

**15DEVPLAN1066**

# **Point Blank Range & Gun Shop**



**Land Development & Transportation Committee**

**Brian Davis, AICP, Planning Supervisor**

**June 25, 2015**

# Request(s)

## Detailed District Development Plan:

- Construct a new 15,080 square foot building

## Waiver #1:

- Section 10.2.5, B to allow more than 50% of the required LBA to contain existing easements along N. English Station Road

## Waiver #2:

- Section 5.6.1, B.1 & C.1 to waive 60% animating features and 50% windows and/or doors on the Aiken Road Façade

# Request(s)

## Waiver #3:

- Section 5.5.2, B to waive the vehicular connection to the south

# Zoning/Form Districts

## Subject Property:

Existing: C-2/SMC

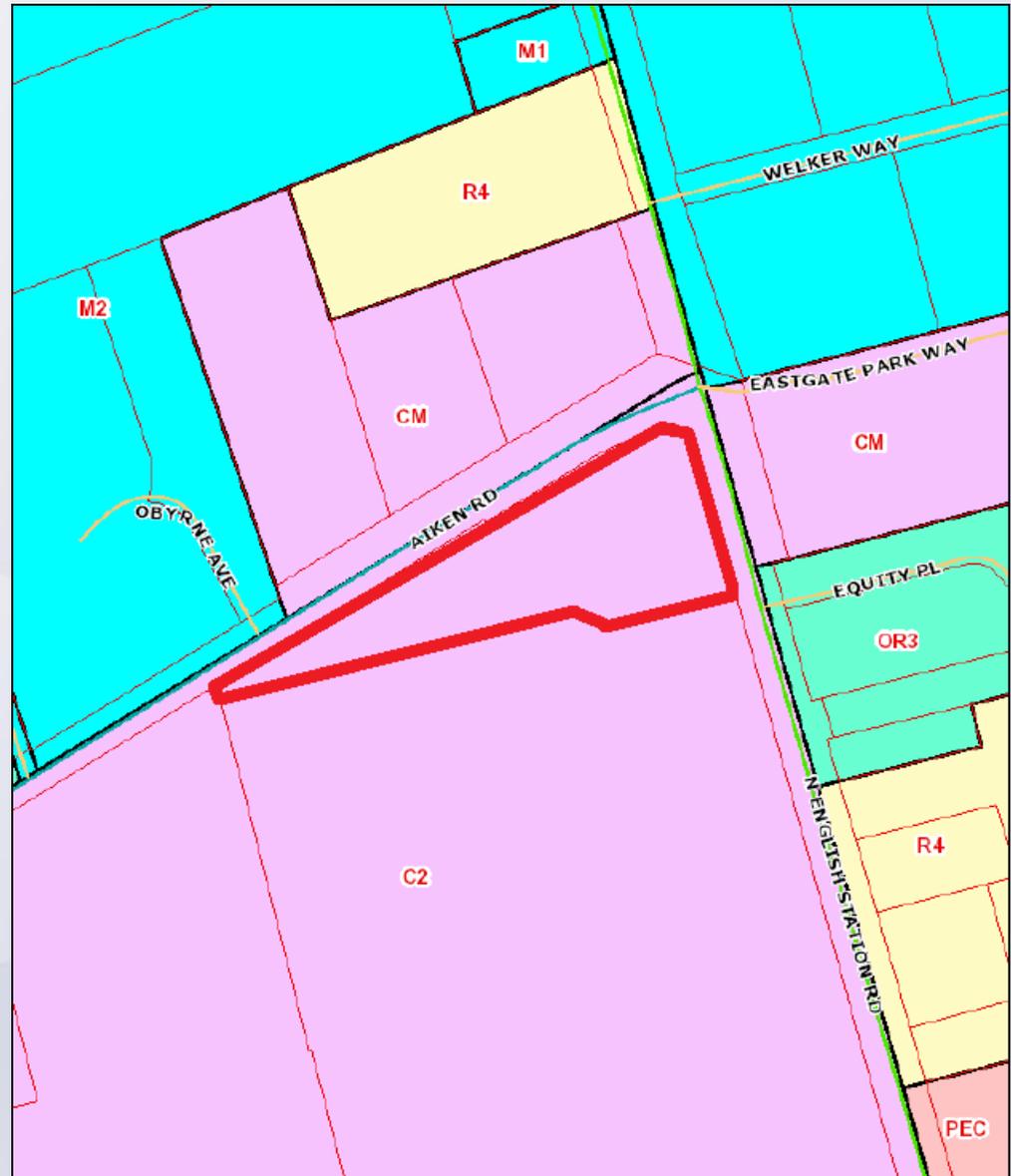
## Adjacent Properties:

North: C-M/SW

South: C-2/SMC

East: C-M & OR-3/SW

West: M-2/SW



# Aerial Photo/Land Use

## Subject Property:

Existing: Commercial

## Adjacent Properties:

North: Commercial/  
Industrial

South: Commercial

East: Commercial/Office

West: Commercial/  
Industrial



# Site Photos-Subject Property

# Site Photos-Subject Property

# Site Photos-Subject Property

# Site Photos-Subject Property

Development Review  
Date  
LOUISVILLE METRO-SEVEN COUNTY  
METRO-SEVEN DISTRICT

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS

BY: *Barry C. Bell*  
DATE: 6-17-15  
LOUISVILLE METRO-SEVEN COUNTY  
METRO PUBLIC WORKS

04/158  
Anthony & Sylvia Steink  
705 8492 N 735  
405 Peach Orchard Road  
Berea, KY 40212-3438

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705 8492 N 735  
405 Peach Orchard Road  
Berea, KY 40212-3438

04/158  
Shen Builders, LLC  
65 S 3200 W, 2012  
P.O. Box 170  
Scottsburg, IN 47170-0170

4-2/158  
JSA PROPERTIES, LLC  
2.8 8406 Pg 238  
142 Shreve Avenue  
Louisville, KY 40223-3880

AIKEN ROAD - R/W VARIES (90' MIN. REQ'D.)

