

21-AMEND-0006

Jeffersontown Restaurant Drive-
Thru Binding Elements
421, 615 and 617 S Hurstbourne
Pkwy



Development Review Committee

Jay Lockett, AICP, Planner II

January 5, 2022

Requests

- **Revisions to Binding Elements**

Project Summary

- The applicant is proposing to alter certain binding elements to allow existing restaurants to have drive-thru and curbside food service.
- The property at 421 S Hurstbourne Pkwy is a Chili's restaurant and 615 S Hurstbourne is the former Mimi's Café; they were rezoned under docket 9-62-93, and the applicant is requesting a revision to binding elements 5a and 20 for those sites.
- 617 S Hurstbourne Pkwy is Carrabas Restaurant. It was rezoned under docket 9-3-99 and the applicant requests amendments to binding elements 11 and 12 for that site.

Project Summary

- All properties in question are zoned C-2 in the Suburban Marketplace Corridor form district within the city of Jeffersontown.
- Changes to the subject sites to create new drive-thru service would require a Revised Detailed District Development Plan for each site and would be reviewed for compliance with the Jeffersontown Land Development Code, including but not limited to queuing, parking and screening requirements.
- Area residents, particularly the Willowhurst Residents Association have expressed opposition to the proposed changes.

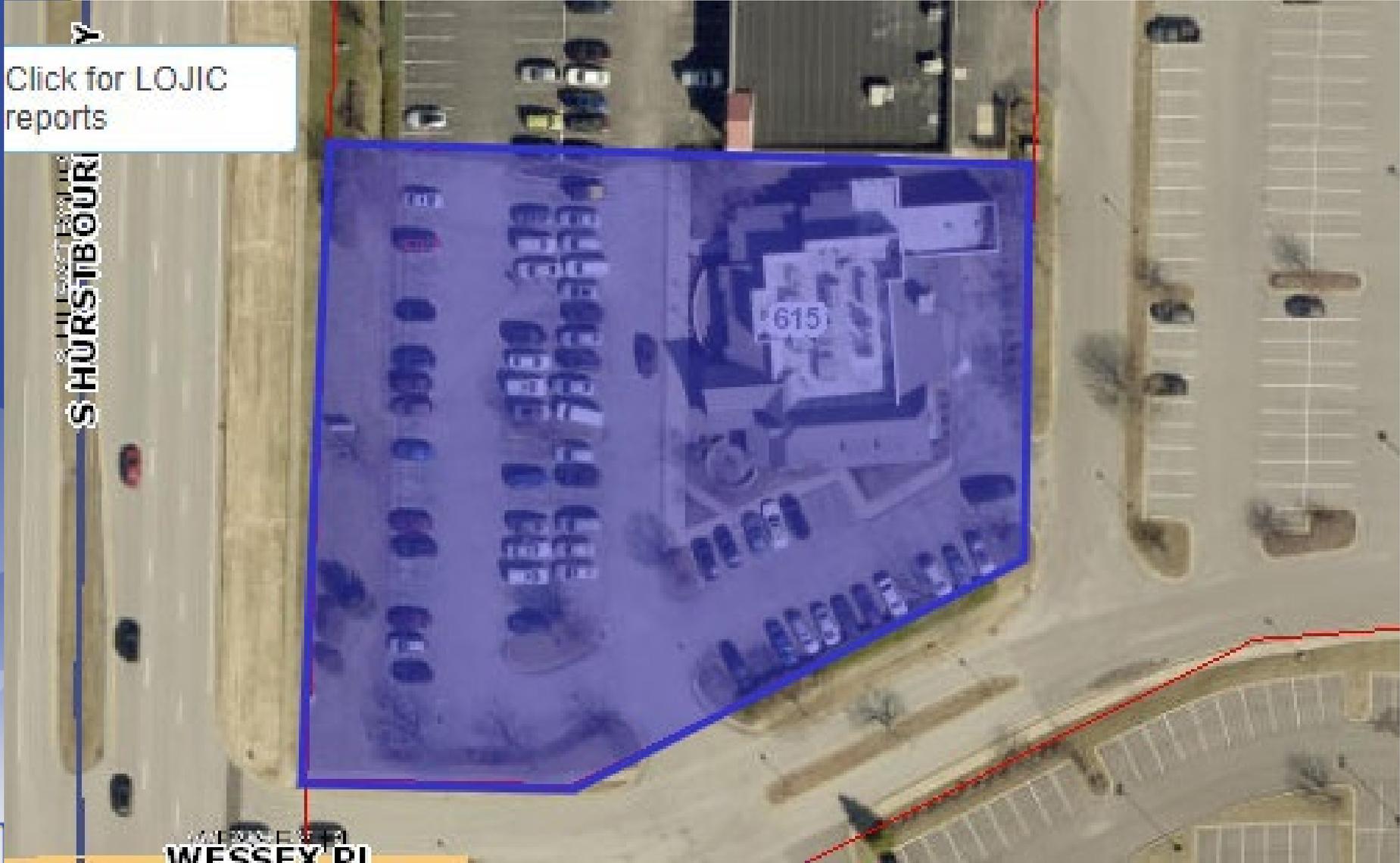
421 S Hurstbourne Pkwy

S HURSTBOURNE PKWY



615 S Hurstbourne Pkwy

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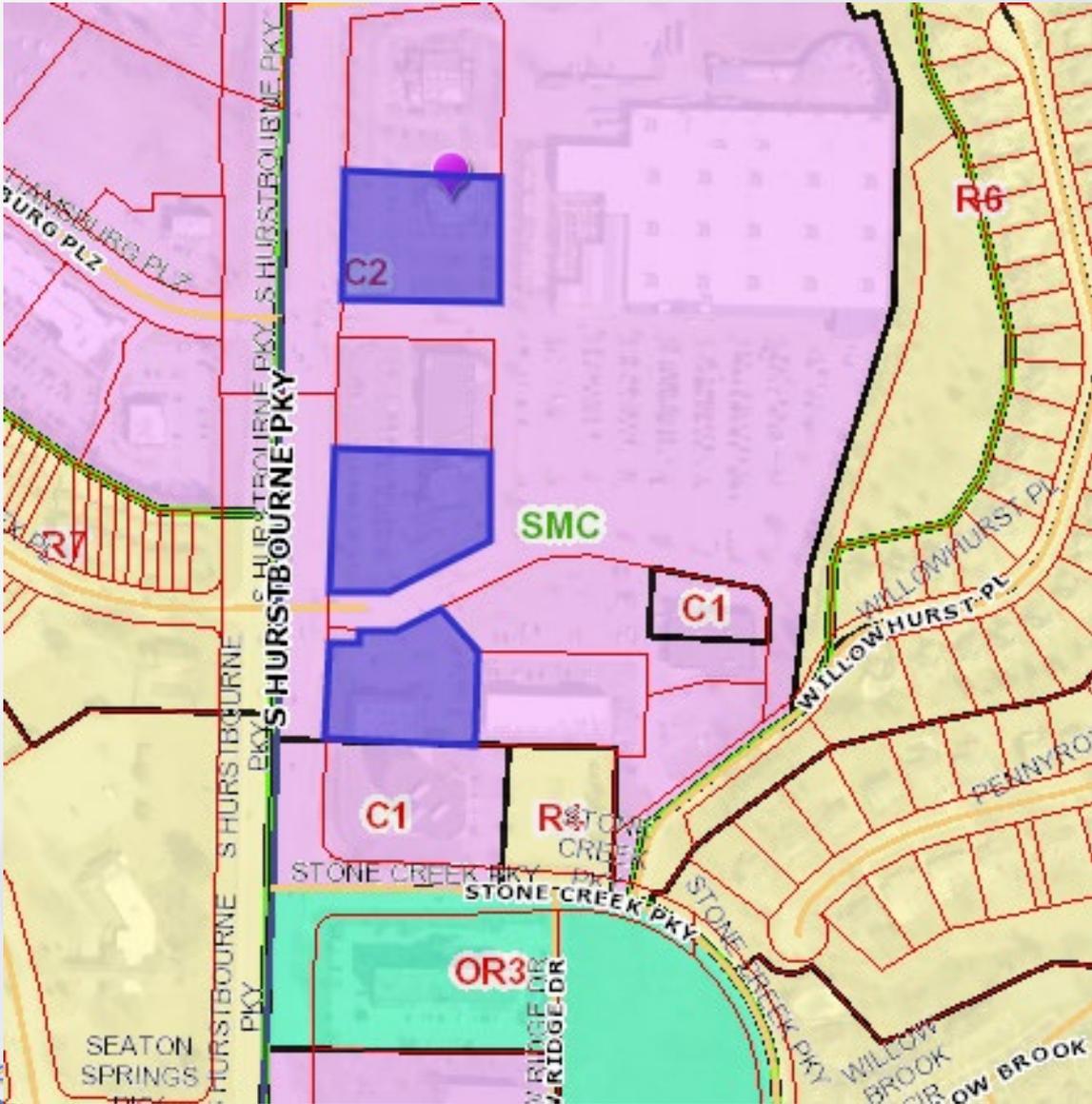
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617 S Hurstbourne Pkwy



Site Zoning



Staff Findings

- The requests are adequately justified and meet the standards of review. The restaurants are in an existing commercial activity center appropriate for restaurant uses, including drive-thru and curbside service.
- The restaurant locations in question are located along S Hurstbourne Pkwy and do not directly abut any residential properties.

Staff Findings

- The nature of the restaurant industry has evolved significantly since the binding elements were approved, especially since the emergence of the Covid-19 virus.
- The applicant has put forth a reasonable argument that a restriction on drive-thrus and curbside carryout creates a substantial difficulty in marketing vacant restaurant spaces to potential new clients.

Required Actions

- **RECOMMEND** that the City of Jeffersontown **APPROVE** or **DENY** the **Revisions to Binding Elements**