

Land Development & Transportation Committee  
February 25, 2016

CASE #15ZONE1057  
ZONE CHANGE FROM R-4 TO C-1 TO  
ALLOW A SMALL NEIGHBORHOOD  
RETAIL CENTER WITH GAS MART ON  
PROPERTY LOCATED AT  
6503 BILTOWN ROAD  
C/O SHALIMAR INVESTMENTS, LLC

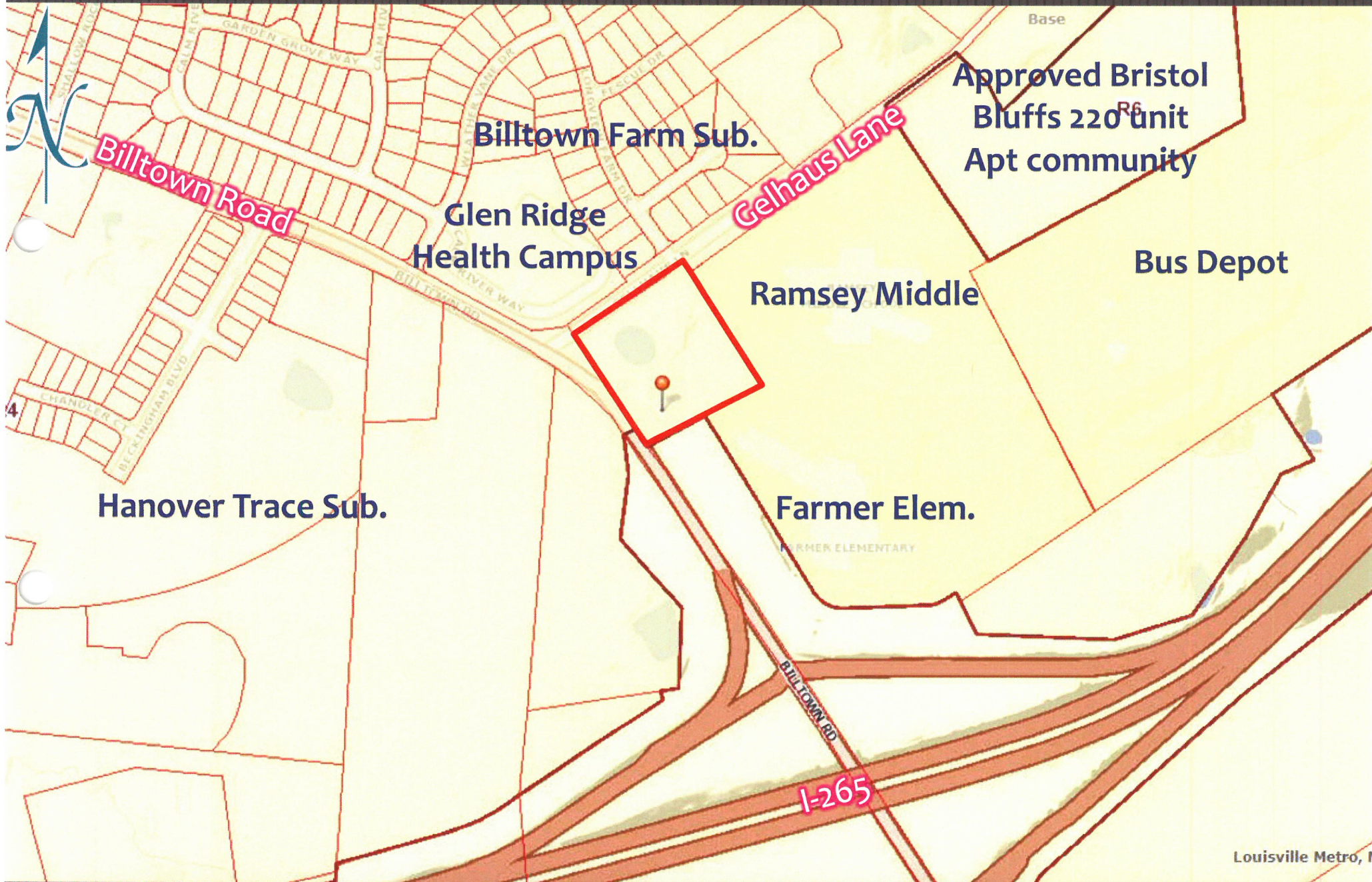
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FEB 25 2016

PLANNING & DESIGN SERVICES  
Submitted by  
WBB

Attorneys:  
Bardenwerper  
Talbot &  
Roberts, PLLC

Land Planners,  
Landscape  
Architects and  
Engineers: Land  
Design &  
Development,  
Inc.

Traffic Engineer:  
CDM Smith



Billtown Farm Sub.

Billtown Road

Glen Ridge  
Health Campus

Gelhaus Lane

Approved Bristol  
Bluffs 220 unit  
Apt community

Bus Depot

Ramsey Middle

Hanover Trace Sub.

