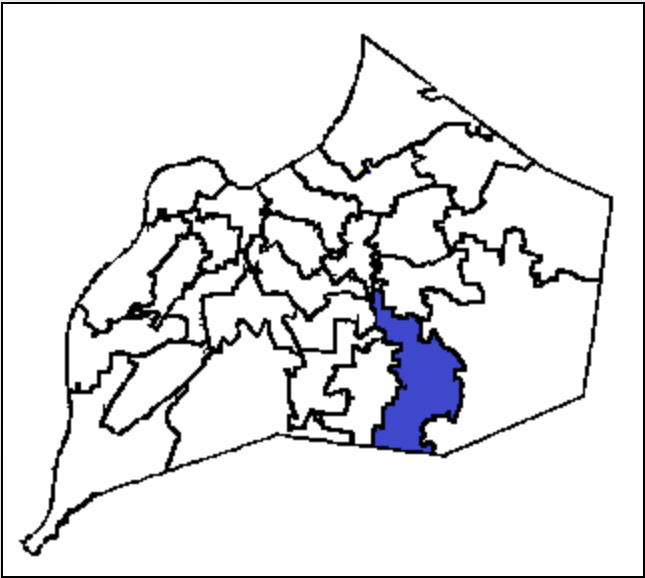
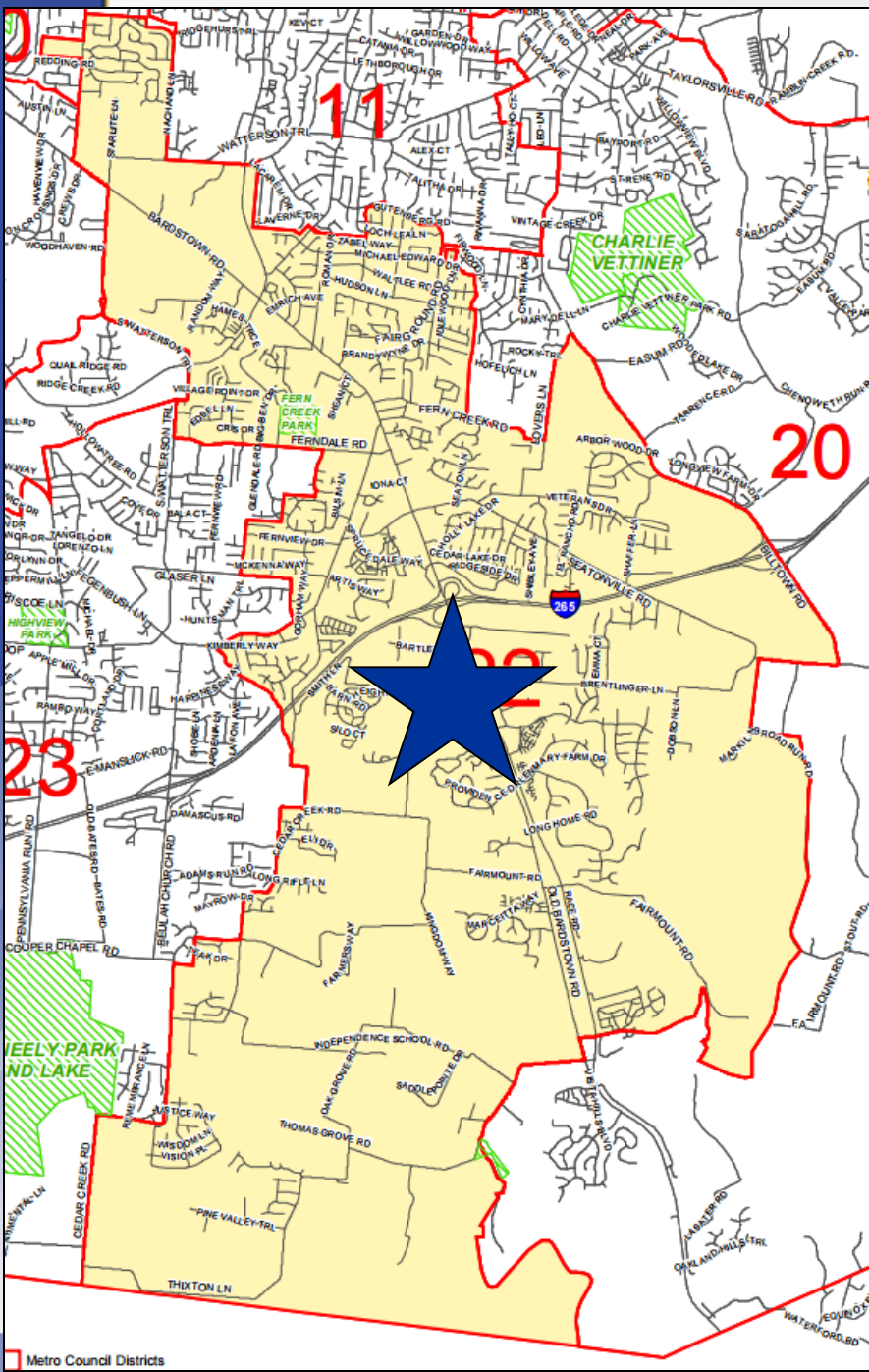


