



District Development Plan Application

Louisville Metro Planning & Design Services

Case No.: 15DEVPLAN1106 Intake Staff: RM

Date: 6/30/15 Fee: 298.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Application Type: Detailed District Development Plan Revised District Development Plan General District Development Plan

Project Description (e.g., retail center and office development, etc.): 15,300 SF retail building

Project Name: 2801 North Hurstbourne Parkway

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Primary Project Address: 2801 North Hurstbourne Parkway

Additional Address(es): _____

JUN 30 2015

Primary Parcel ID: 00130770000

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Additional Parcel ID(s): _____

of Residential Units: n/a Commercial Square Footage: 15,300

Proposed Use: Discount Store/Retail Existing Use: Vacant

Existing Zoning District: C-2 Existing Form District: Neighborhood

Deed Book(s) / Page Numbers²: Deed Book 10135 , Page 0537

The subject property contains 1.45 acres. Number of Adjoining Property Owners: 3

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 13ZONE1013 Docket/Case #: _____

Docket/Case #: 09-057-03 Docket/Case #: _____

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Dale Schater

Name: Bill Hysinger

Company: S&L Ventures, LLC

Company: WJA Holdings, LLC

Address: 4016 Spring Mill Place

Address: 9936 Shelbyville Road

City: Louisville State: KY Zip: 40245

City: Simpsonville State: KY Zip: 40067

Primary Phone: (502) 314-9685

Primary Phone: (502) 693-4800

Alternate Phone: _____

Alternate Phone: _____

Email: dschater25@gmail.com

Email: billhysin@gmail.com

Owner Signature (required): _____

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Christopher T. Crumpton, PE

Company: _____

Company: BlueStone Engineers, PLLC

Address: _____

Address: 3703 Taylorsville Road #205

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40220

Primary Phone: _____

Primary Phone: (502) 292-9288

Alternate Phone: _____

Alternate Phone: (502) 298-2272

Email: _____

Email: chris@bluestoneengineers.com

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Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Dale Schater, in my capacity as Managing Member, hereby representative/authorized agent/other

certify that S&L VENTURES, LLC is ~~are~~ the owner(s) of the property which name of LLC / corporation / partnership / assdciation / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s)

Signature: Dale Schater Date: 6-30-15

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

15DEVPLAN1106

District Development Plan Justification:

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. **Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

There are no current resources on the property. This site is currently a vacant site along North Hurstbourne Parkway.

2. **Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

Yes. The proposed design utilizes the existing entrance along North Hurstbourne Parkway and provides additional sidewalk connectivity as required.

3. **Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Yes, a parkway buffer is being provided and this property sits adjacent to a large park.

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4. **Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

Yes. Storm drainage will be provided on the proposed site and will outlet to the adjacent off-site detention basin.

5. **Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

Yes. This project falls within the C-2 zoning and lies adjacent to an existing shopping center along this commercial corridor.

6. **Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

Yes. The proposed site is in conformance with the Comprehensive Plan and the Land Development Code and fits within this commercial zoning.

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7/1/15



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 15DEVPLAN1106 Intake Staff: LM

Date: 6/30/15 Fee: 1600-

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section _____

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: Reduction of 25' LBA with plant multiplier to 15' per LDC 10.2.4; reduction of the 30' parkway buffer to 15' per LDC 10.3.5

Primary Project Address: 2801 North Hurstbourn Parkway

Additional Address(es): n/a

Primary Parcel ID: 00130077000

Additional Parcel ID(s): n/a

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Proposed Use: Discount Store/Retail Existing Use: Vacant

Existing Zoning District: C-2 Existing Form District: Neighborhood

Deed Book(s) / Page Numbers²: Deed Book 10135, Page 0537

The subject property contains 1.45 acres. Number of Adjoining Property Owners: 3

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 13ZONE1013 Docket/Case #: _____

Docket/Case #: 09-057-03 Docket/Case #: _____

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

This waiver will not adversely affect adjacent property owners because the reduction in the landscape parkway buffer will similarly match the adjacent commercial property and additional plantings in the LBA will provide adequate screening.

2. Will the waiver violate the Comprehensive Plan?

This waiver will not violate the Comprehensive Plan because the project will provide proper screening as required.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

The extent of this waiver of the regulation is the minimum necessary to afford relief to the applicant for proper parking and accessibility.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant.

15DEVPLAN1106

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Dale Schafer

Name: Bill Hysinger

Company: S&L Ventures

Company: W&A Holdings, LLC

Address: 4016 Spring Mill Place

Address: 9936 Shelbyville Road

City: Louisville State: KY Zip: 40245

City: Simpsonville State: KY Zip: 40067

Primary Phone: 502-314-9685

Primary Phone: (502) 693-4800

Alternate Phone: _____

Alternate Phone: _____

Email: dschafer25@gmail.com

Email: billjysin@gmail.com

Owner Signature (required): _____

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Chris Crumpton, PE

Company: _____

Company: BlueStone Engineers, PLLC

Address: _____

Address: 3703 Taylorsville Road, Suite 205

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40220

Primary Phone: _____

Primary Phone: (502) 292-9288

Alternate Phone: _____

Alternate Phone: (502) 298-2272

Email: _____

Email: chris@bluestoneengineers.com

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I, Dale Schafer, in my capacity as Managing Member, hereby representative/authorized agent/other

certify that S&L VENTURES, LLC is ~~(are)~~ the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: [Signature] Date: 6-30-15

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Civil Engineering
Land Planning
Construction Inspection

3703 Taylorsville Road, Suite 205
Louisville, Kentucky 40220
502.298.2272
www.bluestoneengineers.com

June 1, 2015

Louisville Metro
Planning & Design Services
444 S. Fifth Street
Louisville, KY 40202

**SUBJECT: 2801 North Hurstbourne Parkway
Revised District Development Plan
Justification Statement/Request**

Planning & Design Services:

A Revised Detailed District Development Plan is being submitted to provide for construction of a 15,300 square foot discount retail store. Access is being provided off North Hurstbourne Parkway and connectivity is being provided to the adjacent parcels. In order to obtain the amount of parking required, waivers are being requested to reduce the 30 foot parkway buffer down to 15 feet and to reduce the LBA to 15 feet with a higher landscape multiplier. Note that these buffers are consistent with adjacent commercial properties.

As always, thank you for your assistance. Please do not hesitate to give me a call at 292-9288 should you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Crumpton'.

Christopher T. Crumpton, P. E.
Director of Engineering/Principal

CTC/mlr

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