Farmer Elem.

I-265



CALM RIVER WAY  
LONGVIEW FARM DR

Billtown Farm Sub.

Glen Ridge  
Health Campus

Gelhaus Lane

Ramsey Middle

Farmer Elem.

Charlie & Prissy  
Brown property

Billtown Road



Approved Bristol  
Bluffs 220 unit  
apt community



I-265

BECKINGHAM BLVD

RESCUE DR

CALM RIVER WAY





**Billtown Road**

**Billtown Farm Sub.**

**Glen Ridge Health Campus**

**Gelhaus Lane**

**Approved Bristol Bluffs 220 unit apt community**

**Bus Depot**

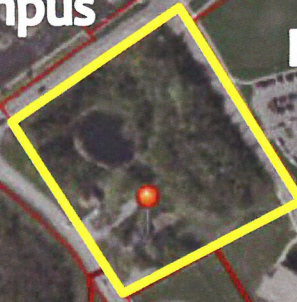
**Ramsey Middle**

**R4**

**Hanover Trace Sub.**

**Farmer Elem.**

**Charlie & Prissy Brown property**



**I-265**





Approved Bristol Bluffs 220 unit  
apt community

Gelhaus Lane

BUS  
COMPOUND

JAMES  
Middle  
ELEMENTARY

Charlie & Prissy  
Brown property

Billtown Farm Sub.

Farmer  
MIDDLE  
Elem.

BILLTOWN FARMS  
SUBDIVISION

Glen Ridge  
Health Campus



BILLTOWN  
Billtown Road

EVANGEL  
WORLD  
PRAYER  
CENTER

HANOVER TRACE  
SUBDIVISION  
Hanover Trace Sub.



Ramsey Middle School  
SCHOOL

Farmer Elementary School  
SCHOOL

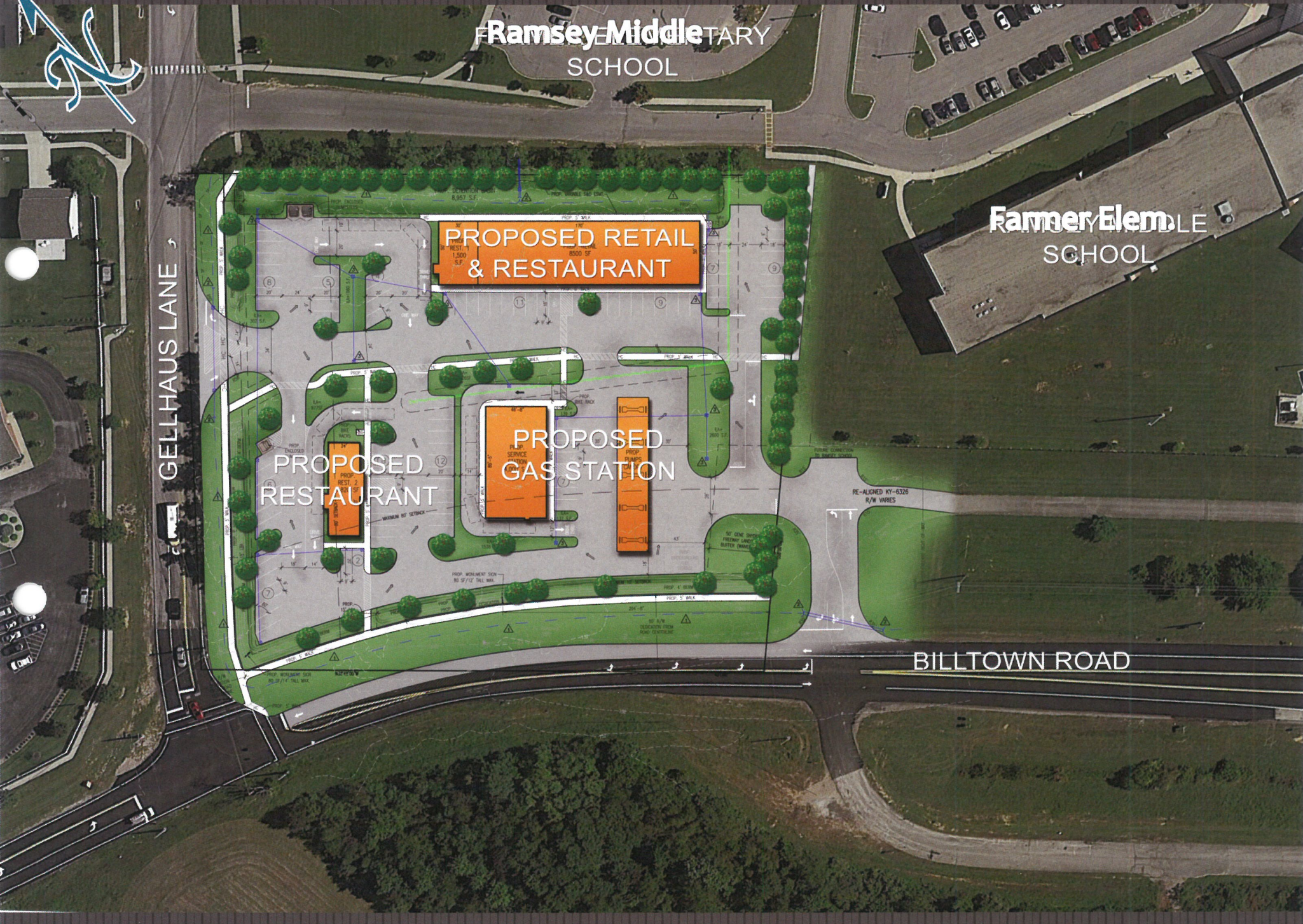
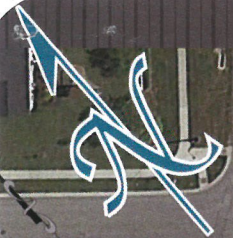
GELLHAUS LANE