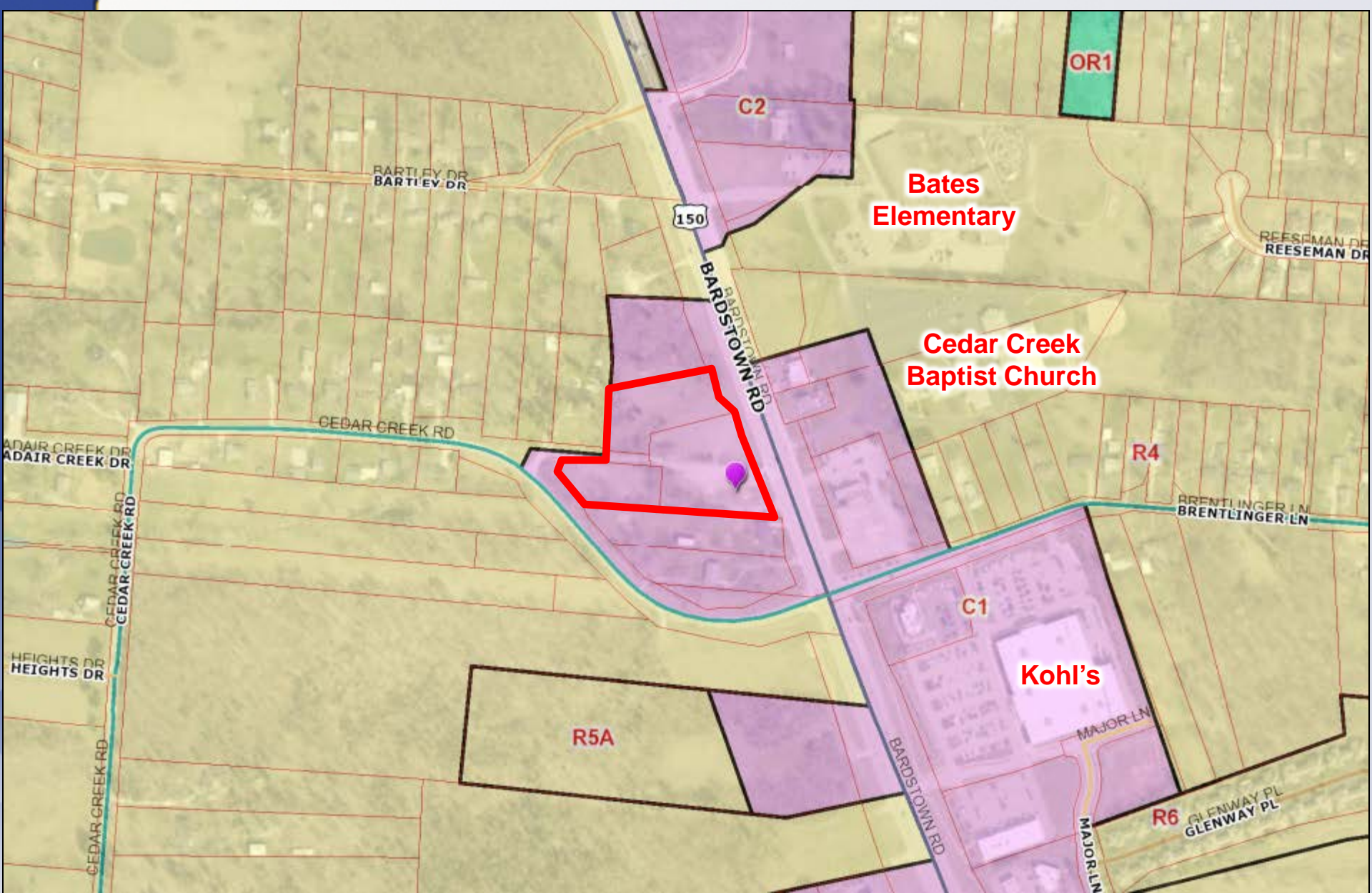
18ZONE1020 PARK COMMUNITY CREDIT UNION



Planning, Zoning & Annexation Committee
December 4, 2018



7710 Bardstown Road
District 22 - Robin Engel



Existing: C-1/N
Proposed: C-2/N



Requests

- **Change-in-Zoning** from C-1 to C-2 Commercial on 2.54 acres
- **Variance** from Land Development Code Section 5.3.1.C to allow buildings on Lots 1 & 2 to exceed maximum parkway setback on Bardstown Road as shown on the development plan
- **Variance** from Land Development Code Section 5.3.1.C to allow building on Lots 3 to exceed maximum setback on Cedar Creek Road as shown on the development plan
- **Waiver** of LDC Section 10.2.10 to reduce LBA along Cedar Creek Connector
- **Waiver** of LDC Section 10.2.4.B.3 to allow utility easement/LBA overlap
- **Revised Detailed District Development Plan**

Case Summary

- A bank, retail store, and auto service garage with 8-bays has been proposed along Bardstown Road, south of Interstate-265.
- The auto service station exceeding 2-bays requires a minimum of C-2 zoning.
- Subject site abuts commercial zoning to the north and south. Bardstown Road is a major arterial roadway providing primary access.
- Cross connectivity is provided to the south.

