

Docket No. 16ZONE1070

Proposed zone change from R-4 to C-2 with a DDDP for a “Menards” store on 19.17 acres and a GDDP on 14.66 acres on property located at 4700, 4900, 4902, 4904, 4908 and 5000 Cooper Chapel Road and 10211 Preston Highway and 4915, 4917, 5001, 5003, 5005 & 5007 Maple Spring Drive

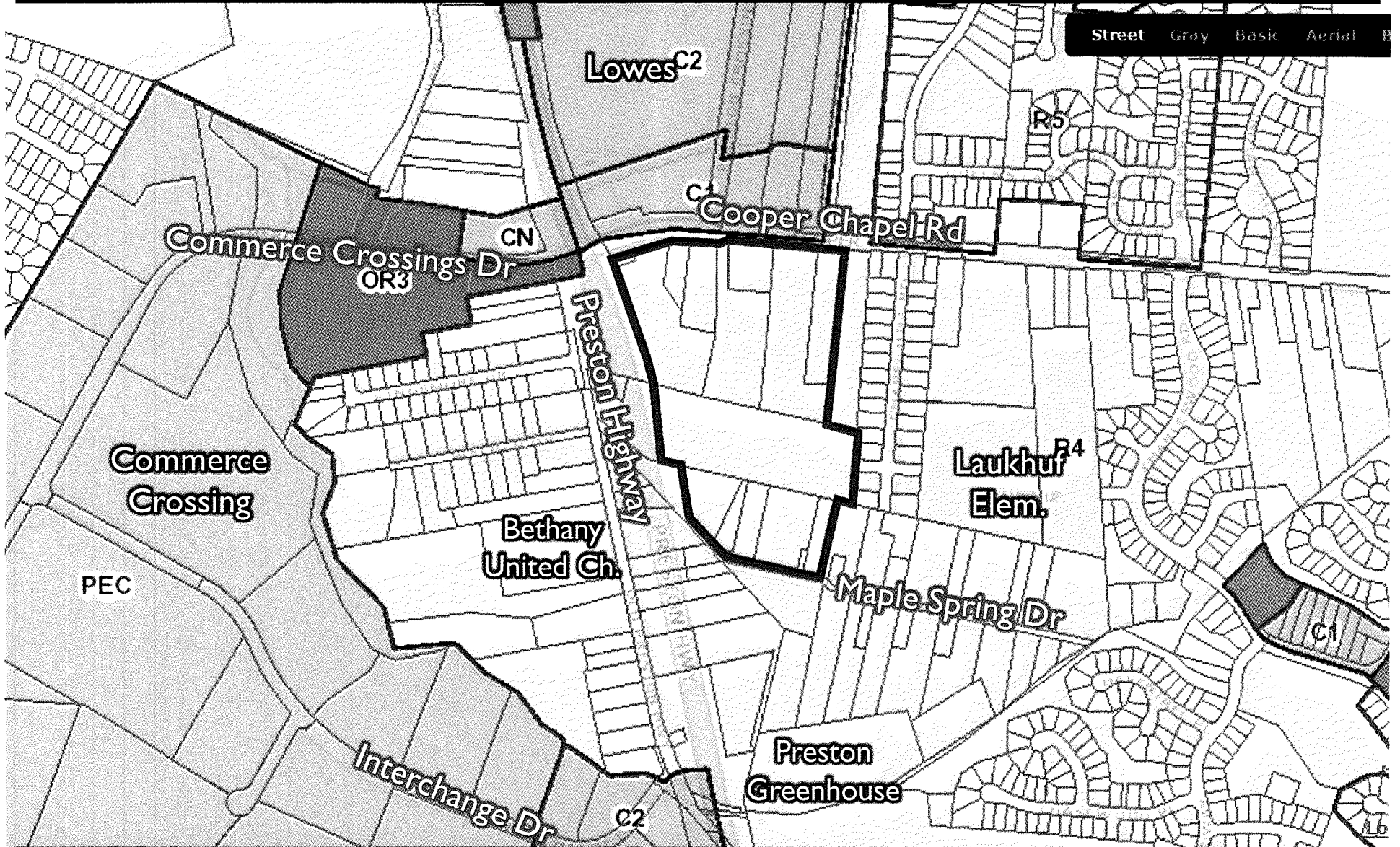
The Menards logo is rendered in a bold, black, blocky font with a white outline. The letters are thick and closely spaced. A registered trademark symbol (®) is located to the right of the word. The logo is set against a dark, horizontal brushstroke background.

RECEIVED
FEB 23 2017
PLANNING & DESIGN SERVICES

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers, Mindel Scott & Assoc.

Traffic Engineer: Diane B. Zimmerman Traffic Engineering, LLC



Street Gray Basic Aerial B

Lowes^{C2}

Commerce Crossings Dr
OR3

Cooper Chapel Rd

Commerce Crossing

PEC

Bethany United Ch.

Laukhuf^{R4}
Elem.

