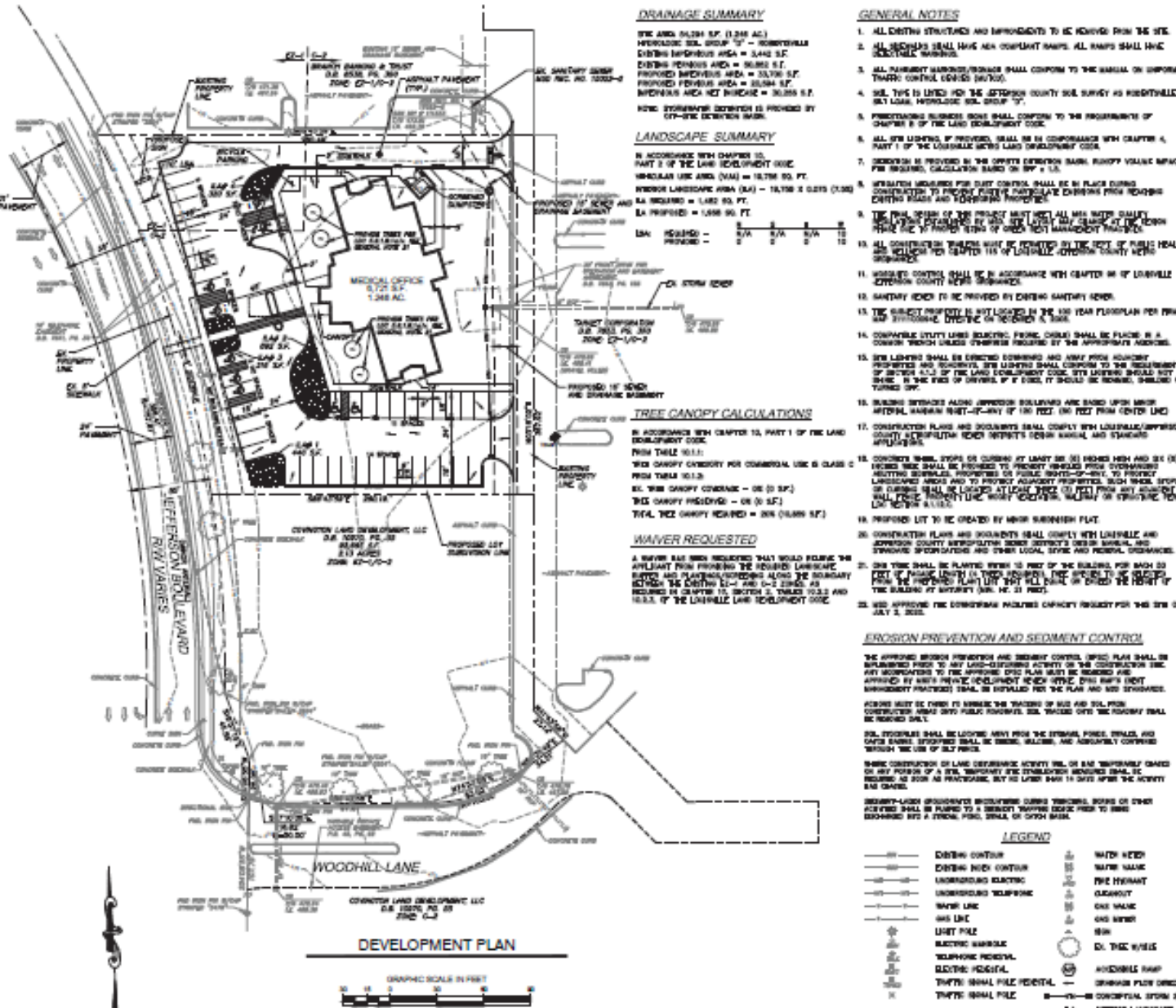
Vehicle Use Area (100,000 sq ft) - 100 STALLS
 40 Spaces Parking (100,000 - 100,000 sq ft) - 100 STALLS

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 APPROVED BY: [Signature]
 DATE: 9/15/88
 PROJECT: [Name]
 SHEET: [Number]

[Handwritten notes and signatures in a box, including 'DEVELOPMENT PLAN' and 'APPROVED'.