BILLTOWN ROAD

PROPOSED RETAIL & RESTAURANT  
8500 SF

PROPOSED RESTAURANT  
1,500 SF

PROPOSED GAS STATION  
SERVICE PLUMPS



# Current proposed development plan

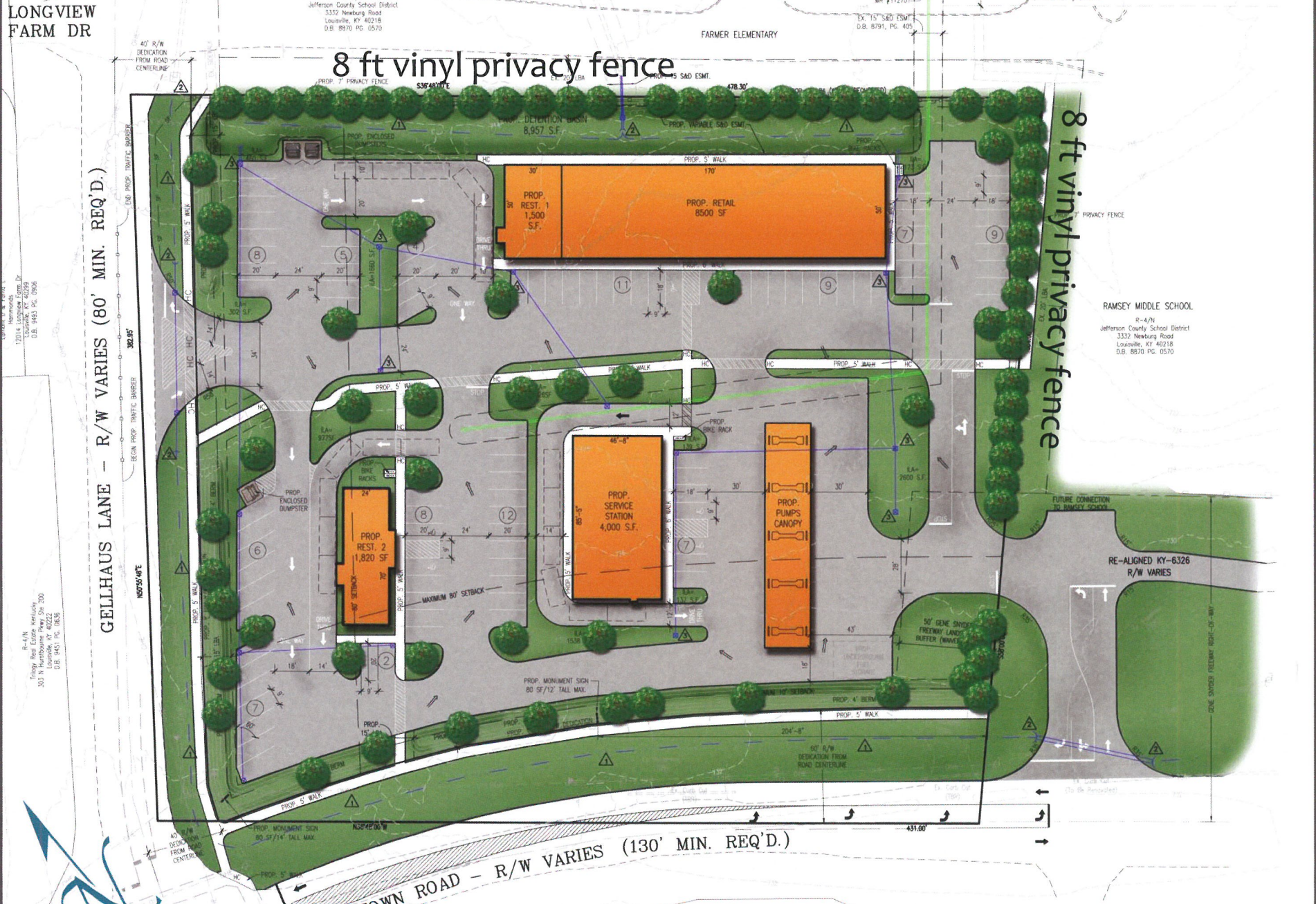
LONGVIEW FARM DR

GELHAUS LANE - R/W VARIES (80' MIN. REQ'D.)