Maple Spring Dr

Preston Greenhouse

Interchange Dr

Preston Highway

C2

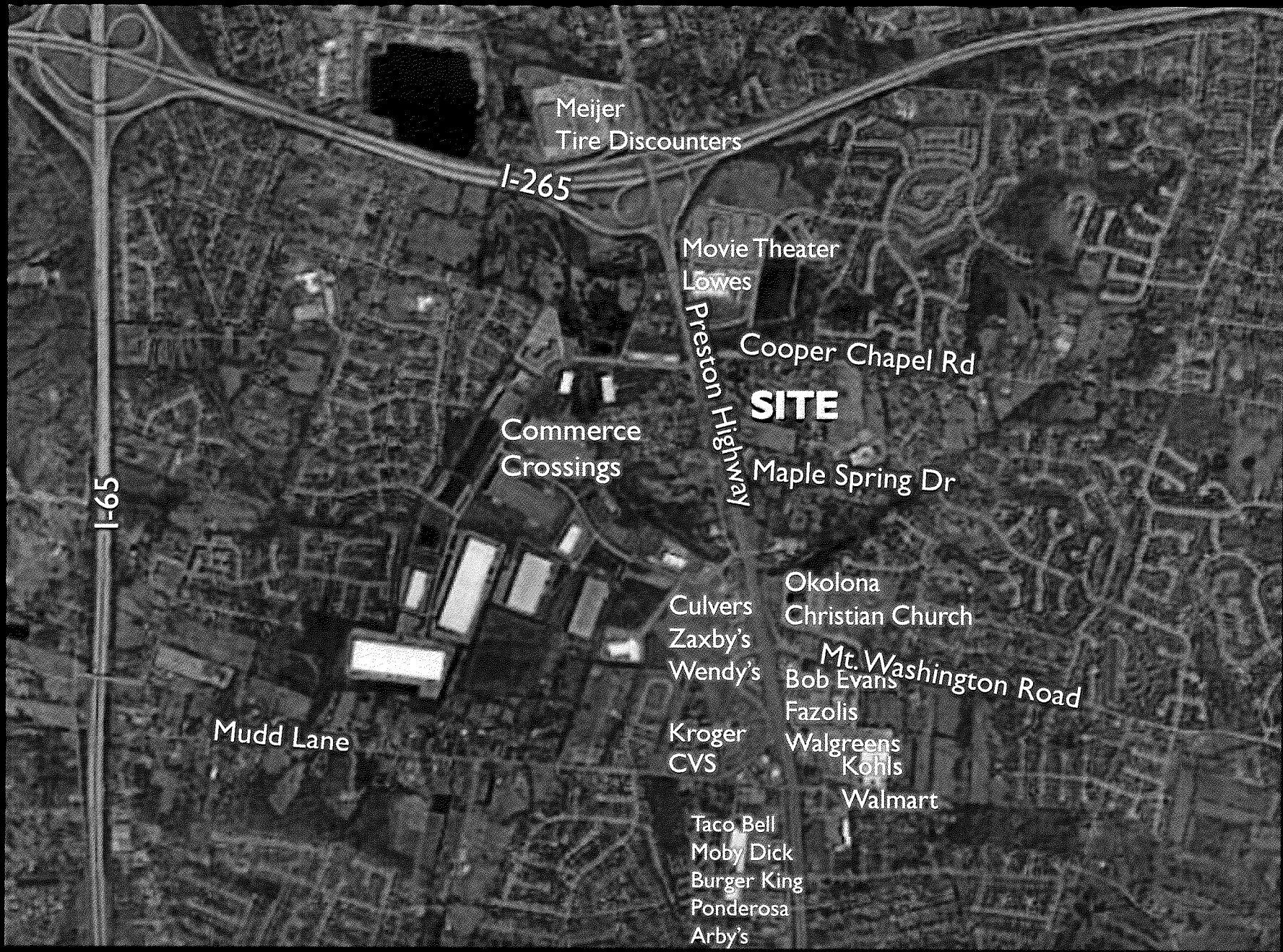
CN

C1

R5

C1

L6



Meijer
Tire Discounters

I-265

Movie Theater
Lowes

Cooper Chapel Rd

SITE

Commerce
Crossings

Maple Spring Dr

I-65

Okolona
Christian Church

Culvers
Zaxby's
Wendy's

Mt. Washington Road
Bob Evans

Kroger
CVS

Fazolis
Walgreens
Kohls
Walmart

Mudd Lane

Taco Bell
Moby Dick
Burger King
Ponderosa
Arby's
McDonalds



Street Gray Basic Aerial

Lowes C2

R5

QUEENS CASTLE RD

RIVER TRAIL PL INDIAN RD

Commerce Crossings Dr C1

OR3

Cooper Chapel Rd

COOPER CHAPEL RD

Commerce Crossing

KINGSMORE DR

WALDEN DR

Preston Highway

CHAPEL HILL RD

Laukhuf Elem.

DAVID WAY

Bethany United Ch.

Maple Spring Dr

Interchange Dr PEC

Preston Greenhouse

HAVENTREE PL MAPLE WAY

C1 CHARLESWA

Interchange Dr

I-265



Movie Theater

Lowes

Cooper Chapel Road

Commerce Crossings Dr

Preston Highway

Laukhuf Elem.

Bethany United Ch.

Maple Spring Drive

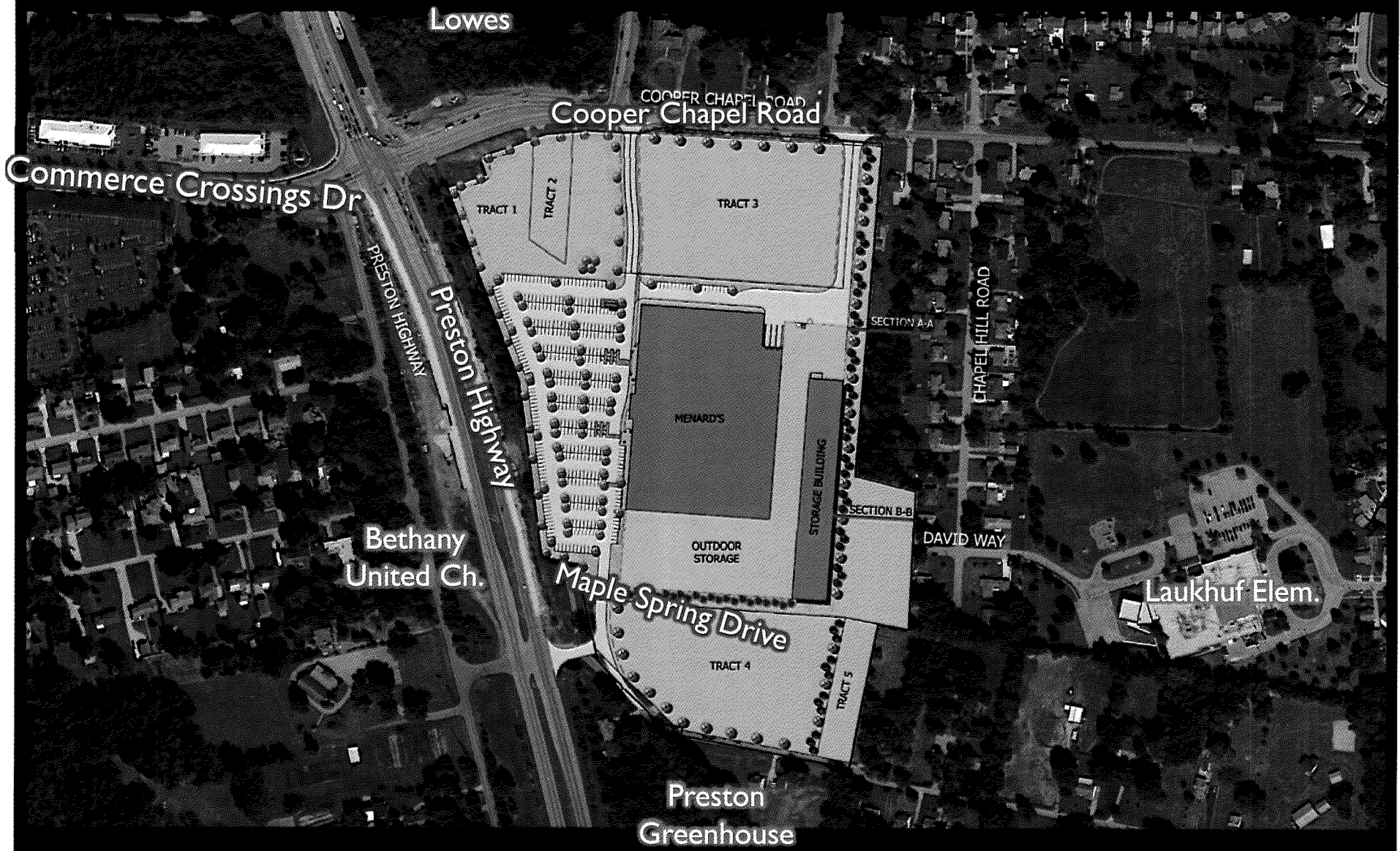
Commerce Crossing

Preston Greenhouse

Interchange Dr

Okolona Christian Ch.

Mt. Washington Road
Kohls



Lowes

COOPER CHAPEL ROAD

Cooper Chapel Road

Commerce Crossings Dr

PRESTON HIGHWAY

Preston Highway

TRACT 1

TRACT 2

TRACT 3

SECTION A-A

CHAPEL HILL ROAD

Bethany
United Ch.

Maple Spring Drive

MEADOWS

OUTDOOR
STORAGE

STORAGE BUILDING

SECTION B-B

DAVID WAY

Laukhuf Elem.

Preston
Greenhouse

TRACT 4

TRACT 5



View looking south toward site from corner of Preston Highway and Cooper Chapel Road

