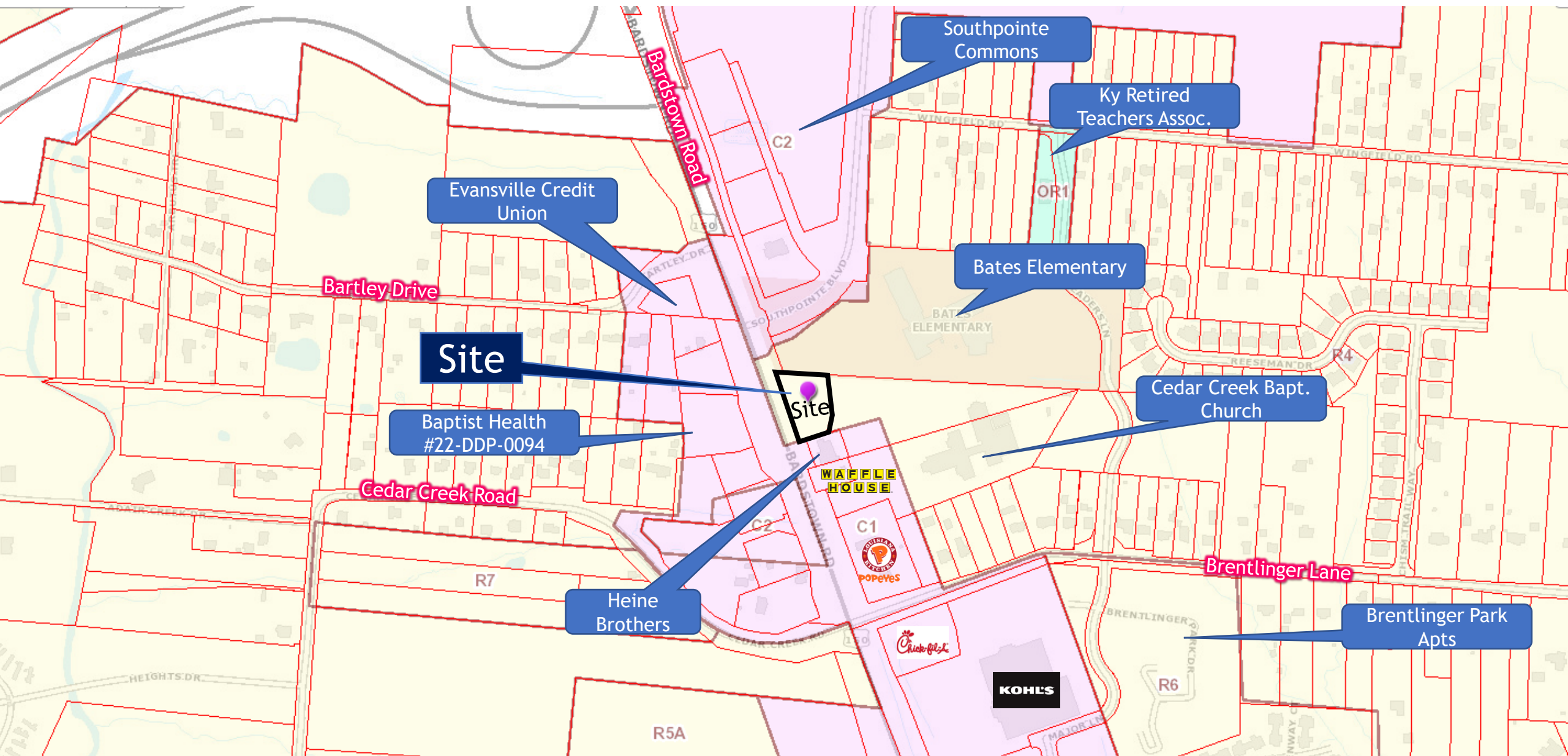


Docket No. 22-ZONE-0147
Zone Change from R-4 to C-1
to allow a coffee shop on
property located at
7609 Bardstown Road





Southpointe Commons

Ky Retired Teachers Assoc.

Evansville Credit Union

Bartley Drive

Site

Baptist Health
#22-DDP-0094

Cedar Creek Road

Heine Brothers

Waffle House



Kohl's

Bates Elementary

Cedar Creek Bapt. Church

Brentlinger Lane

Brentlinger Park Apts



Southpointe Commons

Ky Retired Teachers Assoc.

