

PARK COMMUNITY CREDIT UNION



CASE NO. 18ZONE1020

REQUESTS:

CHANGE IN ZONING FROM C-1 TO C-2
AT 7710 BARDSTOWN ROAD & 7509 CEDAR CREEK ROAD
REVISED DETAIL DISTRICT DEVELOPMENT PLAN
LANDSCAPE WAIVERS
SETBACK VARIANCES

PARK COMMUNITY CREDIT UNION

PLANNER:

CHRIS BROWN, AICP
BTM ENGINEERING, INC.
3001 TAYLOR SPRINGS DRIVE
LOUISVILLE, KY 40220

ATTORNEY:

JON BAKER, ESQ.
WYATT TARRANT & COMBS, LLP
500 WEST JEFFERSON STREET, SUITE 2800
LOUISVILLE, KY 40202

PUBLIC HEARING
1:00 PM
NOVEMBER 1, 2018

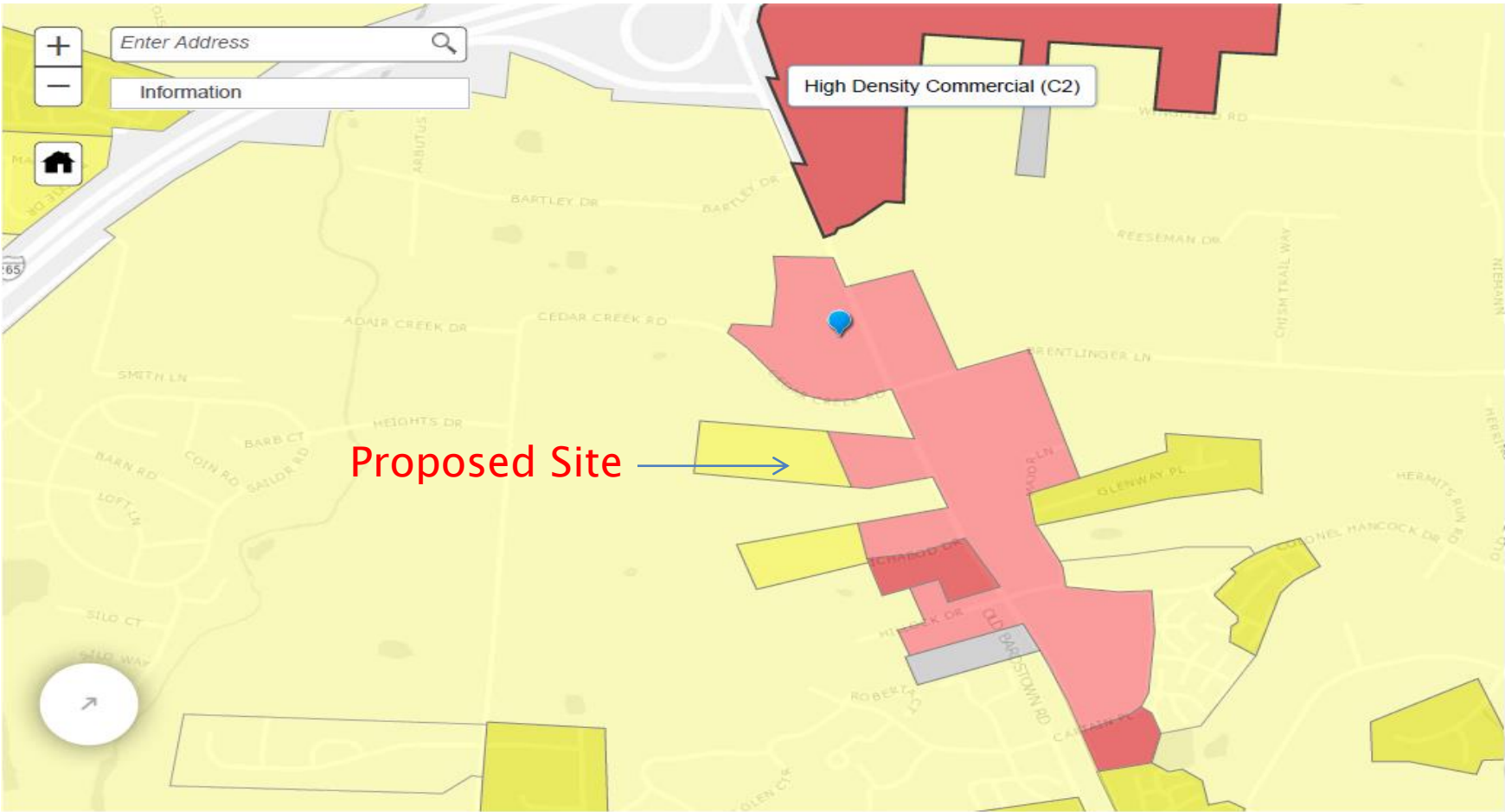
AERIAL ZONING MAP



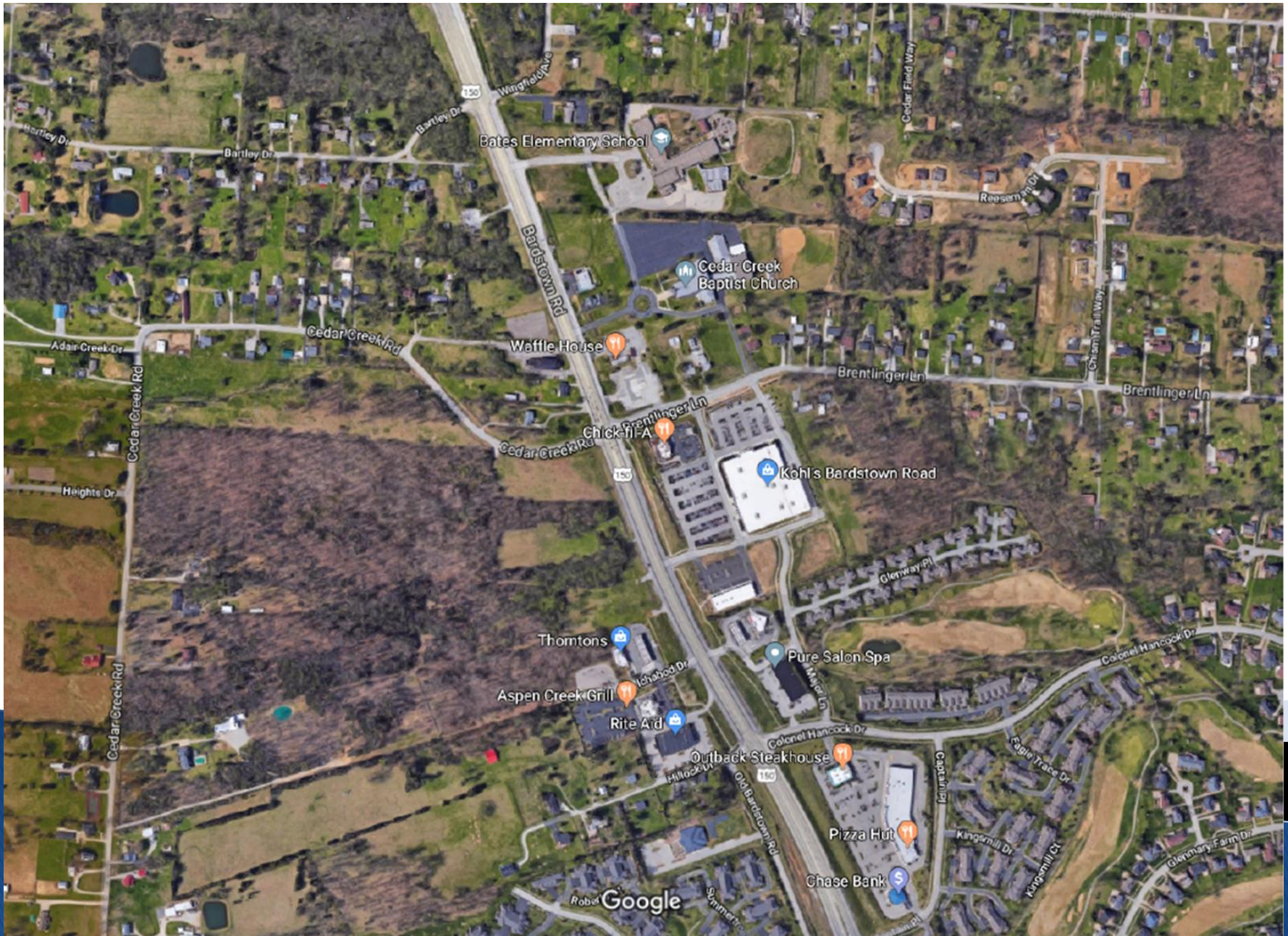
ADDITIONAL ZONING VIEW



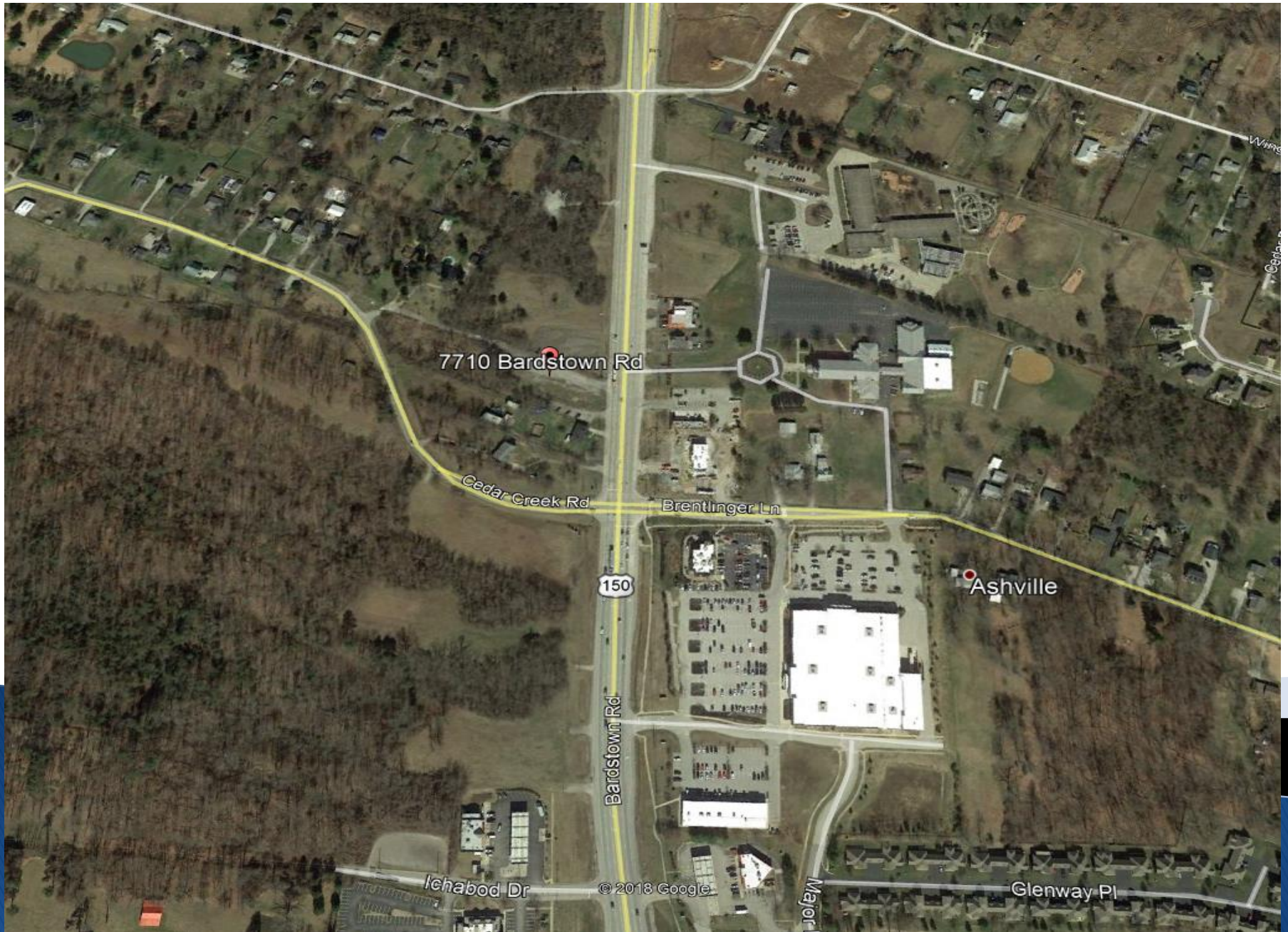
ZONING MAP FROM LOJIC



COMMERCIAL PRESENCE NEAR PROPOSED SITE



ADDITIONAL AERIAL VIEW



2014 APPROVED PLAN FOR THE SITE

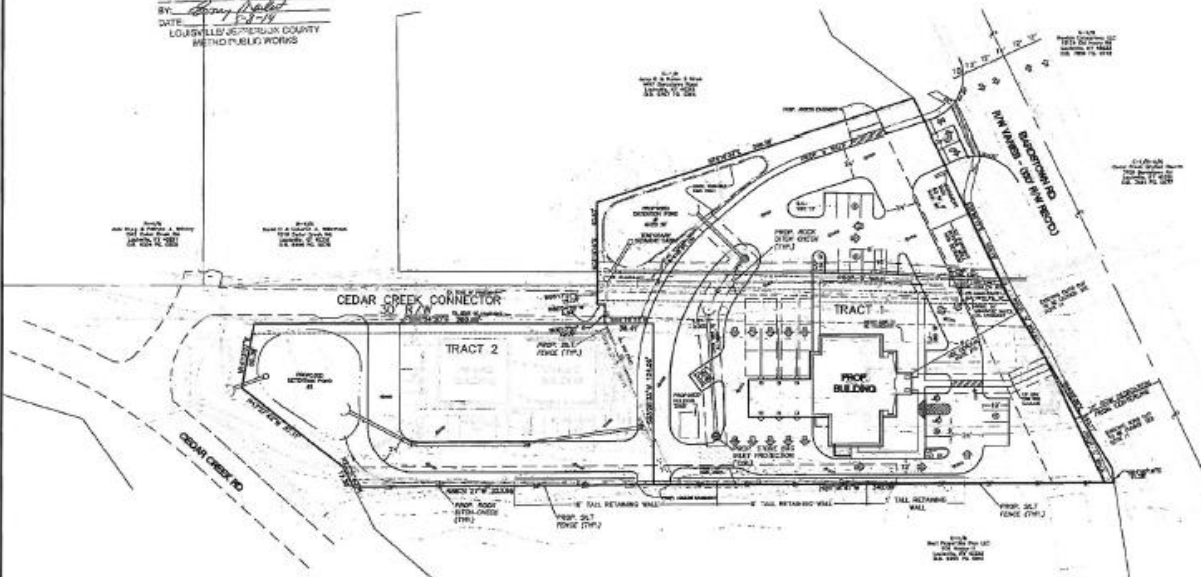
PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN GOVERNMENT

NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE
 WITH THE FINDINGS & ELEMENTS
 OF THIS DISTRICT
 DEVELOPMENT PLAN.

METRO
 LOUISVILLE
 DISTRICT 1 - INDUSTRIAL/RESIDENTIAL
 [Signature]



PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS: [Signature]
 BY: [Signature]
 DATE: [Date]
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN GOVERNMENT



TRACT 1 DATA

TOTAL SITE AREA	= 1.86 AC
EXISTING ZONING	= R-1
PROPOSED USE	= RESIDENTIAL
PROPOSED BUILDING AREA	= 6,292 SF
PROPOSED BUILDING HEIGHT	= 25' (2ND FLOOR ALLOWED)
PROPOSED PARKING	= 14 SP
PROPOSED TRACT 1 TOTAL PARKING	= 14 SP
PROPOSED TRACT 1 TOTAL TRACT 1 PARKING	= 14 SP
PROPOSED TRACT 1 TOTAL TRACT 1 PARKING	= 14 SP
PROPOSED TRACT 1 TOTAL TRACT 1 PARKING	= 14 SP