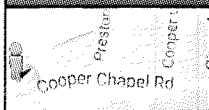
Rave Preston Crossings
16 Movie Theater

Lowes

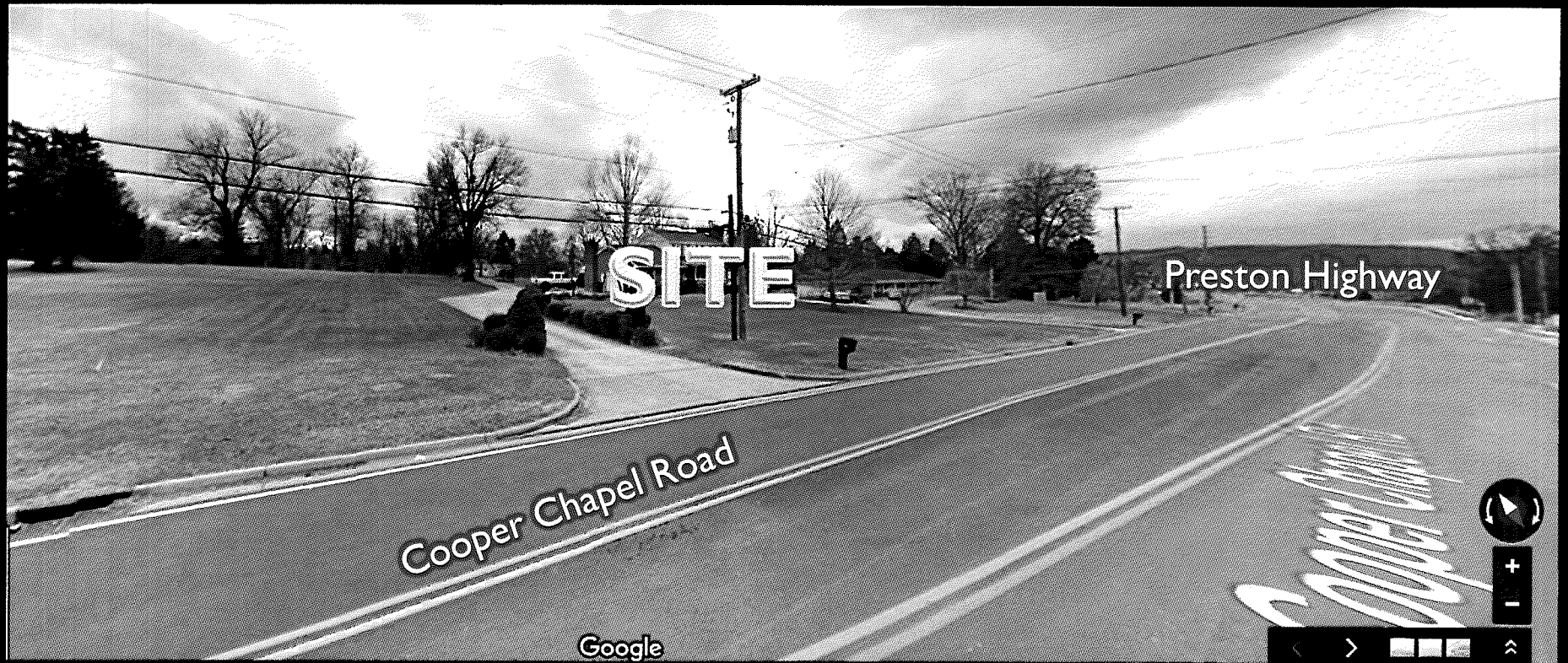
SITE

Cooper Chapel Road

Preston Highway



View of Lowes, to the left (north) from Preston Highway and Cooper Chapel Road. Site it to the right (south).



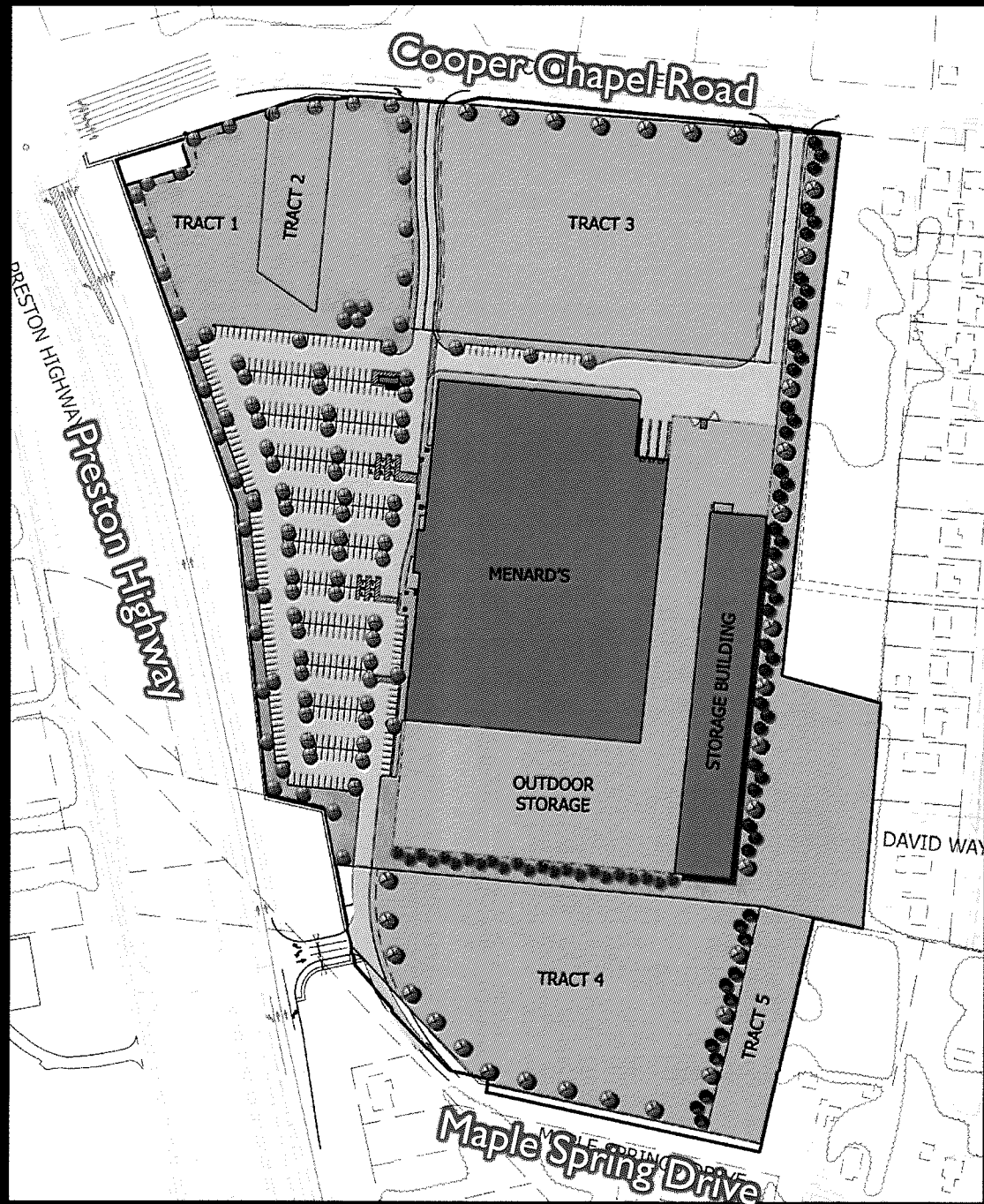
View of site from Cooper Chapel Road looking southeast towards Preston Highway.



View of site from corner of Cooper Chapel Road and Preston Highway.



View of site from corner of Preston Highway and Maple Spring Drive, looking northeast.