Evansville Credit Union

Bates Elementary

Baptist Health #22-DDP-0094

Cedar Creek Bapt. Church

Heine Brothers

Cedar Creek Road

Brentlinger Lane

Brentlinger Park Apts

Waffle House



Kohl's





View of site from Bardstown Road

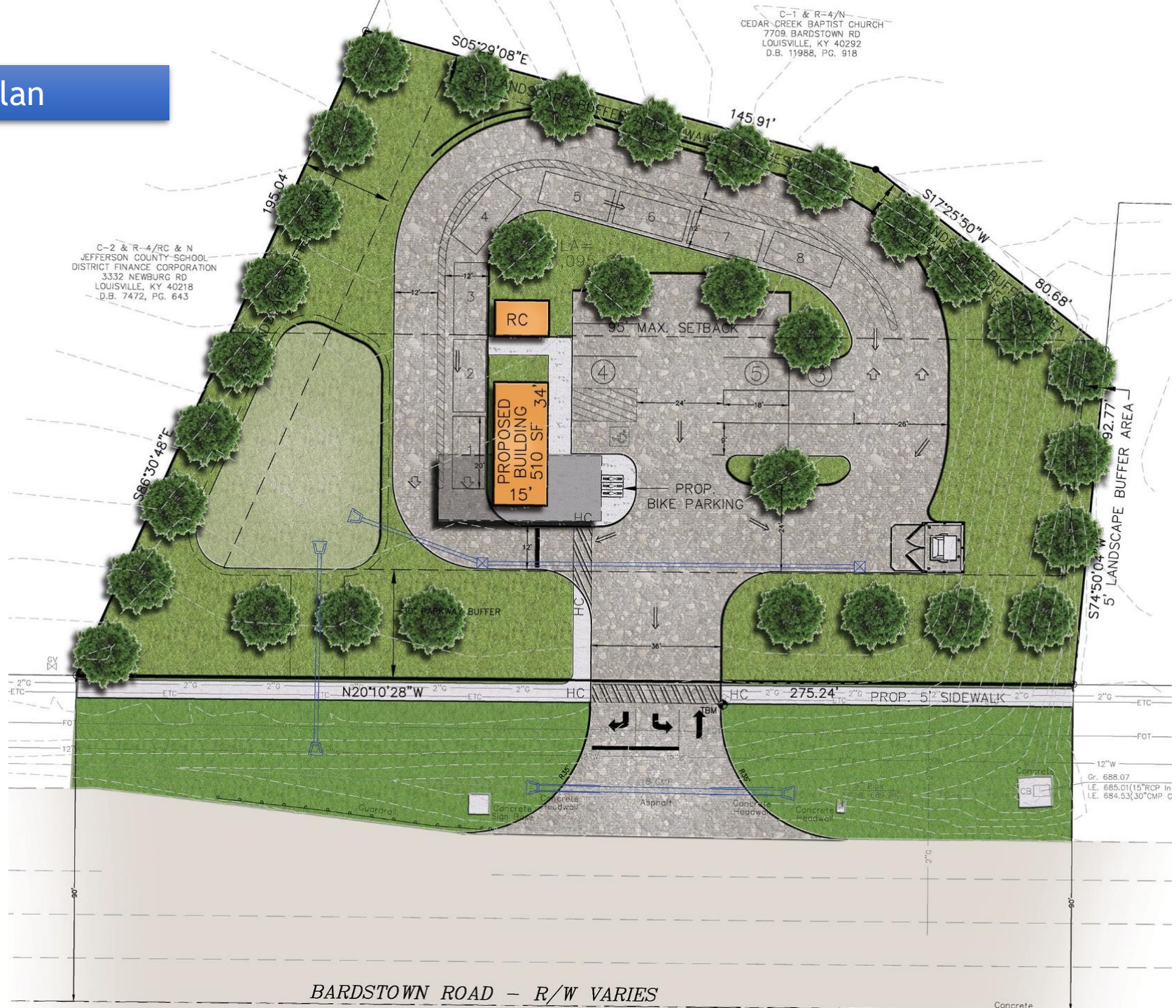


View of Bardstown Road looking south. Site is to the left.



View of Bardstown Road looking north. Site is to the right.