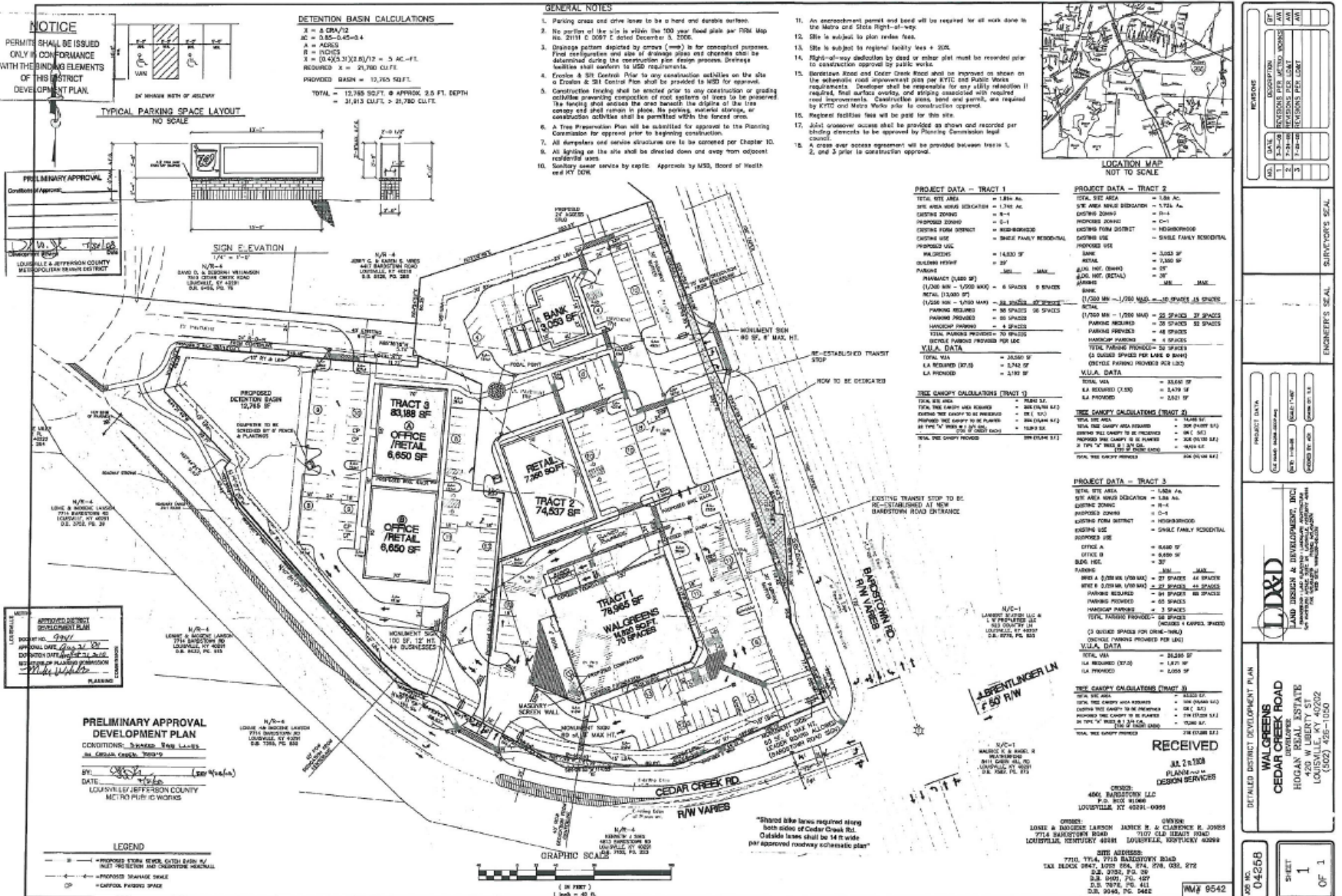
Subject Site



Subject Site



Previously Approved Plan (2008)



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

DETENTION BASIN CALCULATIONS
 $X = 3 \text{ CUB/FT}$
 $Q = 0.85 - 0.45 \times 0.4$
 $A = \text{ADJUST}$
 $E = \text{FLOODS}$
 $X = (0.4 \times 3) \times 0.8 / 1.2 = 0.8 \text{ AC-FE}$
 REQUIRED X = 24,700 CU.FE.
 PROVIDED BASIN = 12,763 SQ.FT.
 TOTAL = 12,763 SQ.FT. @ APPROX. 2.0 FT. DEPTH = 25,526 CU.FE. > 24,700 CU.FE.

- GENERAL NOTES**
1. Parking areas and drive lanes to be a hard and durable surface.
 2. No portion of the site is within the 100 year flood plain per FEMA Map No. 21111 C 2007 dated December 3, 2006.
 3. Drainage pattern depicted by arrows (wavy) is for conceptual purposes. Final configuration and slope of drainage pipes and channels shall be determined during the construction plan design process. Street level shall conform to USG requirements.
 4. Erosion & Sediment Control: Prior to any construction activities on the site a Erosion & Sediment Control Plan shall be provided to MSD for approval.
 5. Construction fencing shall be erected prior to any construction or grading activities providing protection of road systems of trees to be preserved. The fencing shall enclose the area beneath the diploma of the tree canopy and shall remain in place. The fencing, material, duration, or construction activities shall be permitted within the fenced area.
 6. A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.
 7. All dumpsters and service structures are to be sited per Chapter 10.
 8. All lighting on the site shall be directed down and away from adjacent residential uses.
 9. Secondary sewer service by septic. Approval by MSD, Board of Health and HT DOW.

11. An encroachment permit and bond will be required for all work done in the Metro and State Right-of-Way.
12. Site is subject to plan review fees.
13. Site is subject to regional facility fees as 2008.
14. Right-of-way dedication by deed or minor plat must be recorded prior to construction approved by public works.
15. Barriers, bollards and Color Coded Road shall be improved on shown on the sidewalk road improvement plan per KYTC and Public Works requirements. Developer shall be responsible for any utility relocation if required. Final surface overlay, and striping associated with required road improvements. Construction plans, and any permits, are required by KYTC and Metro Works prior to construction opened.
16. Regional facility fees will be paid for this site.
17. Joint driveway access shall be provided as shown and recorded per existing records to be approved with approval by Planning Commission legal counsel.
18. A access over access agreement will be provided between tracts 1, 2, and 3 prior to construction approved.