COOPER CHAPEL ROAD

TRACT 1

TRACT 2

TRACT 3

BOSTON HIGHWAY

SECTION A-A

CHapel HILL ROAD

MENARD'S

STORAGE BUILDING

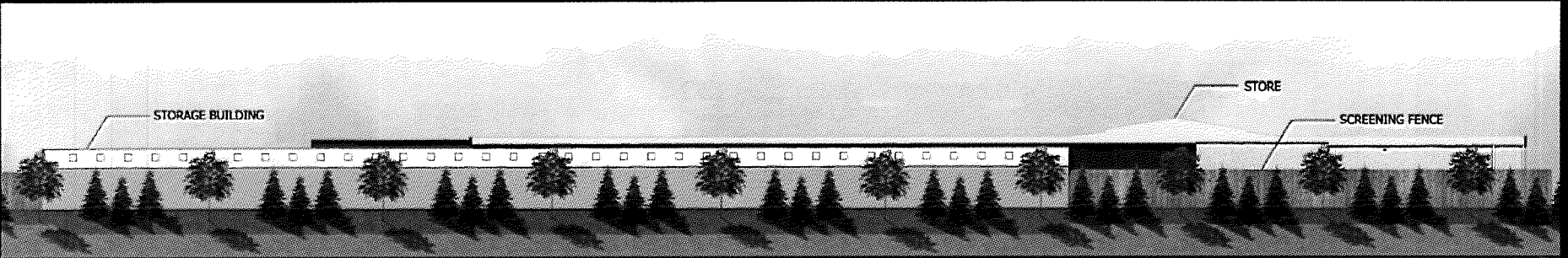
SECTION B-B

OUTDOOR STORAGE

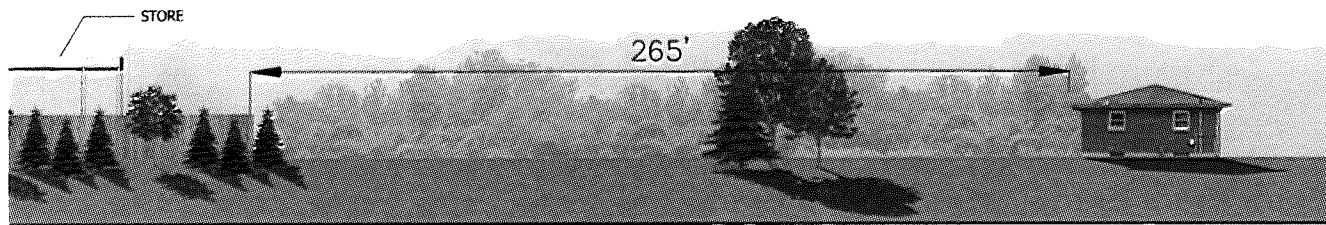
DAVID WAY

TRACT 4

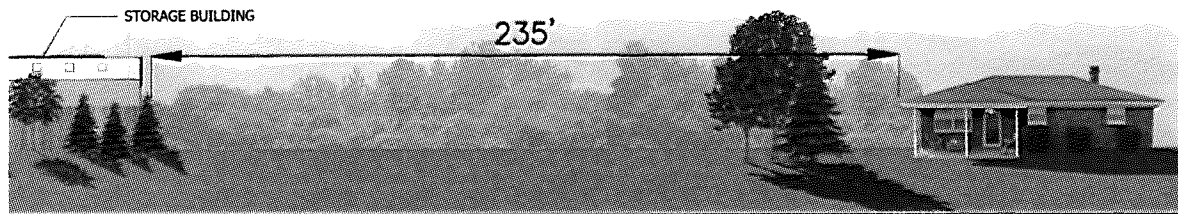
TRACT 5



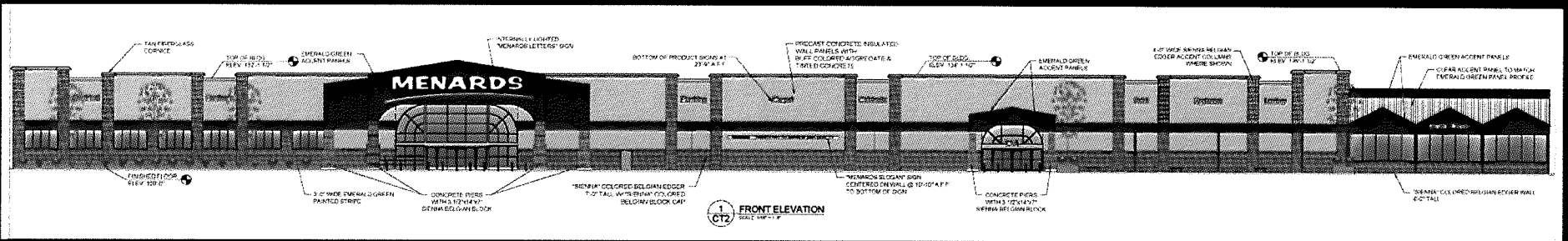
REAR ELEVATION



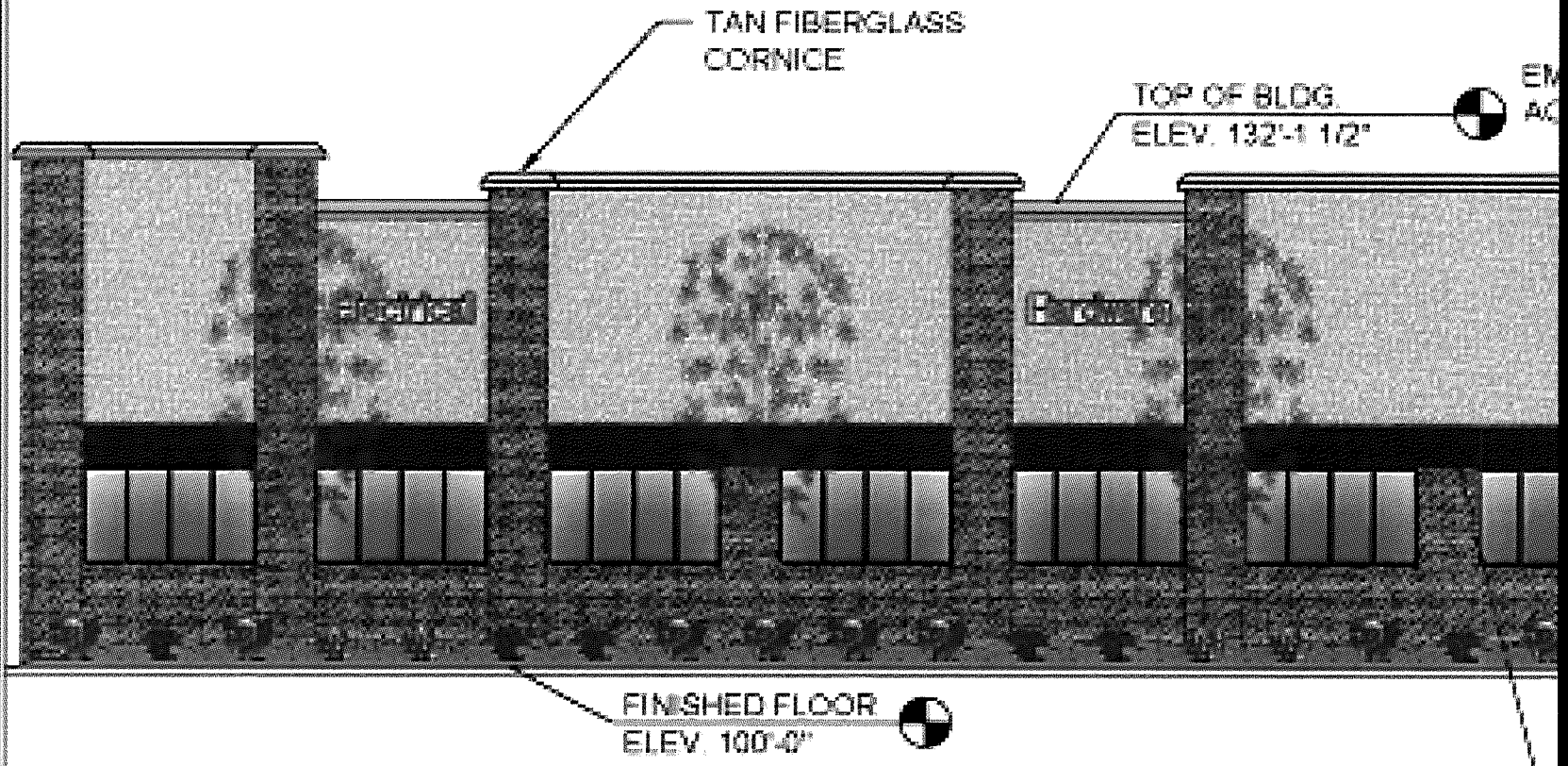
CHAPEL HILL ROAD TYPICAL (SECTION A-A)