TRACT 2 DATA

TOTAL SITE AREA	= 0.76 AC
EXISTING ZONING	= R-1
PROPOSED USE	= RESIDENTIAL
PROPOSED BUILDING AREA	= 5,000 SF
PROPOSED BUILDING HEIGHT	= 25' (2ND FLOOR ALLOWED)
PROPOSED TRACT 2 TOTAL PARKING	= 14 SP
PROPOSED TRACT 2 TOTAL TRACT 2 PARKING	= 14 SP
PROPOSED TRACT 2 TOTAL TRACT 2 PARKING	= 14 SP
PROPOSED TRACT 2 TOTAL TRACT 2 PARKING	= 14 SP

- GENERAL NOTES:**
1. All existing trees shall be preserved to the maximum extent practicable.
 2. An arborist report shall be submitted for all trees to be removed to the Louisville and Jefferson County Metropolitan Government.
 3. There shall be no parking spaces on the State Right of Way.
 4. There shall be no landscaping in the State Right of Way without an arborist report.
 5. All lighting shall be shielded to the extent of the State Right of Way.
 6. Construction of any utility lines shall be completed prior to construction of the proposed project.
 7. All utility lines shall be located in the State Right of Way.
 8. Topography and boundary lines from the ALTA survey prepared by W&M and dated July 26, 2011.
 9. Compliance with all other rules and regulations of the Louisville and Jefferson County Metropolitan Government.
 10. The proposed building address shall be 1000 Cedar Creek Rd.
 11. The proposed building address shall be 1000 Cedar Creek Rd.
 12. The proposed building address shall be 1000 Cedar Creek Rd.
 13. The proposed building address shall be 1000 Cedar Creek Rd.
 14. The proposed building address shall be 1000 Cedar Creek Rd.
 15. The proposed building address shall be 1000 Cedar Creek Rd.

DETENTION BASIN #1 CALCULATIONS

X = 4.000 SQ.FT.
 AC = 0.75-0.87-0.88
 A = 1.5 AC
 R = 2.7 inches
 REQUIRED X = 1,200 SQ.FT.
 PROVIDED BASIN = 4,400 SQ.FT.

DETENTION BASIN #2 CALCULATIONS

X = 4.000 SQ.FT.
 AC = 0.75-0.87-0.88
 A = 1.5 AC
 R = 2.7 inches
 REQUIRED X = 1,200 SQ.FT.
 PROVIDED BASIN = 4,400 SQ.FT.



TREE CANOPY CALCULATIONS (CLASS C - 0-40%)

TOTAL SITE AREA	= 110,682 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 208 (21,132 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 06 (S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 202 (22,330 S.F.)



REVISIONS

NO.	DATE	DESCRIPTION
1	01-13-14	FOR AGENCY COMMENTS
2	01-13-14	FOR AGENCY COMMENTS

DATE: 01-13-14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO. 1000

PROJECT DATA
 SITE NO. 1000
 DATE: 01-13-14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

LAND DESIGN & DEVELOPMENT, INC.
 1000 CEDAR CREEK RD.
 LOUISVILLE, KY 40220

RECEIVED
 PARK FEDERAL
 BARFLOTTOWN ROAD
 DISTRICT 1
 PARK COUNTY FEDERAL CREDIT UNION
 LOUISVILLE, KY 40220

NO. 05 814
 7910 BARFLOTTOWN ROAD
 LOUISVILLE, KY 40280
 T.R. SMITH, P.E. 502.251.1212
 D.B. 10180, P.G. 0450
 COUNCIL DISTRICT - 88
 FREE PRODUCTION DISTRICT - 28

NO. 05 814
 7910 BARFLOTTOWN ROAD
 LOUISVILLE, KY 40280
 T.R. SMITH, P.E. 502.251.1212
 D.B. 10180, P.G. 0450
 COUNCIL DISTRICT - 88
 FREE PRODUCTION DISTRICT - 28

NO. 05 814
 7910 BARFLOTTOWN ROAD
 LOUISVILLE, KY 40280
 T.R. SMITH, P.E. 502.251.1212
 D.B. 10180, P.G. 0450
 COUNCIL DISTRICT - 88
 FREE PRODUCTION DISTRICT - 28

NO. 05 814
 7910 BARFLOTTOWN ROAD
 LOUISVILLE, KY 40280
 T.R. SMITH, P.E. 502.251.1212
 D.B. 10180, P.G. 0450
 COUNCIL DISTRICT - 88
 FREE PRODUCTION DISTRICT - 28