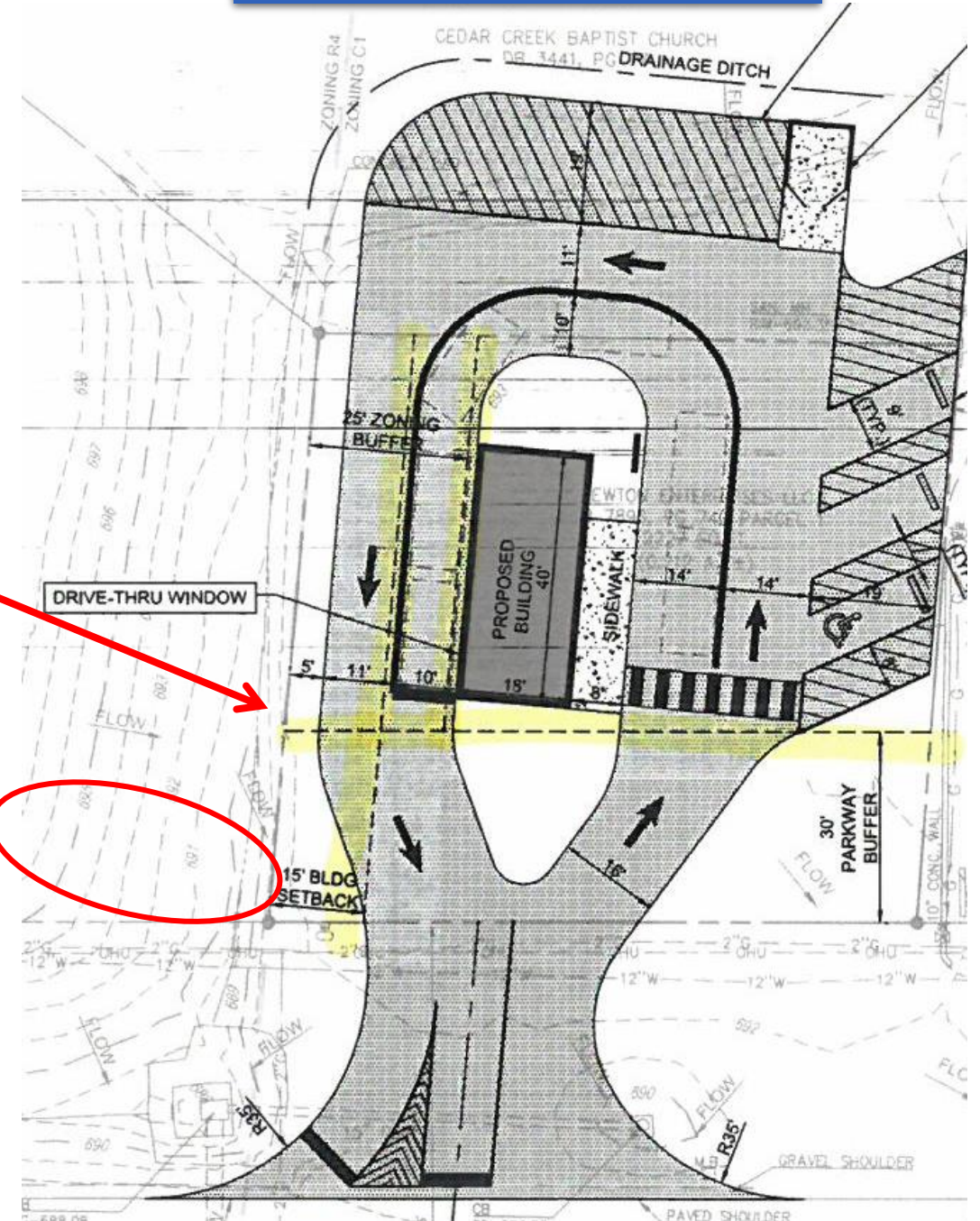
Current plan



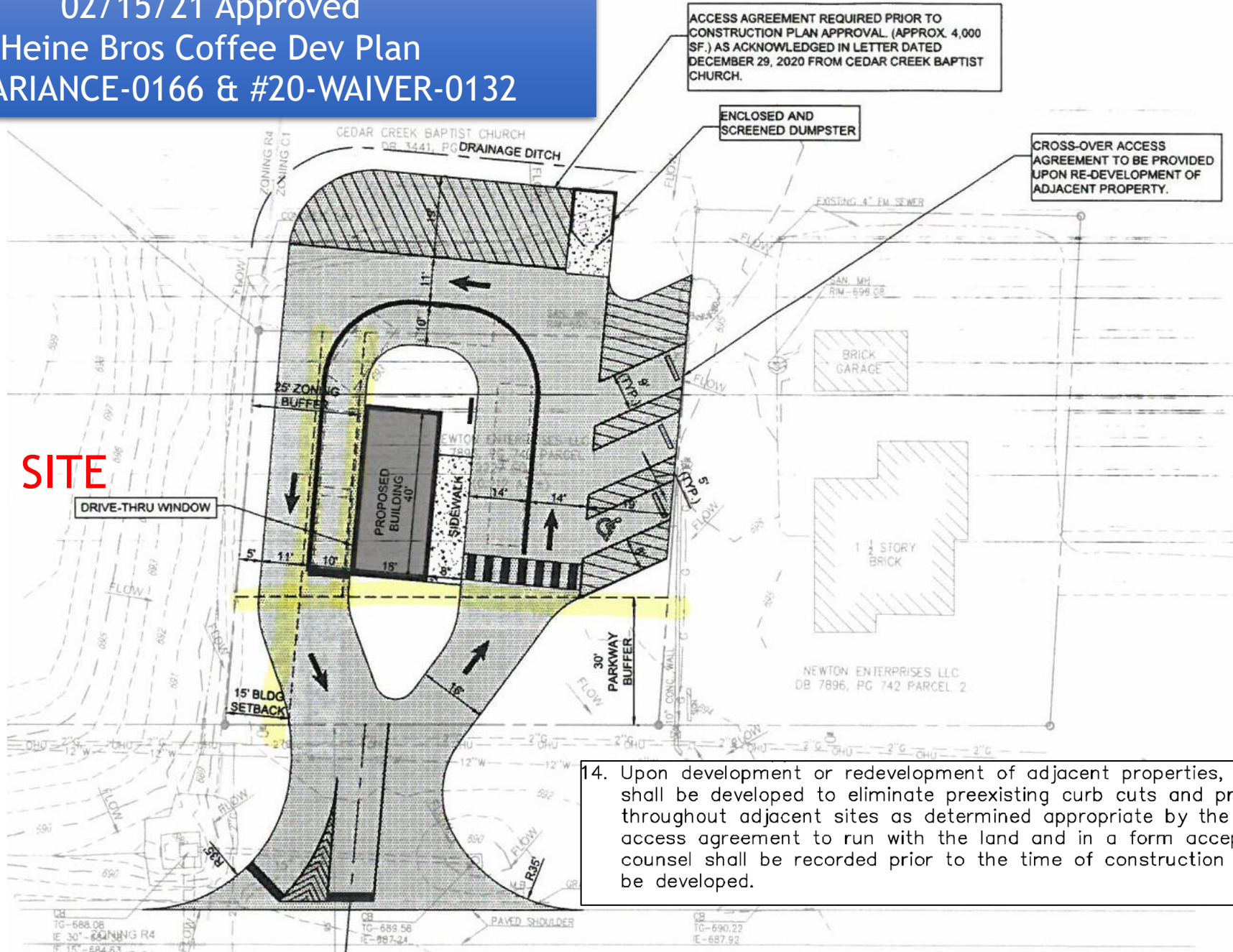
Waiver of 5.5.2.B.1.a and 5.9.2.A.1.b.ii to
not provide required vehicular and
pedestrian connection

No connection provided

10 ft grade change



02/15/21 Approved
Heine Bros Coffee Dev Plan
#20-VARIANCE-0166 & #20-WAIVER-0132



14. Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.