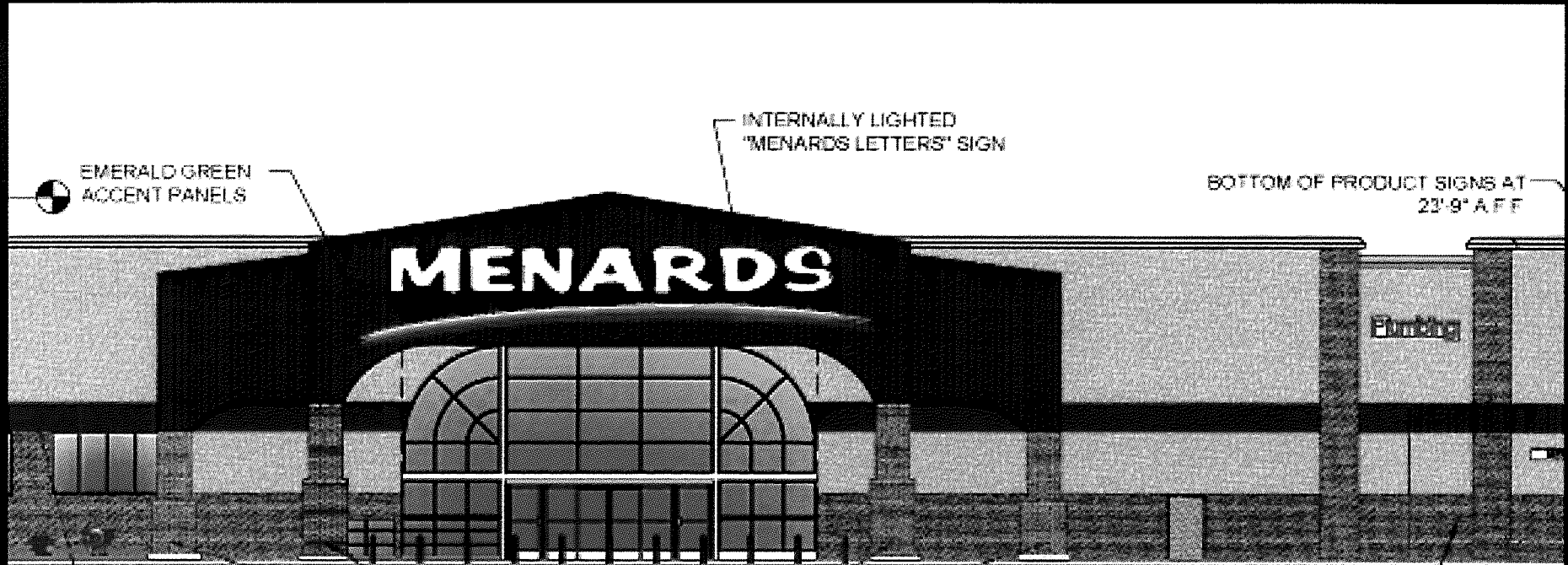


DAVID WAY TYPICAL (SECTION B-B)



Front elevation, facing Preston Highway





EMERALD GREEN
ACCENT PANELS

INTERNALLY LIGHTED
"MENARDS LETTERS" SIGN

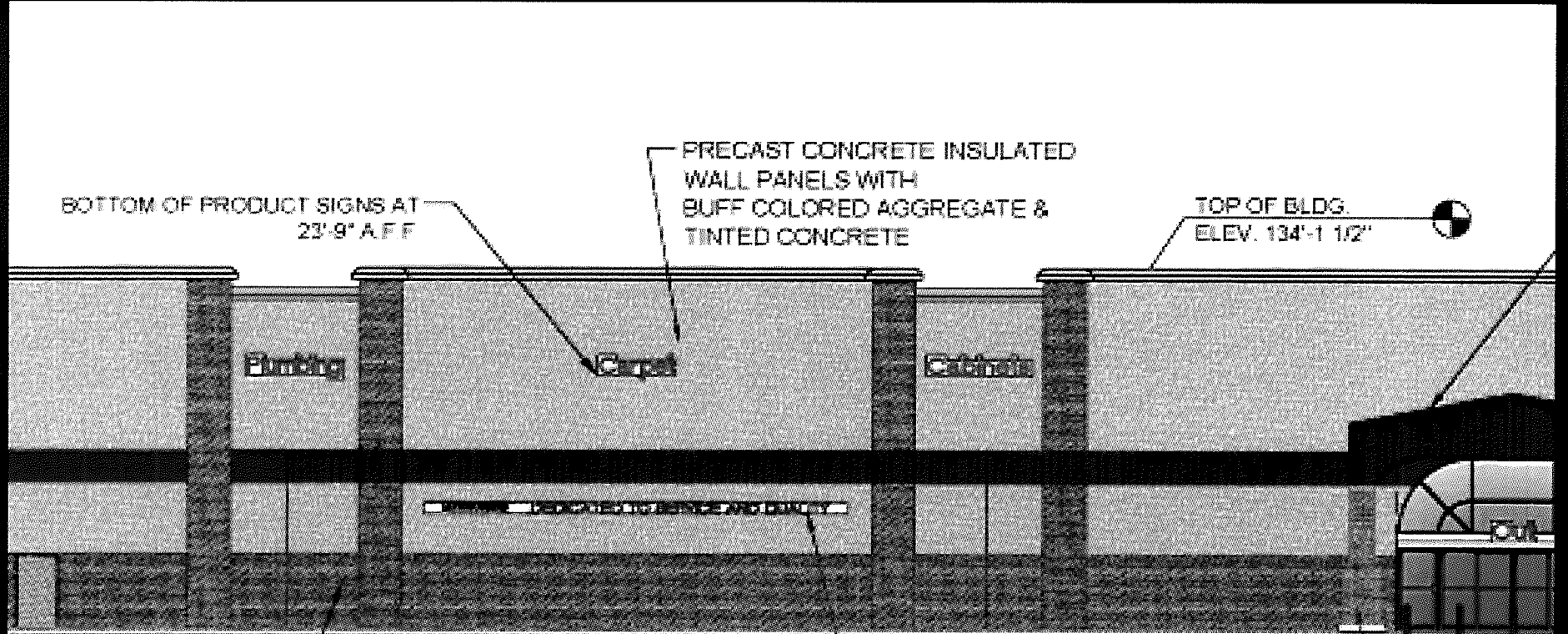
BOTTOM OF PRODUCT SIGNS AT
23'-9" A.F.F.

3'-0" WIDE EMERALD GREEN
PAINTED STRIPE

CONCRETE PIERS
WITH 3 1/2"x14"x7"
SIENNA BELGIAN BLOCK

"SIENNA" COLORED BELGIAN EDGER
7'-0" TALL W/ "SIENNA" COLORED
BELGIAN BLOCK CAP

1
CT2



BOTTOM OF PRODUCT SIGNS AT
23'-9" A.F.F.

PRECAST CONCRETE INSULATED
WALL PANELS WITH
BUFF COLORED AGGREGATE &
TINTED CONCRETE

TOP OF BLDG.
ELEV. 134'-1 1/2"

Plumbing

Carpent

Cabinets

PRECAST CONCRETE INSULATED WALL PANELS WITH BUFF COLORED AGGREGATE & TINTED CONCRETE

RED BELGIAN EDGER
W/ "SIENNA" COLORED
BELGIAN BLOCK CAP

"MENARDS SLOGAN" SIGN
CENTERED ON WALL @ 10'-10" A.F.F.
TO BOTTOM OF SIGN

CONCRETE F
WITH 3 1/2"x1
SIENNA BELGIAN

1
CT2 **FRONT ELEVATION**
SCALE 1/16" = 1'-0"

BLDG.
34'-1 1/2"