Applicant's Proposed Plan



SITE SUMMARY
 EXISTING ZONING DISTRICT: EC-1/EC-2
 FROM DISTRICT: REGIONAL CENTER
 COUNCIL DISTRICT: 24
 THE PROPOSED PROJECT: BUILDING
 THE BLOCK: 2024, LOT 10
 S.E. 102ND PL. AS PARCEL, B
 EXISTING USE: VACANT
 PROPOSED USE: MEDICAL OFFICE (WITH PERIPHERAL THROUGH)
 PROPOSED BUILDING AREA: 5,172 S.F.
 FLOOR AREA RATIO: 0.10
 HEIGHT: 10' MAX. EXCEPT ALLOWED
 SETBACKS: 1,348 AC (3,482 SF)
PARKING SUMMARY
 BUILDING = 6,731 SF.
 EXISTING SURROUNDINGS: MEDICAL
 MEDICAL OFFICE
 1 PARKING SPACE PER 200 SF. = 37 SPACES
 EXISTING SURROUNDINGS: MEDICAL
 MEDICAL OFFICE
 1 PARKING SPACE PER 150 SF. = 45 SPACES
 TOTAL PARKING = 42 SPACES INCLUDING
 2 ACCESSIBLE SPACES
 NOTE: THE ADA REGULATORY REQUIREMENTS OF 20 PERCENT OF TOTAL PERMITTED PARKING SPACES TO BE ACCESSIBLE FOR OTHER THAN PERMITTED OCCUPANTS. THE REQUIREMENTS IS MET FOR THE SITE.

BICYCLE PARKING
 BIKES (200 SPACES) = 2
 (BICYCLES HAVE TO BE PROVIDED)
 LONG TERM SPACES - 2
 (TO BE PROVIDED BEHIND BUILDING FOR EMPLOYEES)

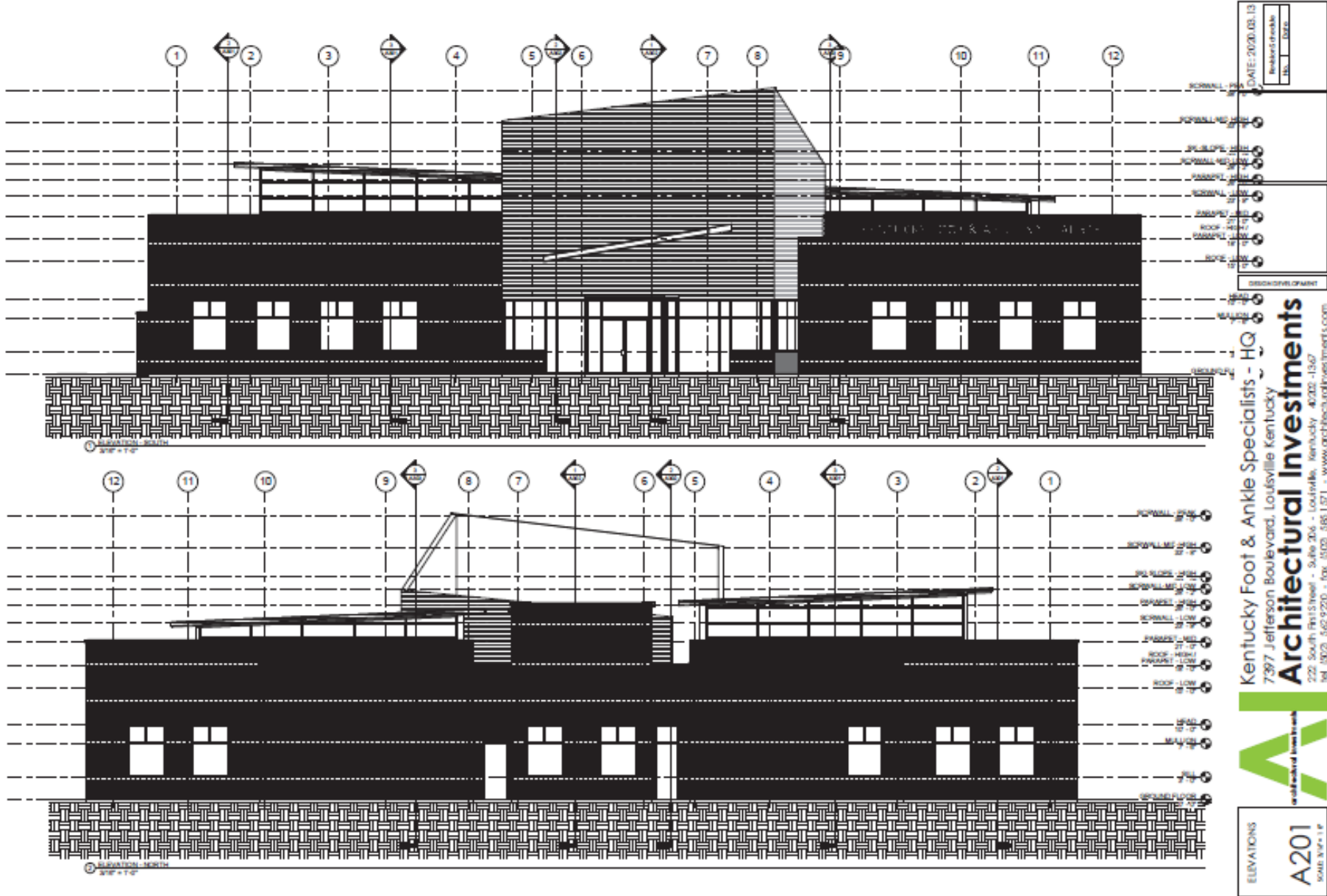
GENERAL SITE NOTES
 1. ALL CONSTRUCTION SHALL BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB RETURN RAILS SHALL AS NOTED ON PLANS.
 3. ALL ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE INSTALLED PER ADA STANDARDS.
 4. PRIOR TO ANY CONSTRUCTION IN FRONT-OF-HOUSE, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL ON ACCORDANCE WITH MUTCD.