1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

Exterior Finish Legend



PL-1
Nichiha Modernbrick
Brick Fiber Cement Panel
Midnight



PL-2
Nichiha Canyonbrick
Fiber Cement Panel
Shale Brown



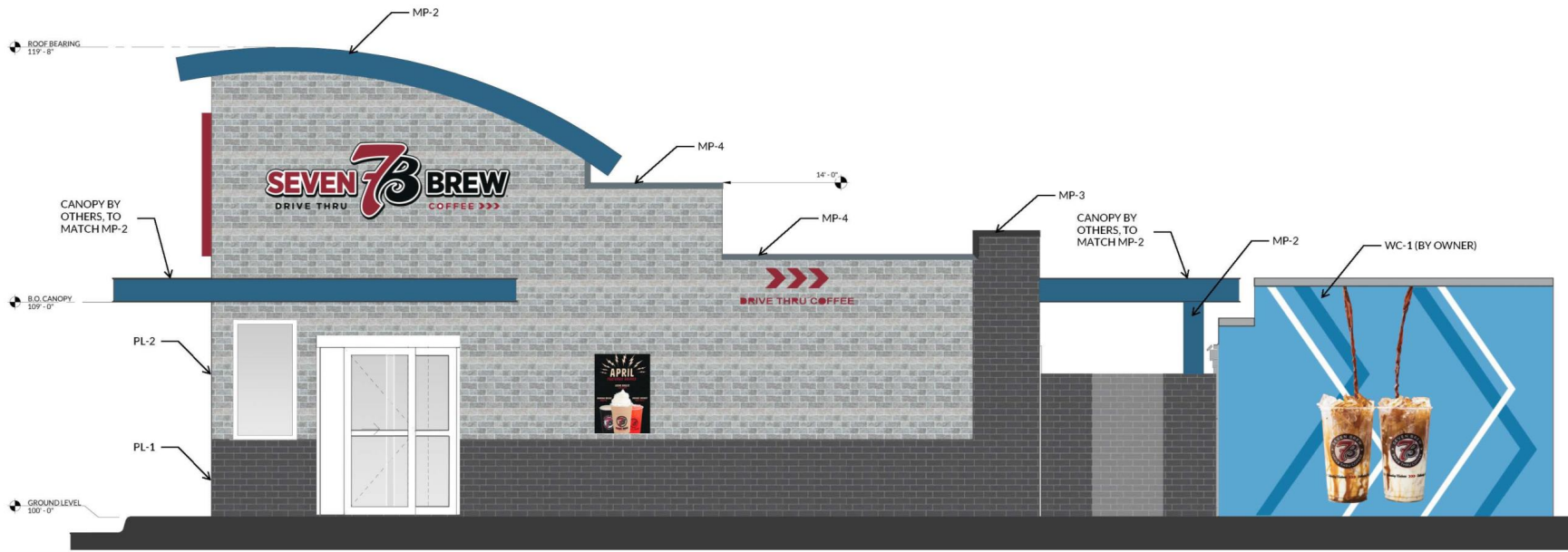
MP-2
Slate Blue Metal
Standing Seam Roof
Brake Metal Fascia