ADDITIONAL VIEW OF PROPOSED PLAN FOR THE SITE



LOT 1 - PARK COMMUNITY CREDIT UNION



Parkway Elevation (East)

LOT 1 - PARK COMMUNITY CREDIT UNION



Rear Elevation (West)

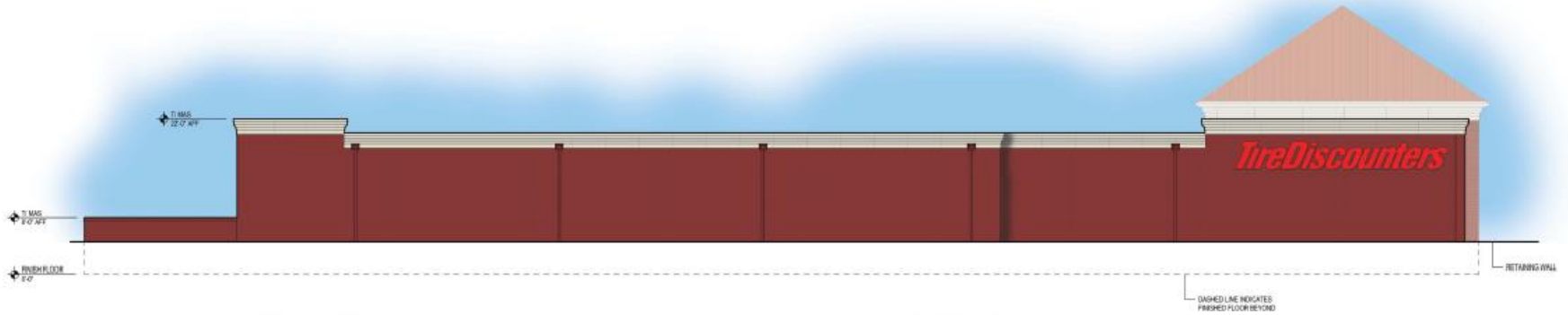


LOT 2 - TIRE DISCOUNTERS

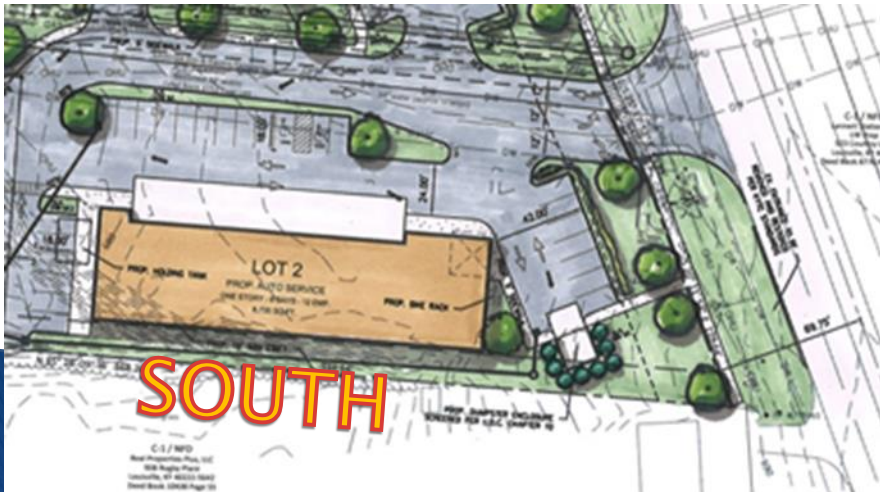


Front Elevation (North)

LOT 2 - TIRE DISCOUNTERS



D1 Rear Elevation
A-201 SCALE: 1/8" = 1'-0"



Rear Elevation (South)

LOT 2 - TIRE DISCOUNTERS



Parkway Elevation (East)

Rear Elevation (West)



THANK YOU



3001 Taylor Springs Drive • Louisville, KY 40220
p. 502.459.8402 • f. 502.459.8427
www.btmeng.com



Louisville | Lexington | Memphis | Nashville | New Albany | www.wyattfirm.com