UTILITY NOTE
 LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS AND INFORMATION OBTAINED IN THE FIELD. NOTES ON THE SUBJECTIVE USE OF UTILITIES ARE NOT TO BE CONSIDERED AS GUARANTEE OF THE ACTUAL INSTALLATION OF THE UTILITIES OR OTHER UTILITIES. SERVICE LINES ARE NOT SHOWN.

UTILITY PROTECTION NOTE
 ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OF SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INCLUDING PROVISIONS WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



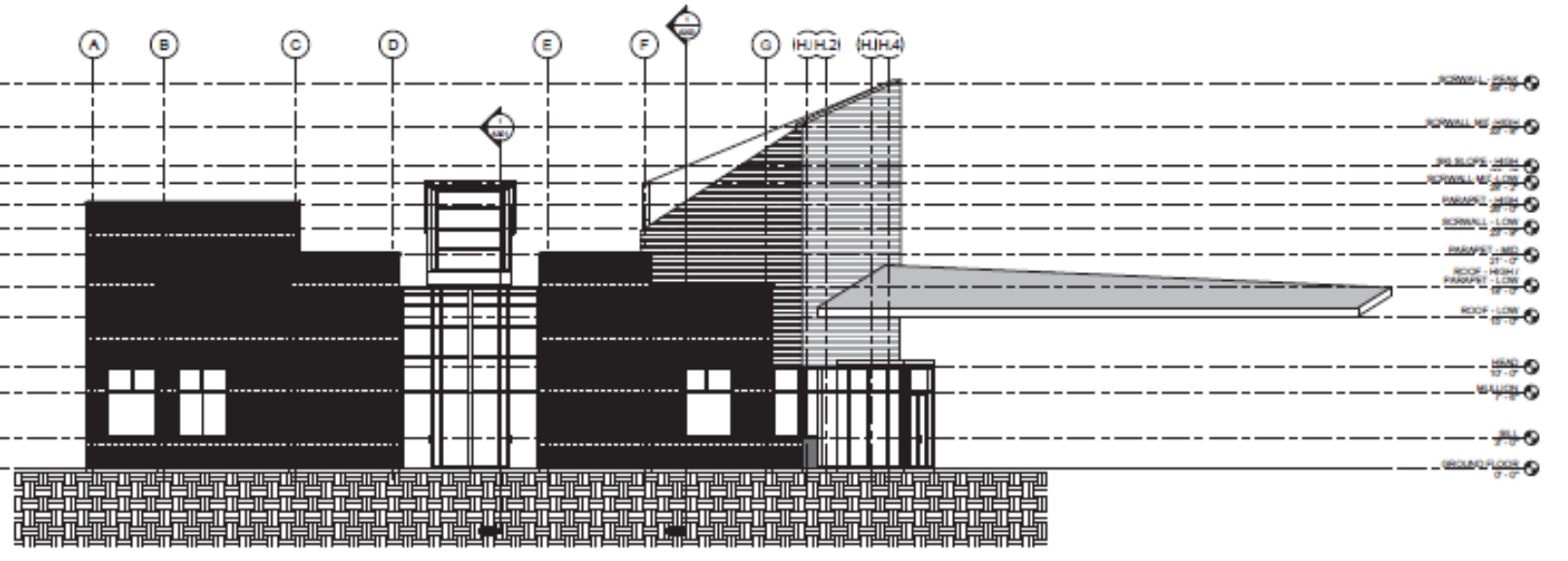
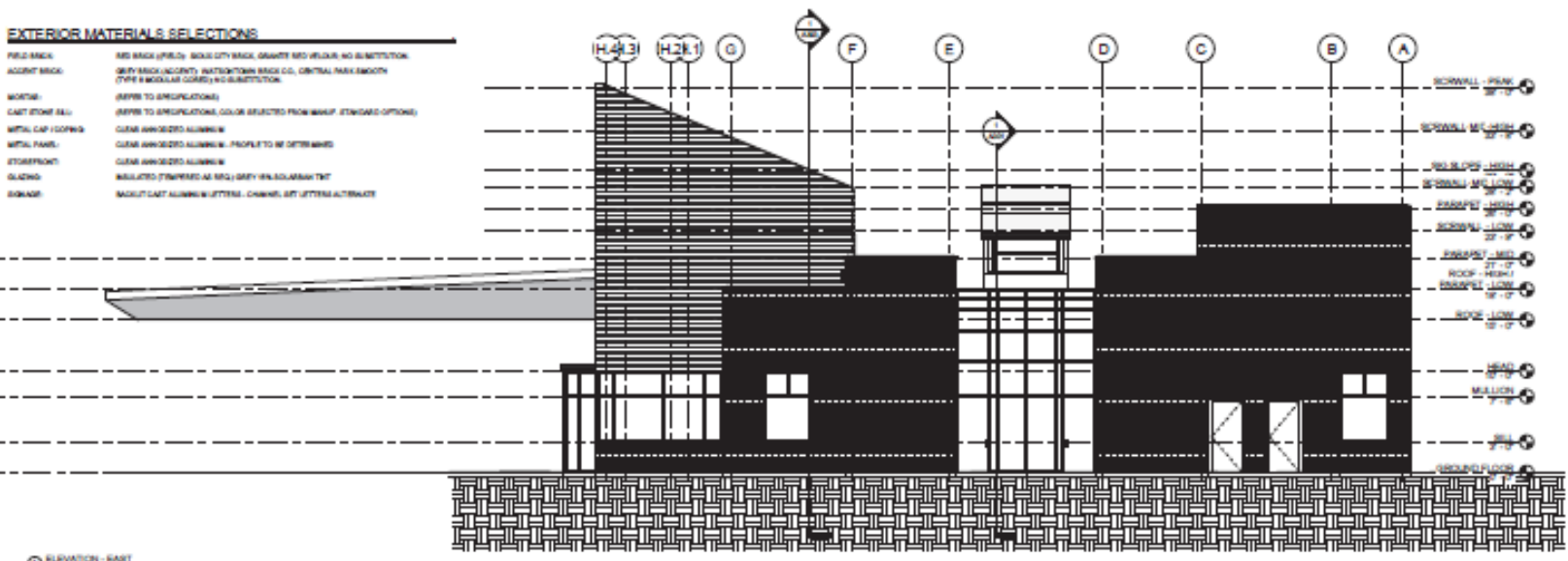
Elevations