8 ft vinyl privacy fence

8 ft vinyl privacy fence

BILTOWN ROAD - R/W VARIES (130' MIN. REQ'D.)



R-4/N  
Jefferson County School District  
3332 Newburg Road  
Louisville, KY 40218  
O.B. 8970 PC 0570

FARMER ELEMENTARY

MN #112701  
EX. 15' S&O ESMT.  
D.B. 8791, PC. 405  
6" PIPE REC #15255-2

RAMSEY MIDDLE SCHOOL  
R-4/N  
Jefferson County School District  
3332 Newburg Road  
Louisville, KY 40218  
O.B. 8870 PC. 0570

RE-ALIGNED KY-6326  
R/W VARIES

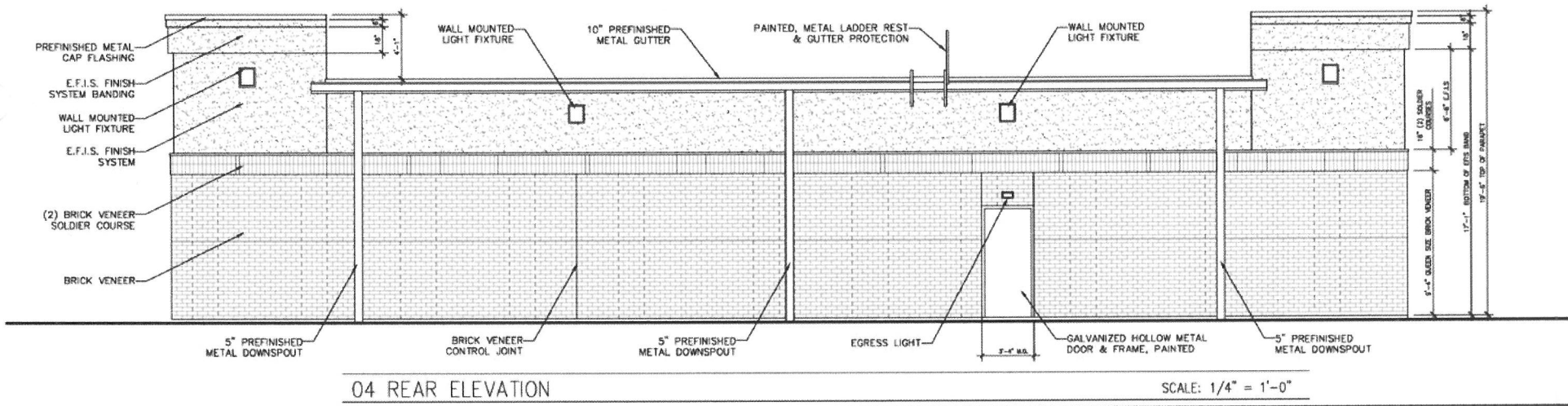
EXEMPT FROM PLANNING  
HARRIMONS  
17014 Longview Farm Dr  
Louisville, KY 40218  
D.B. 9483 PC. 0926