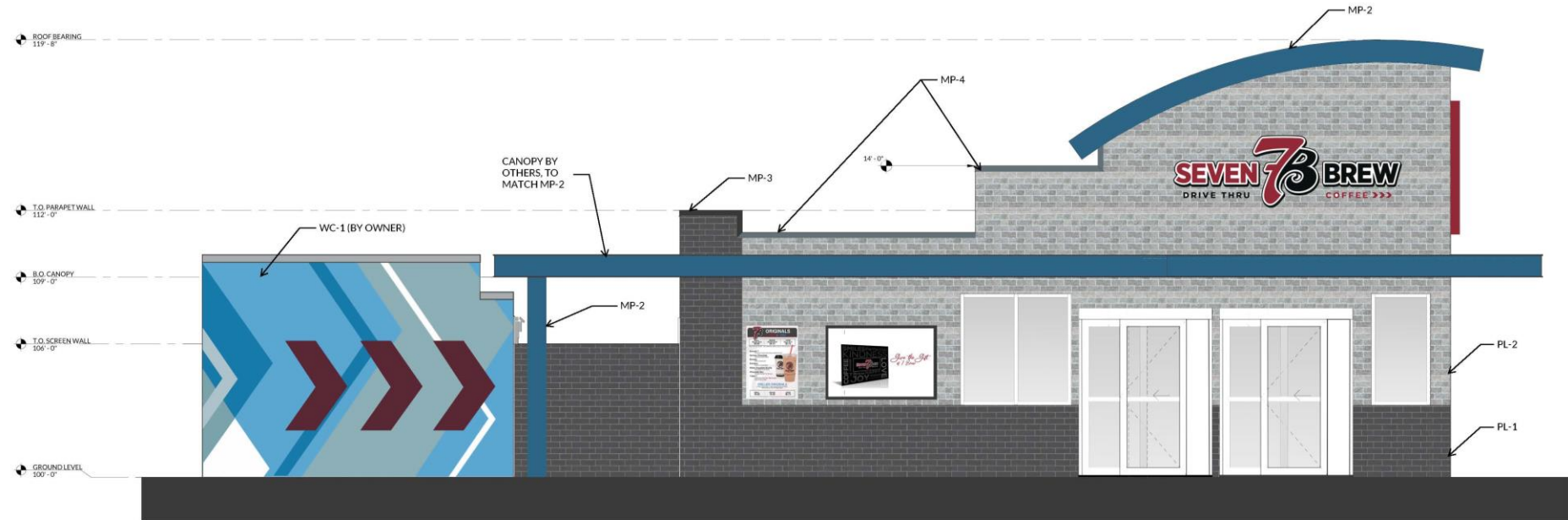
MP-3
Matte Black Metal
Soffit Panels



MP-4
Zinc Gray Brake Metal
Brake Metal Cap

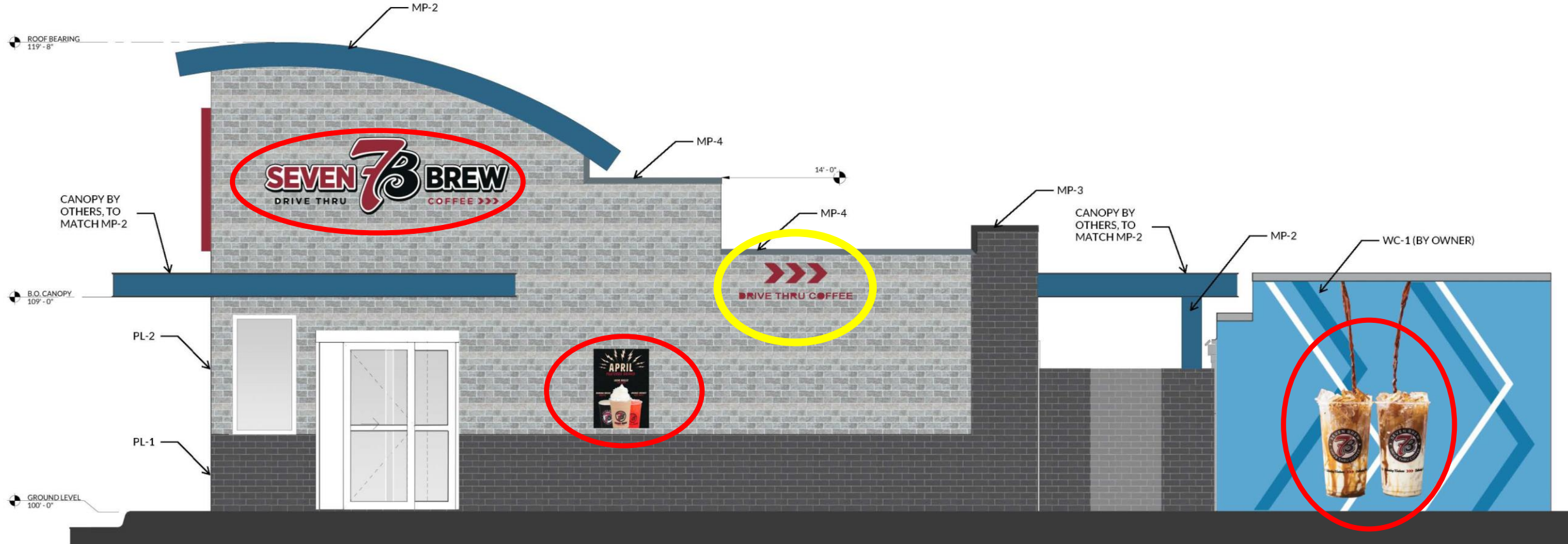


1 EXTERIOR ELEVATION - RIGHT SIDE



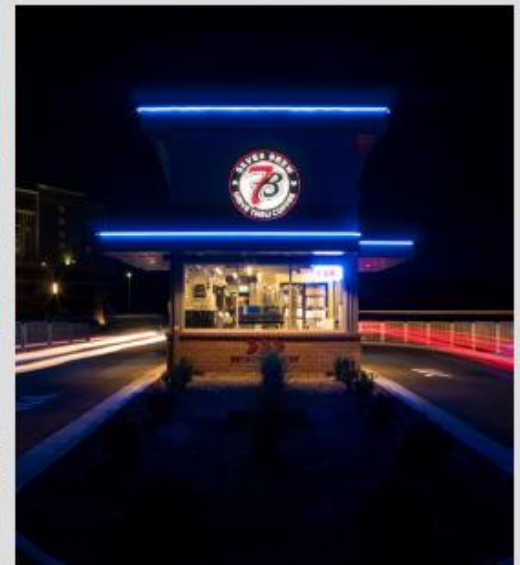
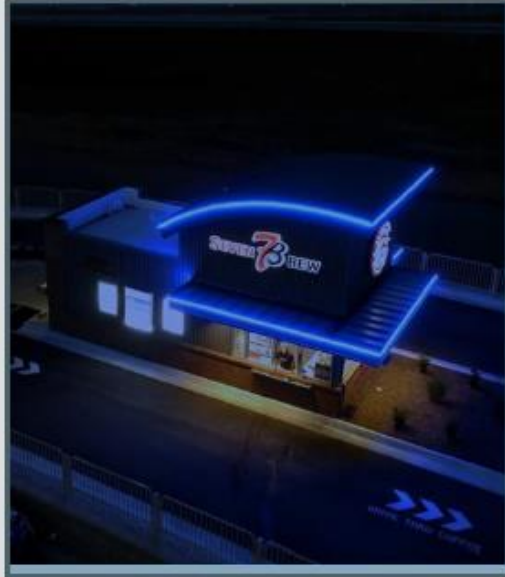
2 EXTERIOR ELEVATION - LEFT SIDE