Elevations

EXTERIOR MATERIALS SELECTIONS

FINISH GRADE	MSD BRICK (FIELD); BRICK CITY BRICK, GRANITE MSD WELLS; NO SUBSTITUTION
ACCENT BRICK	GRAY BRICK (CENTY); WATERSTOWN BRICK CO., CENTRAL PARK (SMOOTH TYPE & MODULAR CORNER) NO SUBSTITUTION
WORKTOP	(REFER TO SPECIFICATIONS)
CAST STONE ALL	(REFER TO SPECIFICATIONS, COLOR SELECTED FROM GROUP, STANDARD OPTIONS)
METAL CAP / COPING	CLEAR ANODIZED ALUMINUM
METAL PANEL	CLEAR ANODIZED ALUMINUM - PROFILE TO BE DETERMINED
STOREFRONT	CLEAR ANODIZED ALUMINUM
GLAZING	INSULATED (TYPICAL AT MSJ) GRAY VINYL CLAMMANT TINT
DOORWAY	BACKLIT CAST ALUMINUM LETTERS - CHANNEL LET LETTERS ALTERNATE



DATE: 2020.03.13

Revised/Checked
By: _____
Date: _____

DISCUSS DEVELOPMENT

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 Tel: (502) 562-9220 - Fax: (502) 388-1571 - www.architecturalinvestments.com



ELEVATIONS
A202
 SCALE: 3/8" = 1'-0"

Staff Finding

- The District Development Plan and waiver requests are adequately justified and meet the standard of review.

Required Actions

- **APPROVE** or **DENY** the Waiver
- **APPROVE** or **DENY** the District Development Plan