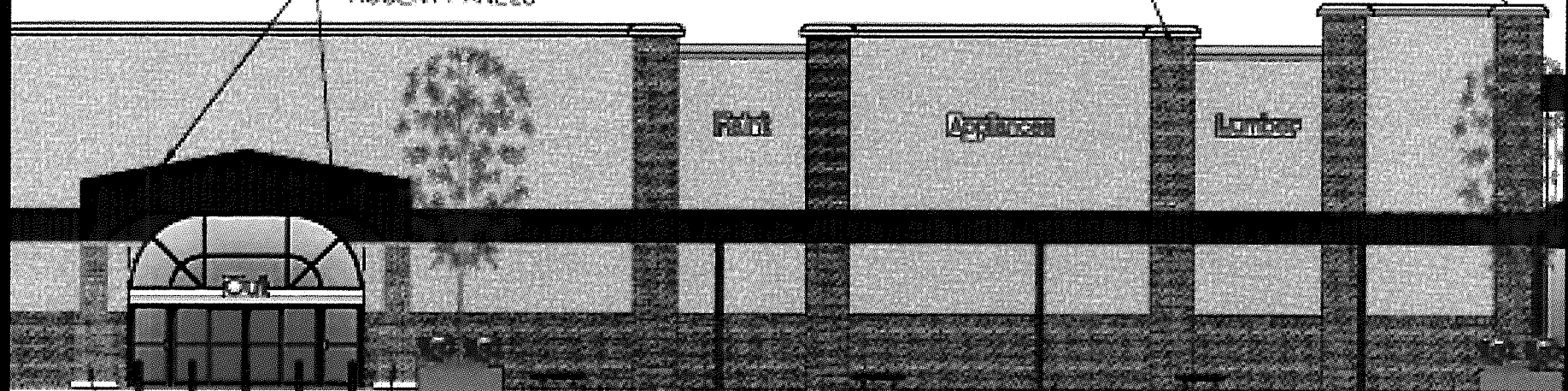


EMERALD GREEN
ACCENT PANELS

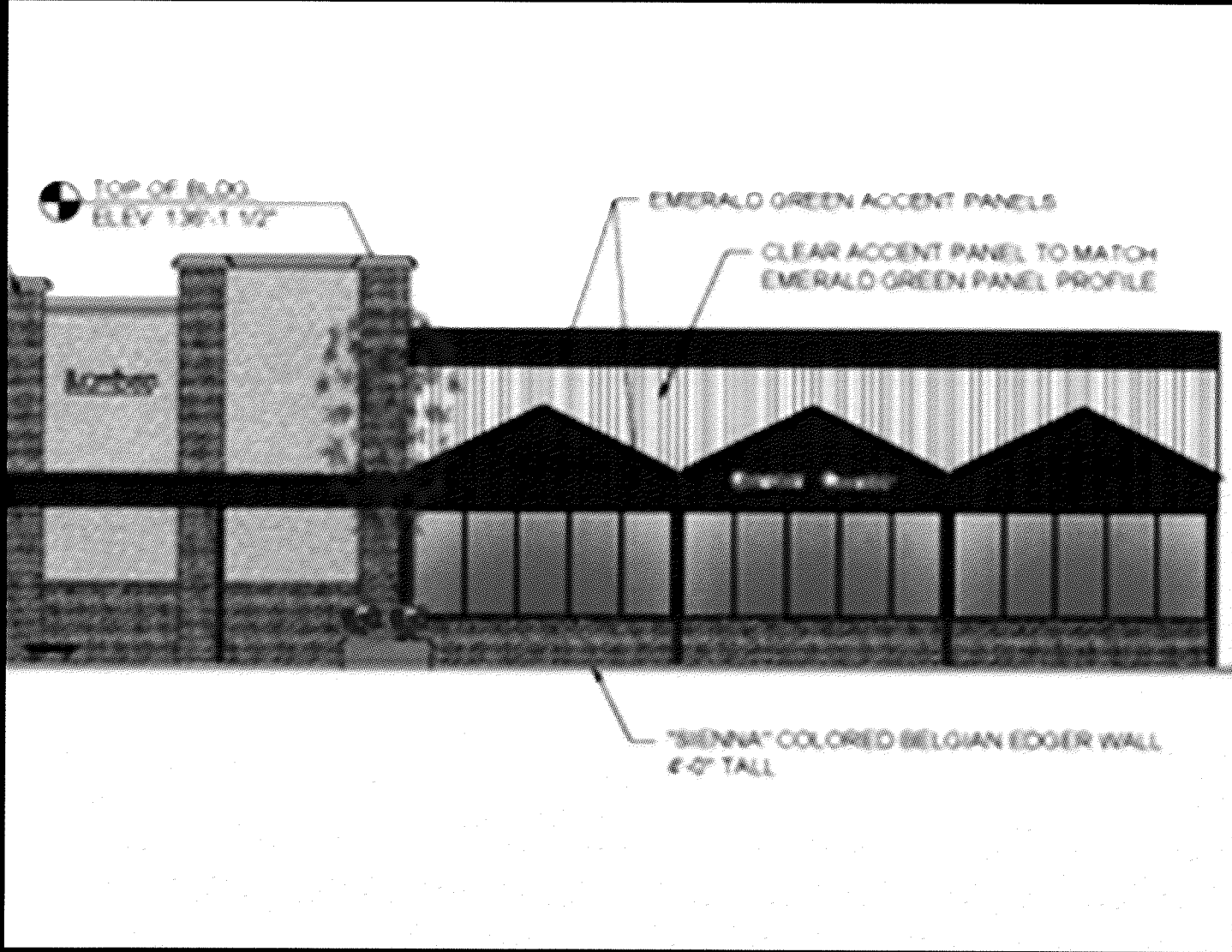
4'-0" WIDE SIENNA BELGIAN
EDGER ACCENT COLUMNS
WHERE SHOWN



TOP OF BLDG
ELEV 138'-1 1/2"



CONCRETE PIERS
WITH 3 1/2"x14"x7"
SIENNA BELGIAN BLOCK



TOP OF BLDG.
ELEV. 130'-1 1/2"