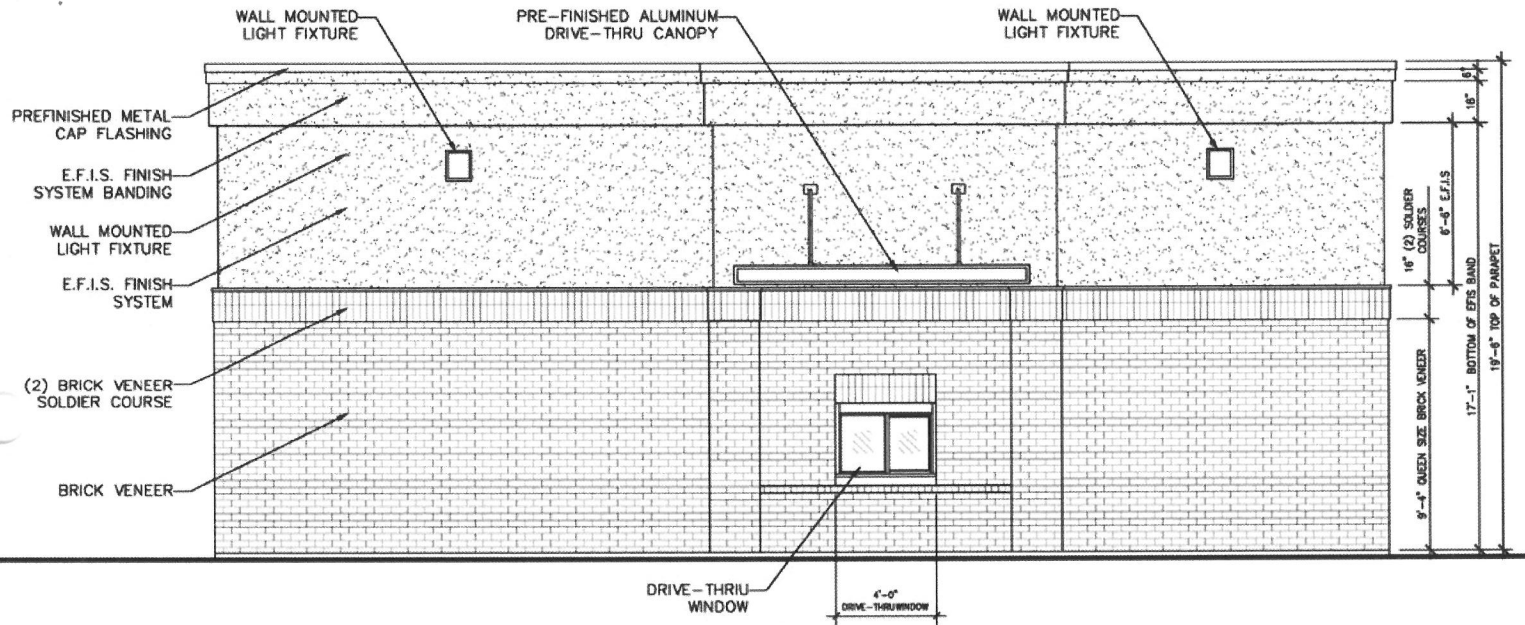
R-4/N  
Triggy Best Estate Kentucky  
503 N Hartbourne Hwy Ste 200  
Louisville, KY 40218  
D.B. 9451 PC. 0835

R-4/N  
Clenn D Hommons Rivzocable Trust  
340 Nolva Pike  
Cecilia, KY 42724  
D.B. 8922 PC. 0899