PROJECT DATA - TRACT 1

TOTAL SITE AREA	= 1.88 AC
SITE AREA W/OUT DEDICATION	= 1.74 AC
EXISTING ZONING	= R-1
PROPOSED ZONING	= C-1
EXISTING FORM DISTRICT	= MEDIUM-DENSITY
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
PARKING	= 14,830 SF
OFFICE (FLOOR SF)	= 20
RETAIL (FLOOR SF)	= 70,965
RETAIL (1,500 SQ. FT.)	= 4 SPACES @ 375 SQ. FT.
PARKING REQUIRED	= 80 SPACES @ 375 SQ. FT.
PARKING PROVIDED	= 80 SPACES
HANDICAP PARKING	= 4 SPACES
TOTAL PARKING PROVIDED	= 84 SPACES
NETICLE PARKING PROVIDED PER L&C	= 14 SPACES

V.U.A. DATA

TOTAL VUA	= 32,820 SF
L&C REQUIRED (37.5)	= 1,470 SF
L&C PROVIDED	= 1,192 SF

PROJECT DATA - TRACT 2

TOTAL SITE AREA	= 1.88 AC
SITE AREA W/OUT DEDICATION	= 1.74 AC
EXISTING ZONING	= R-1
PROPOSED ZONING	= C-1
EXISTING FORM DISTRICT	= MEDIUM-DENSITY
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
PARKING	= 14,830 SF
OFFICE (FLOOR SF)	= 20
RETAIL (FLOOR SF)	= 74,837
RETAIL (1,500 SQ. FT.)	= 4 SPACES @ 375 SQ. FT.
PARKING REQUIRED	= 80 SPACES @ 375 SQ. FT.
PARKING PROVIDED	= 80 SPACES
HANDICAP PARKING	= 4 SPACES
TOTAL PARKING PROVIDED	= 84 SPACES
NETICLE PARKING PROVIDED PER L&C	= 14 SPACES

V.U.A. DATA

TOTAL VUA	= 32,820 SF
L&C REQUIRED (37.5)	= 1,470 SF
L&C PROVIDED	= 1,192 SF

TREE CANOPY CALCULATIONS (TRACT 1)

TOTAL TREE CANOPY AREA REQUIRED	= 200 (1700 SQ. FT.)
EXISTING TREE CANOPY TO BE PRESERVED	= 200 (1700 SQ. FT.)
PROPOSED TREE CANOPY TO BE PRESERVED	= 150 (1250 SQ. FT.)
TOTAL TREE CANOPY PROVIDED	= 350 (2950 SQ. FT.)

TREE CANOPY CALCULATIONS (TRACT 2)

TOTAL TREE CANOPY AREA REQUIRED	= 200 (1700 SQ. FT.)
EXISTING TREE CANOPY TO BE PRESERVED	= 200 (1700 SQ. FT.)
PROPOSED TREE CANOPY TO BE PRESERVED	= 150 (1250 SQ. FT.)
TOTAL TREE CANOPY PROVIDED	= 350 (2950 SQ. FT.)

PROJECT DATA - TRACT 3

TOTAL SITE AREA	= 1.88 AC
SITE AREA W/OUT DEDICATION	= 1.74 AC
EXISTING ZONING	= R-1
PROPOSED ZONING	= C-1
EXISTING FORM DISTRICT	= MEDIUM-DENSITY
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
OFFICE A	= 14,830 SF
OFFICE B	= 14,830 SF
BLDG. FLD.	= 20
PARKING	= 14,830 SF
NET & 5,000 SQ. FT. (MAX)	= 27 SPACES @ 185 SPACES
NET & 5,000 SQ. FT. (MAX)	= 42 SPACES @ 185 SPACES
PARKING REQUIRED	= 84 SPACES @ 185 SPACES
PARKING PROVIDED	= 84 SPACES
HANDICAP PARKING	= 4 SPACES
TOTAL PARKING PROVIDED	= 88 SPACES
NETICLE PARKING PROVIDED PER L&C	= 14 SPACES