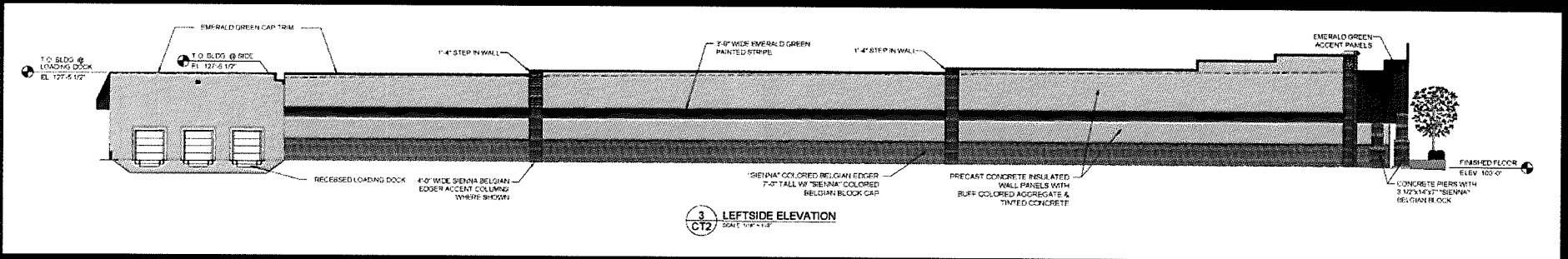
EMERALD GREEN ACCENT PANELS

CLEAR ACCENT PANEL TO MATCH
EMERALD GREEN PANEL PROFILE

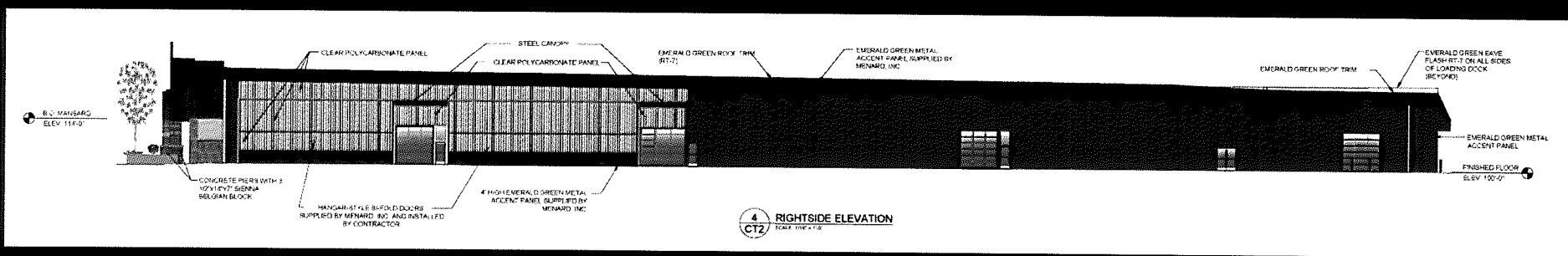
Korbin

EMERALD GREEN

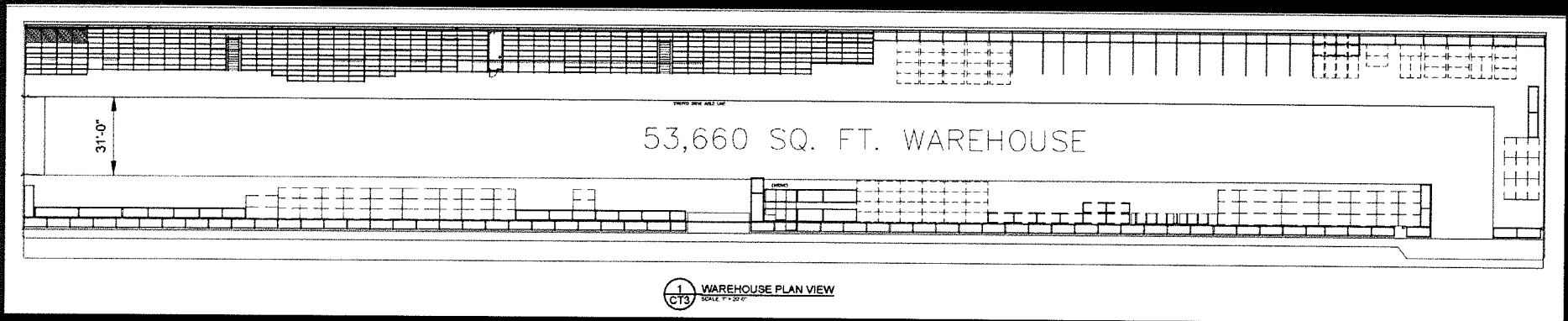
"SIENNA" COLORED BELGIAN EGGER WALL,
6'-0" TALL



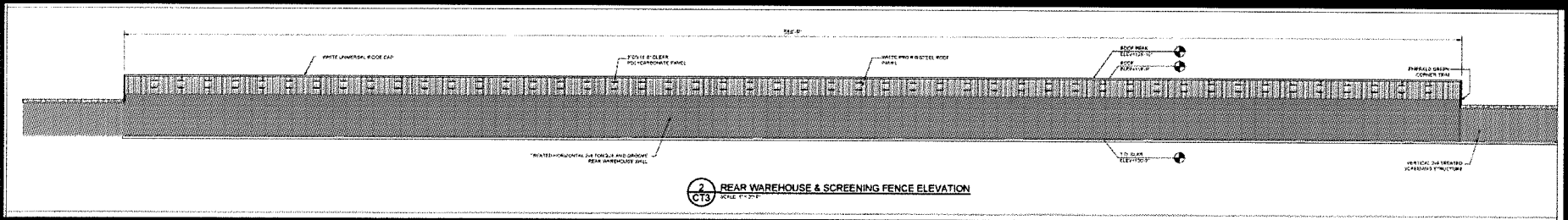
Left elevation, facing Cooper Chapel Road



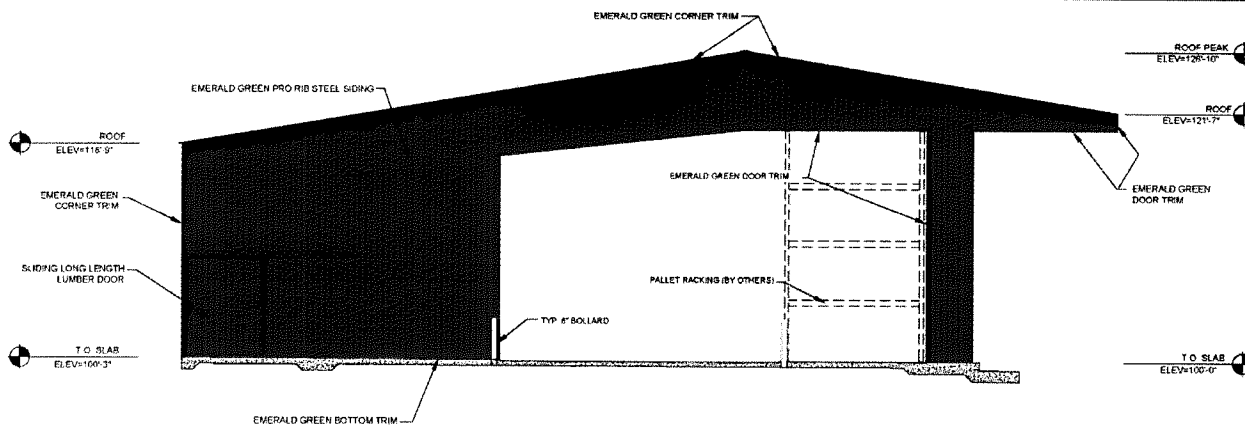
Right elevation, facing Maple Spring Drive