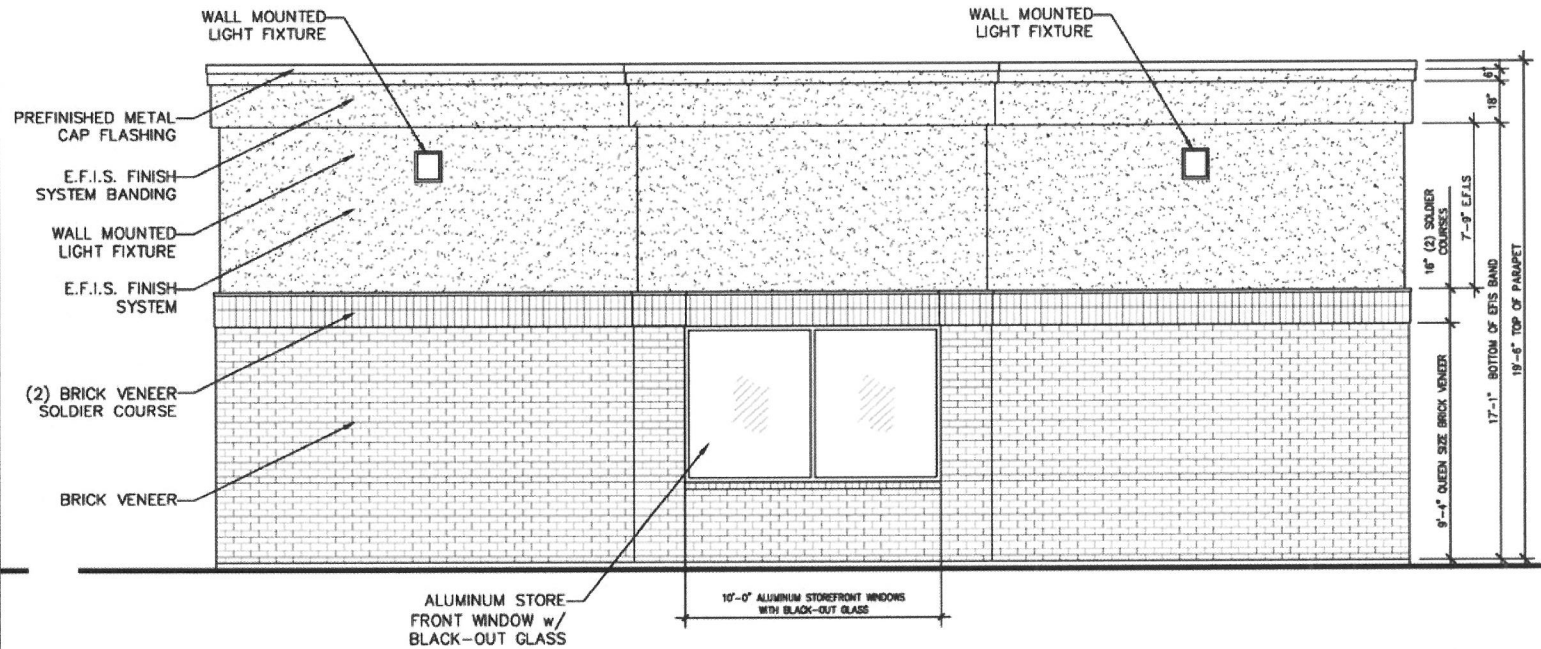






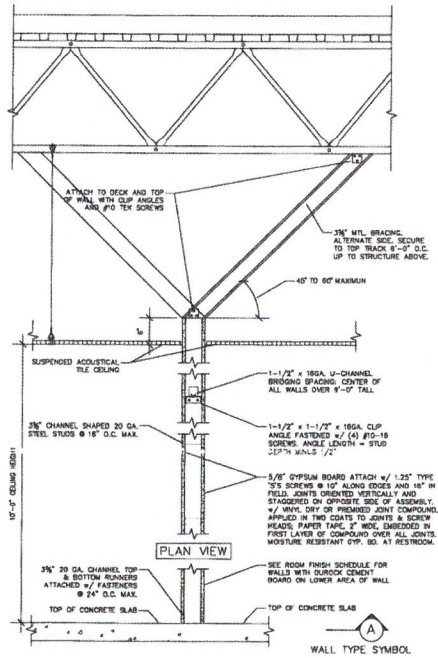
02 LEFT SIDE ELEVATION

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



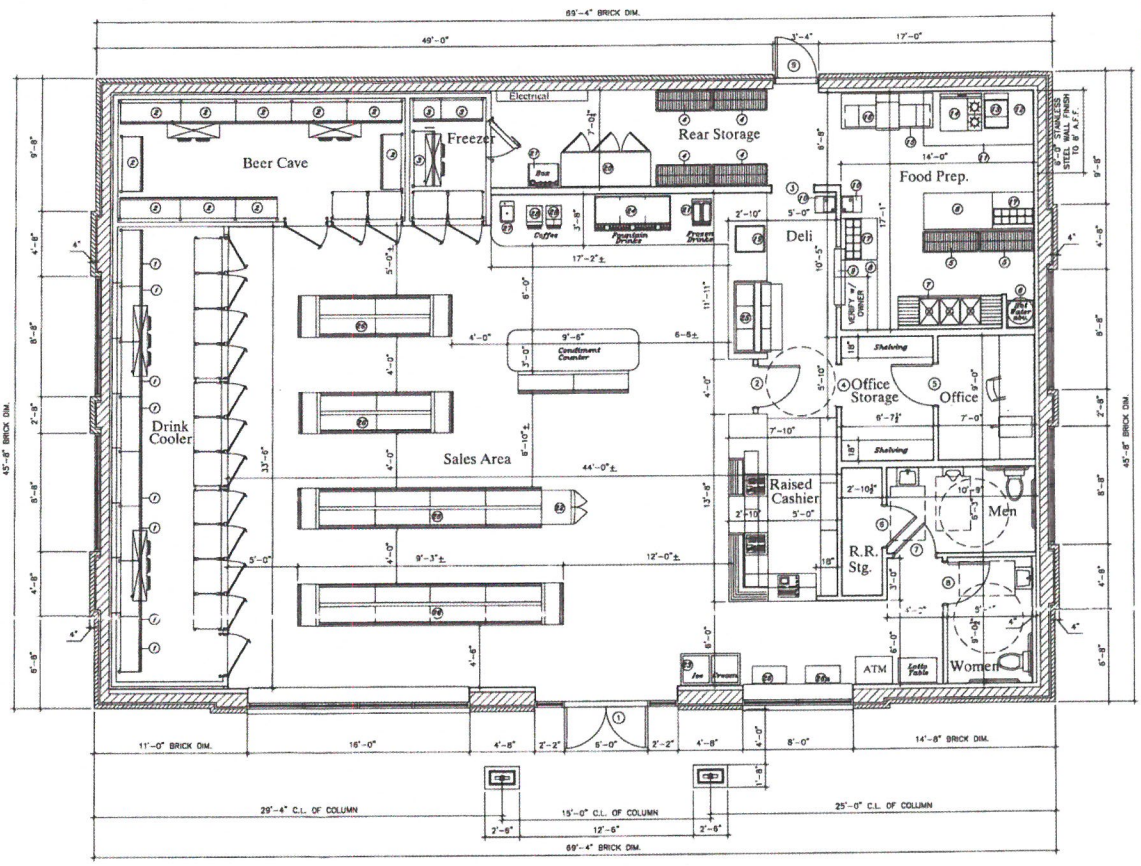
03 RIGHT SIDE ELEVATION

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



- 'A' WALL TYPE SCALE: 1" = 1'-0"
- 'B' WALL TYPE SCALE: 1" = 1'-0"
- 'B' SIMILAR TO 'A' EXCEPT W/ 6" METAL STUDS
- 'C' WALL TYPE SCALE: 1" = 1'-0"
- 'C' SIMILAR TO 'A' EXCEPT NO GYPSUM BOARD OR CEILING ON WALK-IN COOLER SIDE OF WALL