V.U.A. DATA

TOTAL VUA	= 32,820 SF
L&C REQUIRED (37.5)	= 1,470 SF
L&C PROVIDED	= 1,192 SF

PROJECT DATA - TRACT 4

TOTAL SITE AREA	= 1.88 AC
SITE AREA W/OUT DEDICATION	= 1.74 AC
EXISTING ZONING	= R-1
PROPOSED ZONING	= C-1
EXISTING FORM DISTRICT	= MEDIUM-DENSITY
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
OFFICE A	= 14,830 SF
OFFICE B	= 14,830 SF
BLDG. FLD.	= 20
PARKING	= 14,830 SF
NET & 5,000 SQ. FT. (MAX)	= 27 SPACES @ 185 SPACES
NET & 5,000 SQ. FT. (MAX)	= 42 SPACES @ 185 SPACES
PARKING REQUIRED	= 84 SPACES @ 185 SPACES
PARKING PROVIDED	= 84 SPACES
HANDICAP PARKING	= 4 SPACES
TOTAL PARKING PROVIDED	= 88 SPACES
NETICLE PARKING PROVIDED PER L&C	= 14 SPACES

V.U.A. DATA

TOTAL VUA	= 32,820 SF
L&C REQUIRED (37.5)	= 1,470 SF
L&C PROVIDED	= 1,192 SF

TREE CANOPY CALCULATIONS (TRACT 3)

TOTAL TREE CANOPY AREA REQUIRED	= 200 (1700 SQ. FT.)
EXISTING TREE CANOPY TO BE PRESERVED	= 200 (1700 SQ. FT.)
PROPOSED TREE CANOPY TO BE PRESERVED	= 150 (1250 SQ. FT.)
TOTAL TREE CANOPY PROVIDED	= 350 (2950 SQ. FT.)

TREE CANOPY CALCULATIONS (TRACT 4)

TOTAL TREE CANOPY AREA REQUIRED	= 200 (1700 SQ. FT.)
EXISTING TREE CANOPY TO BE PRESERVED	= 200 (1700 SQ. FT.)
PROPOSED TREE CANOPY TO BE PRESERVED	= 150 (1250 SQ. FT.)
TOTAL TREE CANOPY PROVIDED	= 350 (2950 SQ. FT.)

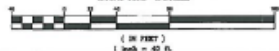
PRELIMINARY APPROVAL
 CONDITIONS APPROVED:
 LOUISVILLE & JEFFERSON COUNTY METRO PLANNING COMMISSION

SIGN ELEVATION
 1/4" = 1'-0"

APPROVED DETENTION BASIN PLAN
 CONDITIONS APPROVED:
 LOUISVILLE & JEFFERSON COUNTY METRO PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: SHOWN ONLY L&C'S ON GRAPHIC SCALE. THIS IS THE GRAPHIC SCALE. THIS IS THE GRAPHIC SCALE.
 DATE: 04/25/08
 LOUISVILLE & JEFFERSON COUNTY METRO PLANNING COMMISSION

LEGEND
 - - - - - PROPOSED STORM SEWER, CULVERT, EARTH, AND NOT TO BE EXCAVATED OR OBTAINED NEARLY
 - - - - - PROPOSED STORM SEWER
 - - - - - PROPOSED STORM SEWER
 - - - - - PROPOSED STORM SEWER



"Shared bike lanes required along both sides of Cedar Creek Rd. Outside lanes shall be 14 ft wide per approved roadway cross-section plan"