Waiver to permit more than 3
signs on one façade

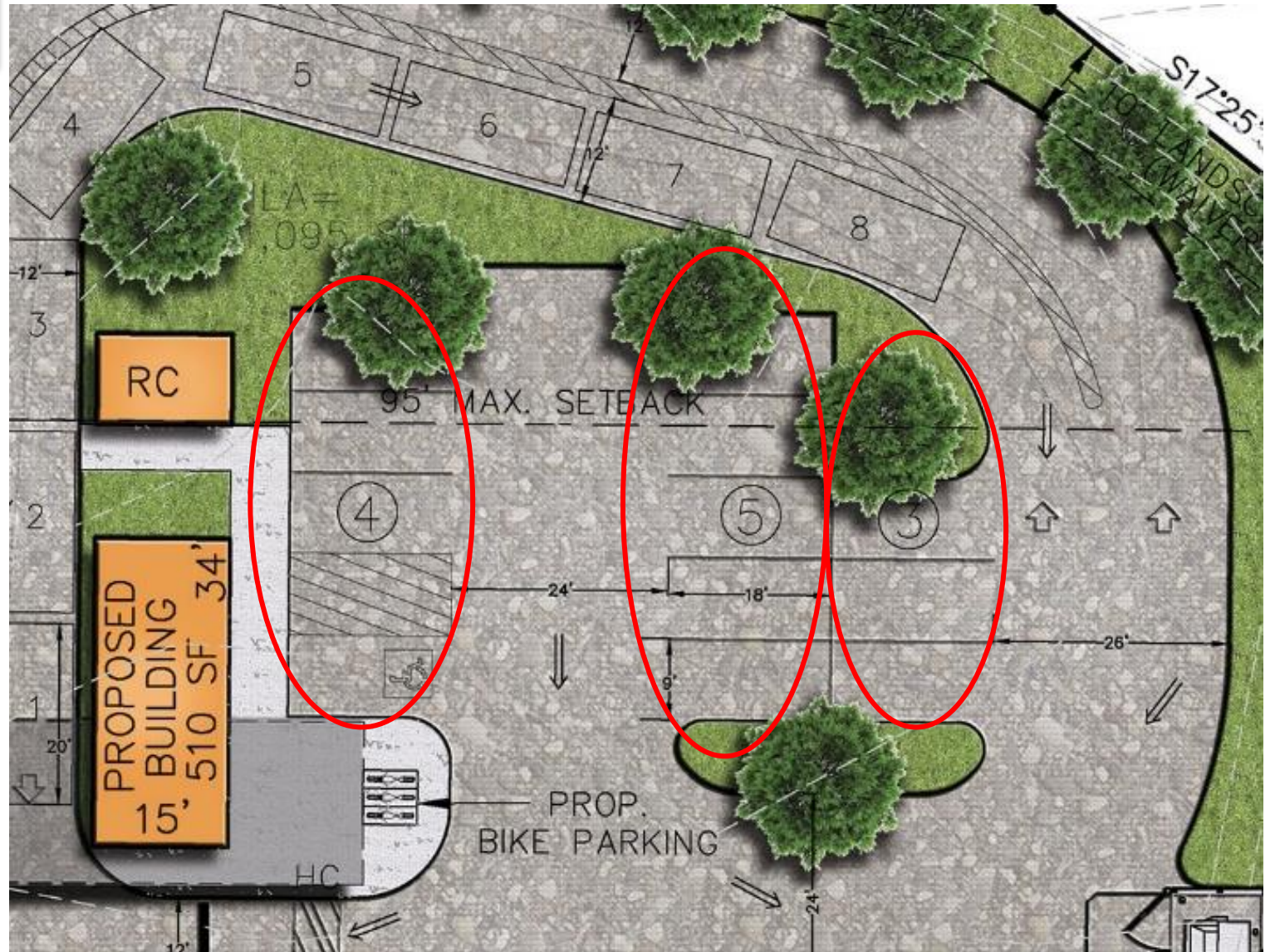


1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"