EQUIPMENT SCHEDULE				EQUIPMENT SCHEDULE					
NO.	QTY	EQUIPMENT DESCRIPTION	MANUFACTURER	EQUIPMENT REMARKS	NO.	QTY	EQUIPMENT DESCRIPTION	MANUFACTURER	EQUIPMENT REMARKS
1	1	DRINK COOLER	TO BE DETERMINED		1	1	COND. UNIT	TO BE DETERMINED	
2	1	BEER CAVES	TO BE DETERMINED		2	2	STAINLESS STEEL TABLES	TO BE DETERMINED	
3	1	FREEZER	TO BE DETERMINED		3	1	FREEZER	TO BE DETERMINED	
4	1	STAINLESS STEEL TABLE	TO BE DETERMINED		4	1	STAINLESS STEEL TABLE	TO BE DETERMINED	
5	1	STAINLESS STEEL TABLE	TO BE DETERMINED		5	1	STAINLESS STEEL TABLE	TO BE DETERMINED	
6	1	STAINLESS STEEL TABLE	TO BE DETERMINED		6	1	STAINLESS STEEL TABLE	TO BE DETERMINED	
7	1	STAINLESS STEEL TABLE	TO BE DETERMINED		7	1	STAINLESS STEEL TABLE	TO BE DETERMINED	
8	1	STAINLESS STEEL TABLE	TO BE DETERMINED		8	1	STAINLESS STEEL TABLE	TO BE DETERMINED	
9	1	STAINLESS STEEL TABLE	TO BE DETERMINED		9	1	STAINLESS STEEL TABLE	TO BE DETERMINED	
10	1	STAINLESS STEEL TABLE	TO BE DETERMINED		10	1	STAINLESS STEEL TABLE	TO BE DETERMINED	
11	1	STAINLESS STEEL TABLE	TO BE DETERMINED		11	1	STAINLESS STEEL TABLE	TO BE DETERMINED	
12	1	STAINLESS STEEL TABLE	TO BE DETERMINED		12	1	STAINLESS STEEL TABLE	TO BE DETERMINED	
13	1	STAINLESS STEEL TABLE	TO BE DETERMINED		13	1	STAINLESS STEEL TABLE	TO BE DETERMINED	
14	1	STAINLESS STEEL TABLE	TO BE DETERMINED		14	1	STAINLESS STEEL TABLE	TO BE DETERMINED	
15	1	STAINLESS STEEL TABLE	TO BE DETERMINED		15	1	STAINLESS STEEL TABLE	TO BE DETERMINED	



01 FLOOR PLAN

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

PRIOR TO GYPSUM BOARD INSTALLATION THE FRAMING SUB-CONTRACTOR IS TO INSTALL BLOCKING & NAILERS AS REQ. FOR OWNER'S WALL MOUNTED EQUIPMENT, ACCESSORIES & SHELVING. OBTAIN COMPLETE SCOPE OF THIS WORK FROM THE OWNER.

ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK.

WALL TYPE SYMBOL. SEE WALL TYPE DETAILS ON DRAWING A3.00

REFER TO SITE PLANS FOR ALL PARKING & CURBS. CONCRETE SIDEWALKS AGAINST BUILDING ARE PER ARCHITECTURAL PLAN.