PERMITS

DATE	DESCRIPTION	BY

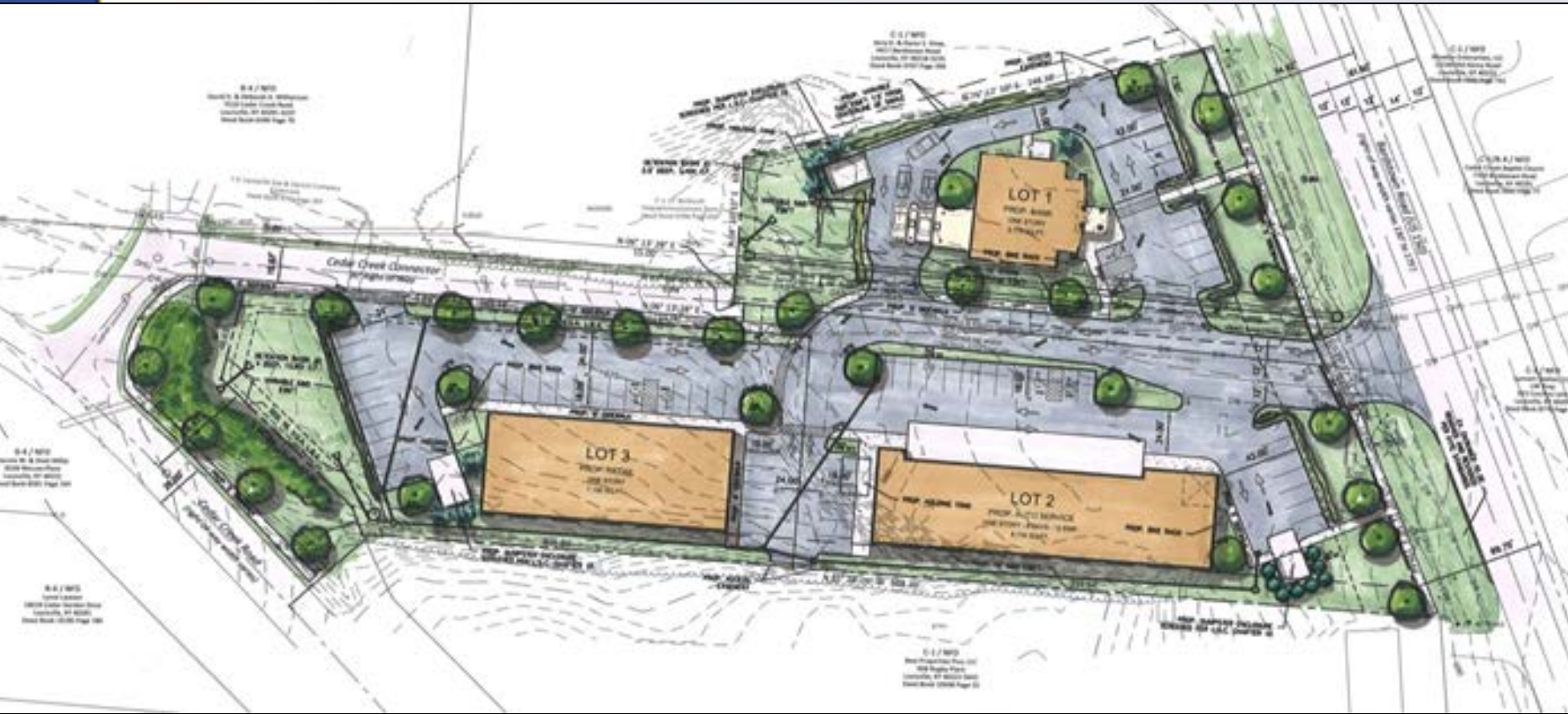
ENGINEER'S SEAL
 SURVEYOR'S SEAL

PROJECT DATA
 DATE: 04/25/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 CADD BY: [Name]

LAND DESIGN & DEVELOPMENT, INC.
 420 W LIBERTY ST
 LOUISVILLE, KY 40202
 (502) 452-1500

RECEIVED
 APR 25 2008
 PLANNING AND DESIGN SERVICES
 WALGREENS
 CEDAR CREEK ROAD
 HOGAN REAL ESTATE
 420 W LIBERTY ST
 LOUISVILLE, KY 40202
 (502) 452-1500

Development Plan



Rendering



Rendering



H1
A-201
SCALE: 1/8" = 1'-0"



A1
A-201
SCALE: 1/8" = 1'-0"

A7
A-201
SCALE: 1/8" = 1'-0"

Public Meetings

- Neighborhood Meeting on 3/28/2018
 - Conducted by the applicant, 11 people attended the meeting
- LD&T meeting on 9/27/2018
- Planning Commission public hearing on 11/1/2018
 - One person spoke in opposition.
 - The Commission recommended approval of the change in zoning from C-1 to C-2 with a vote of 7-0 (three members were not present).