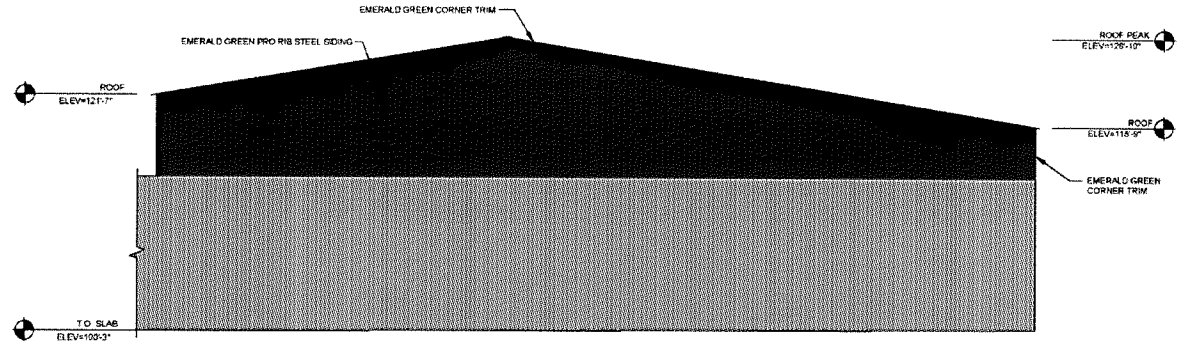
Warehouse plan view



Rear warehouse and screen fence elevation



4 LEFT SIDE WAREHOUSE ELEVATION
 CT3 SCALE: 3/32" = 1'-0"

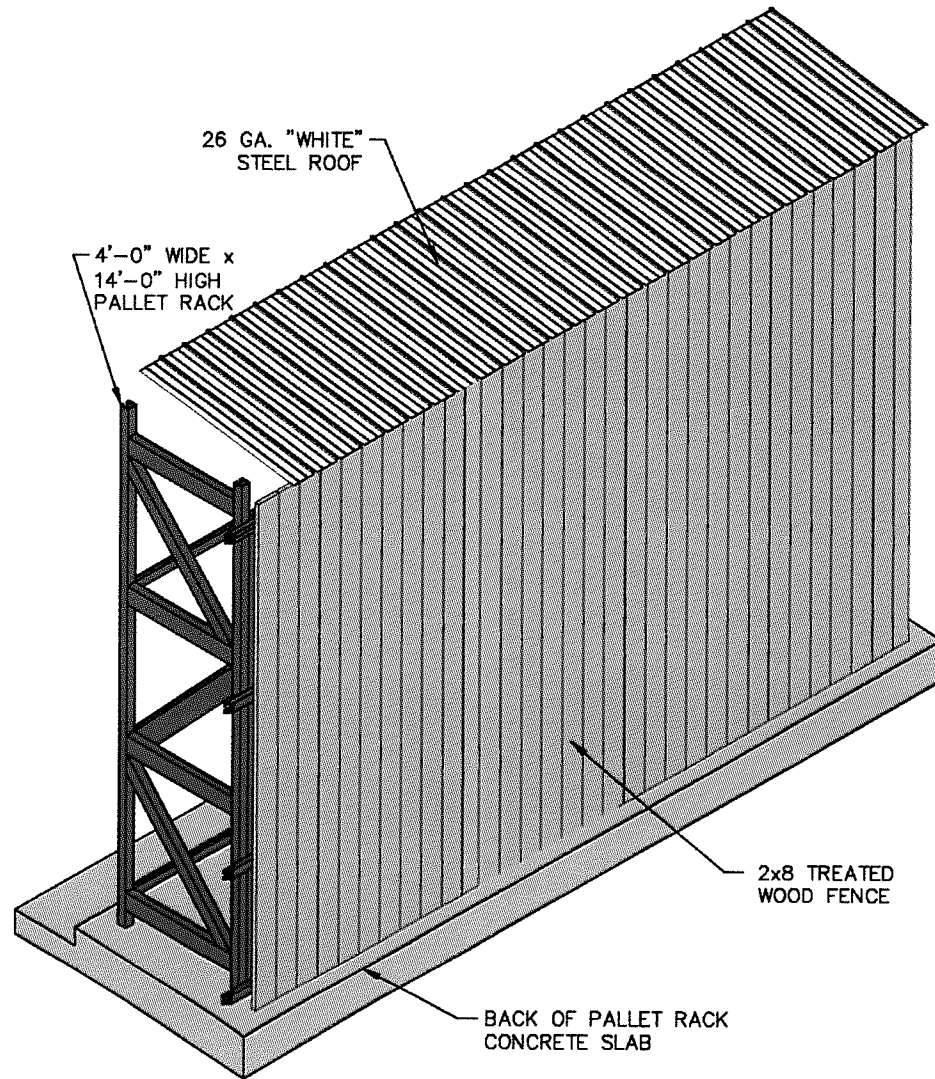


5 RIGHT SIDE WAREHOUSE ELEVATION
 CT3 SCALE: 3/32" = 1'-0"

MENARDS

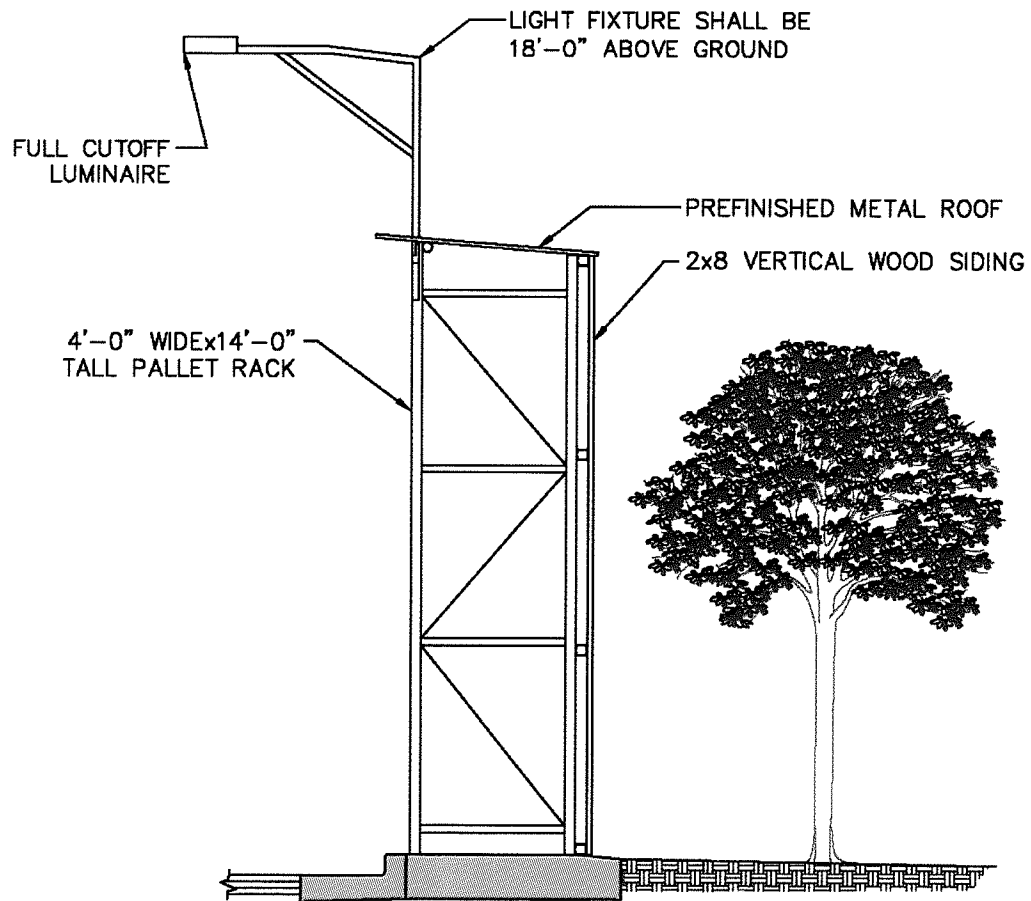
Louisville, Kentucky
 Menards Warehouse Elevations
 October 12, 2016
 Scale: as noted per detail CT3

Warehouse side elevations



8 PALLET RACKING SCREENING FENCE

SCALE: NONE



1 PALLET RACKING SCREENING FENCE SECTION

SCALE: 1/4" = 1'-0"



REPORT

**Menard's
Preston Highway
Louisville, KY
Traffic Impact Study**

Metro Planning Commission

July 27, 2016

Revised January 29, 2017

**CDM
Smith**

Table 2 - Level of Service Results

	AM Peak Hour			PM Peak Hour		
	2016 Existing	2019 No Build	2019 Build	2016 Existing	2019 No Build	2019 Build
Preston Highway at Cooper Chapel Road	C 29.4	C 30.5	D 35.8	D 40.4	D 41.9	D 44.8
Commerce Crossings Eastbound	E 65.0	E 67.2	E 74.0	E 74.7	E 76.0	E 78.2
Cooper Chapel Road Westbound	D 46.8	D 48.2	D 49.8	E 63.3	E 64.1	E 63.8
Preston Highway Northbound	C 25.2	C 26.3	C 32.1	C 33.1	D 35.3	D 41.5
Preston Highway Southbound	C 23.7	C 24.5	C 29.8	C 31.2	C 32.5	C 33.0
Cooper Chapel Road at Preston Crossing	B 11.4	B 11.6	C 28.9	B 11.6	B 11.8	B 19.1
Cooper Chapel Eastbound	A 5.6	A 5.8	C 28.1	A 7.0	A 7.3	B 14.9
Cooper Chapel Road Westbound	B 10.0	B 10.2	D 38.0	B 13.3	B 13.7	C 22.9
Menards Northbound	NA	NA	C 25.2	NA	NA	B 19.8
Preston Crossing Southbound	B 18.6	B 18.6	B 14.8	B 18.0	B 17.9	C 24.7
Preston Highway at Maple Spring Drive						
Maple Spring Drive Eastbound	C 23.8	C 24.9	D 25.5	F 68.4	F 77.0	F 73.9
Maple Spring Drive Westbound	D 30.0	D 31.7	F 55.6	B 12.9	B 13.2	F 57.2
Preston Highway Northbound (left)	A 9.8	B 10.0	B 10.1	C 18.4	C 19.2	C 18.9
Preston Highway Southbound (left)	B 14.0	B 14.4	C 15.0	B 13.0	B 13.3	B 13.6

Note: Level of Service, delay in seconds