**KENTUCKY PROPERTY INVESTMENTS, LLC**  
 14819 INSPIRATION COURT  
 LOUISVILLE, KENTUCKY 40245  
 (502) 836-4825

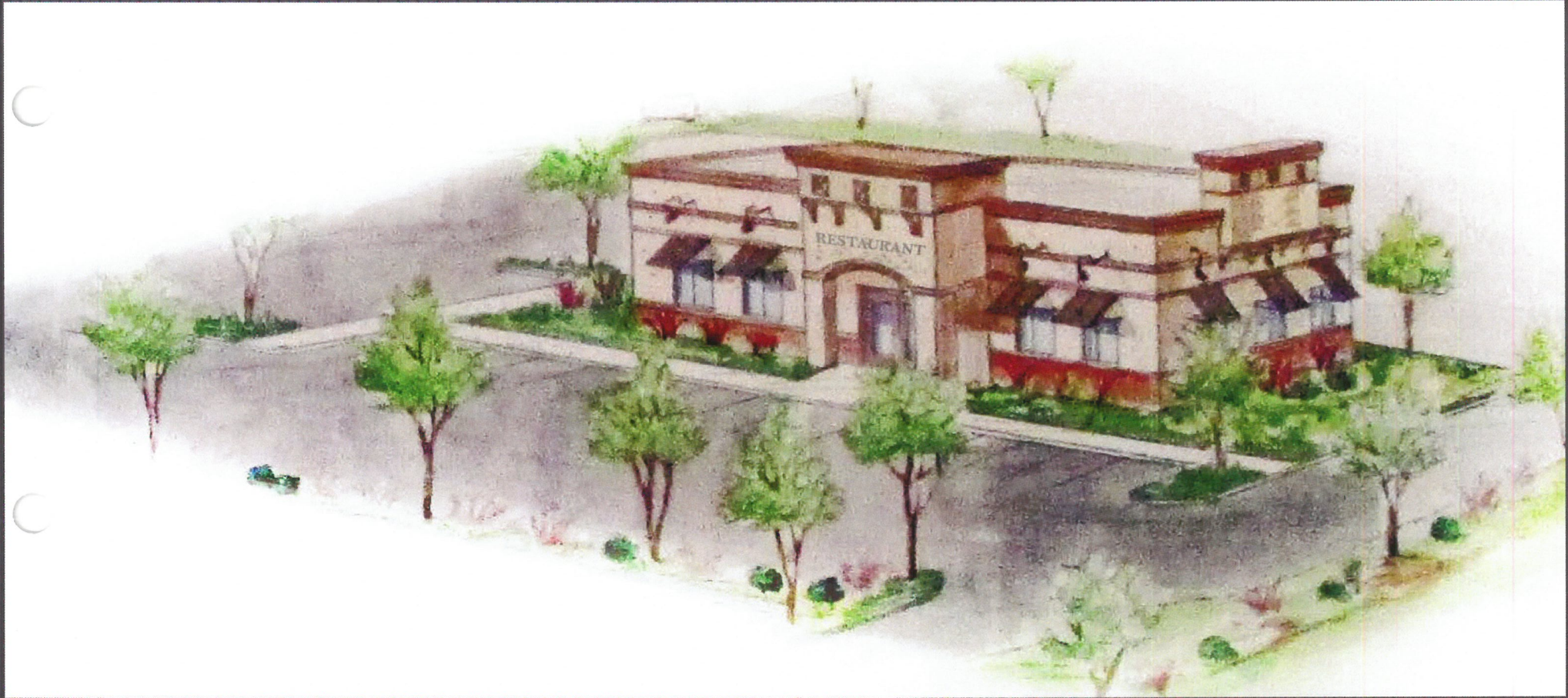
**NEW BUILDING CONVENIENCE STORE**  
 LOT 4 CLEARWATER FARM  
 FERN VALLEY ROAD & SHEPHERDVILLE ROAD  
 LOUISVILLE, KENTUCKY 40228

**EDWARD EICHE ARCHITECT**  
 10011 TUPEPENCE TRACE  
 LOUISVILLE, KENTUCKY 40223  
 (502) 797-1441 (502) 244-4965 FAX

DRAWN BY: EKE  
 REVIEW BY: EKE  
 DATE: 7/9/15  
 SHEET INDEX:  
 FLOOR PLAN  
 EQUIPMENT SCHEDULE  
 DETAILS  
 REVISIONS:

**A1.00**  
 SHEET NUMBER





# Proposed additional binding elements

- Developer will work Metro Transportation and Public Works together with taking into account the views of Billtown Farms residents as to the potential for traffic control devices at Gelhaus Lane and Longview Farm Drive potentially installed at developer's expense.
- Developer shall work with MSD and JCPS to better define the ditch along the JCPS frontage on Gelhaus Lane to improve the flow of stormwater entering an existing storm pipe.
- A 8 ft high vinyl privacy fence shall be installed along the east and south property lines adjoining the JCPS and Brown properties as shown on the color site plan accompanying this presentation shown at the March 17, 2016 Public Hearing.

## Proposed additional binding elements (cont)

- No outdoor music shall be allowed, and any PA system installed within the pump canopy area shall be inaudible at the property lines.
- Landscaping shall be in accordance with the concept landscape plan presented at the March 17, 2016 Public Hearing and shall include along Gelhaus Lane 2-2 ½ inch caliper trees 8 ft in height at time of planting.
- Lighting shall be in accordance with the lighting plan presented at the March 17, 2016 Public Hearing and shall include maximum 16 ft tall light poles with shoebox-style fixtures and a 90 degree cut-off with lighting not in excess of 0.5 foot candles at the property lines.

# Proposed additional binding elements (cont)

- Hours of operation, except for the fuel pumps themselves, shall be limited to 6 am to Midnight.
- Styles and designs of buildings shall be in accordance with the building elevations accompanying this presentation shown at the March 17, 2016 Public Hearing.
- Freestanding signage shall be limited to monument, not pylon, style, otherwise in accordance with the sign regulations of the LDC.
- There shall be no exterior access to bathrooms.



## Proposed additional binding elements (cont)

- Attractive trash receptacles shall be placed for ease of use at multiple points under the gas canopy and along the front facades of the retail and restaurant buildings.
- Dumpsters shall be fully enclosed with a solid fence screen.
- Commercial uses on the site shall not permit laundry mats, pawn shops, medical labs, hotel/motels and funeral homes.
- The developer shall prohibit construction access via and construction and maintenance vehicles use of Billtown Farms subdivision streets.