TRACT 2

Existing Detention  
Basin to Remain

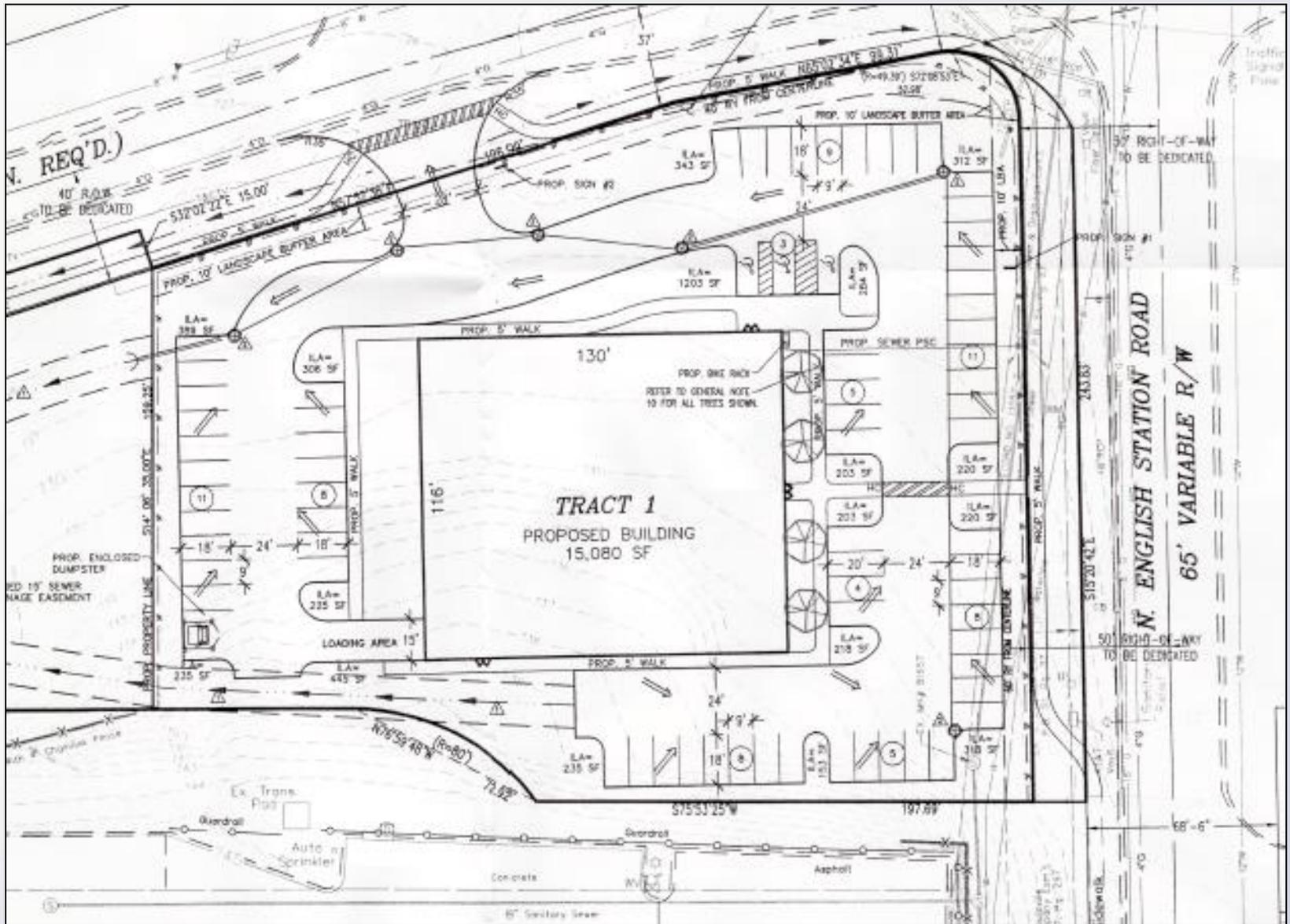
TRACT 1  
PROPOSED BUILDING  
15,000 SF

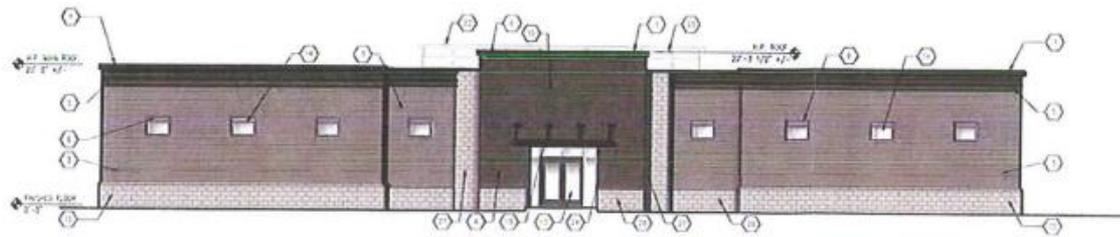
N ENGLISH STATION ROAD  
65' VARIABLE R/W

C-2/158  
JSA PROPERTIES, LLC  
2.8 8406 Pg 238  
142 Shreve Avenue

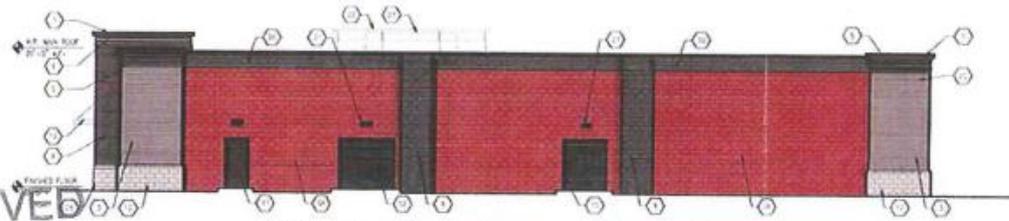
C-2/158  
Palmer, TRS, LLC  
2.8 8406 Pg 238  
142 Shreve Avenue







East Elevation - N. English Station Road

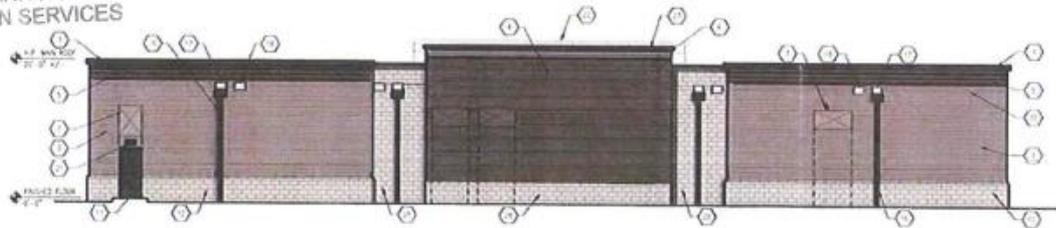


North Elevation - Aiken Road

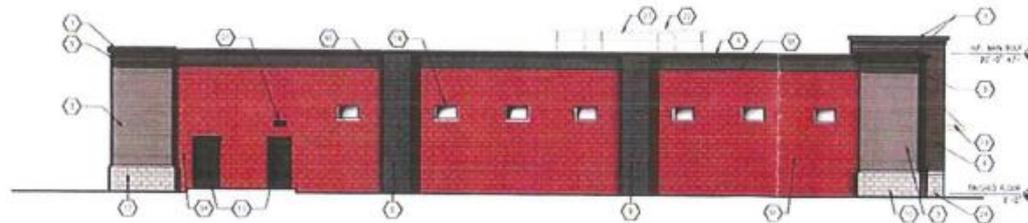
RECEIVED

MAY 28 2015

PLANNING &  
DESIGN SERVICES



West Elevation



South Elevation

# Required Actions

- Detailed Development Plan: Approve/Deny
- Waiver #1 (Easements in LBA): Approve/Deny
- Waiver #2 (Buiding): Approve/Deny
- Waiver #3 (Connection): Approve/Deny