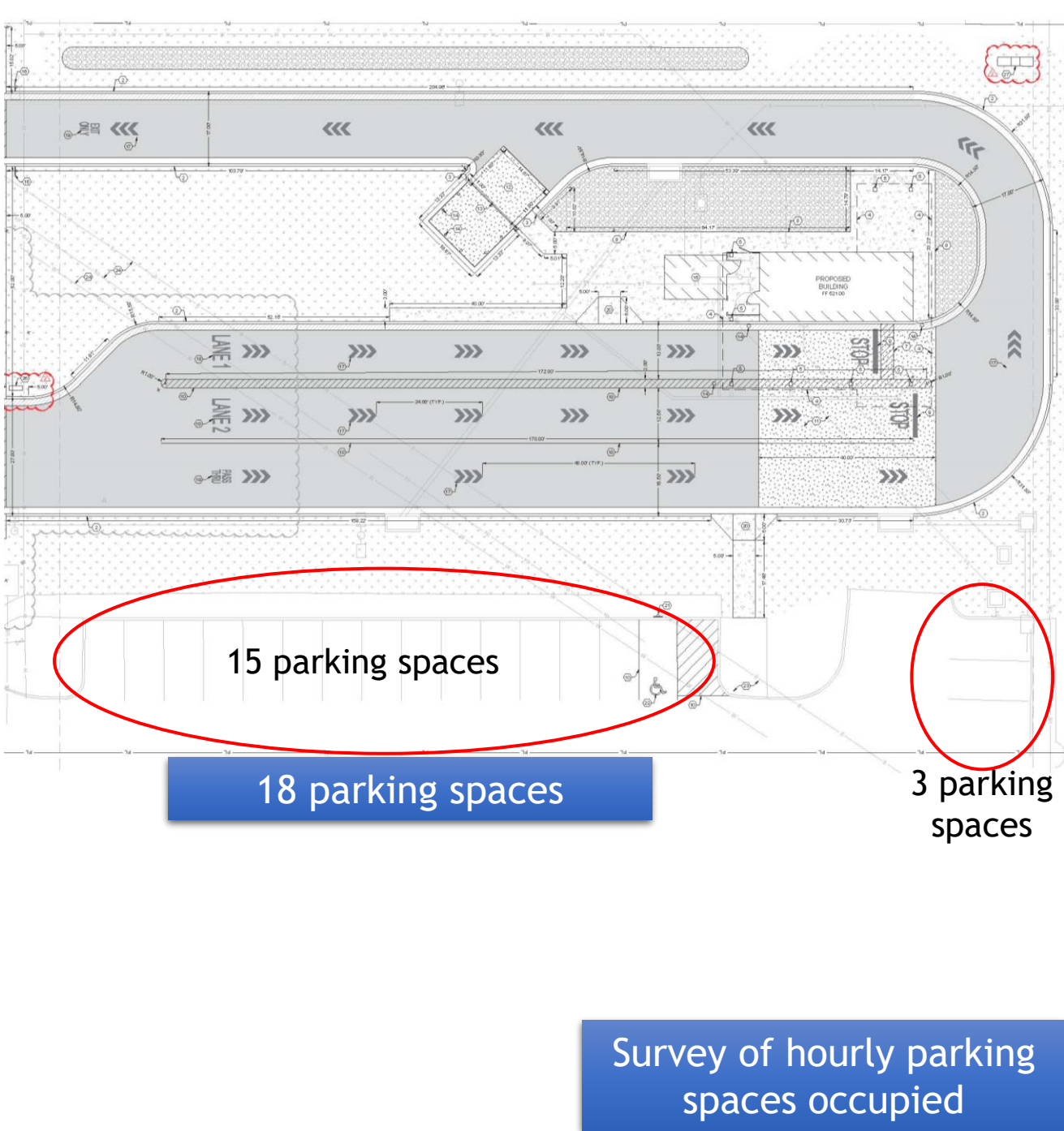
First Impressions



Parking Waiver to exceed maximum allowable parking - 12 spaces



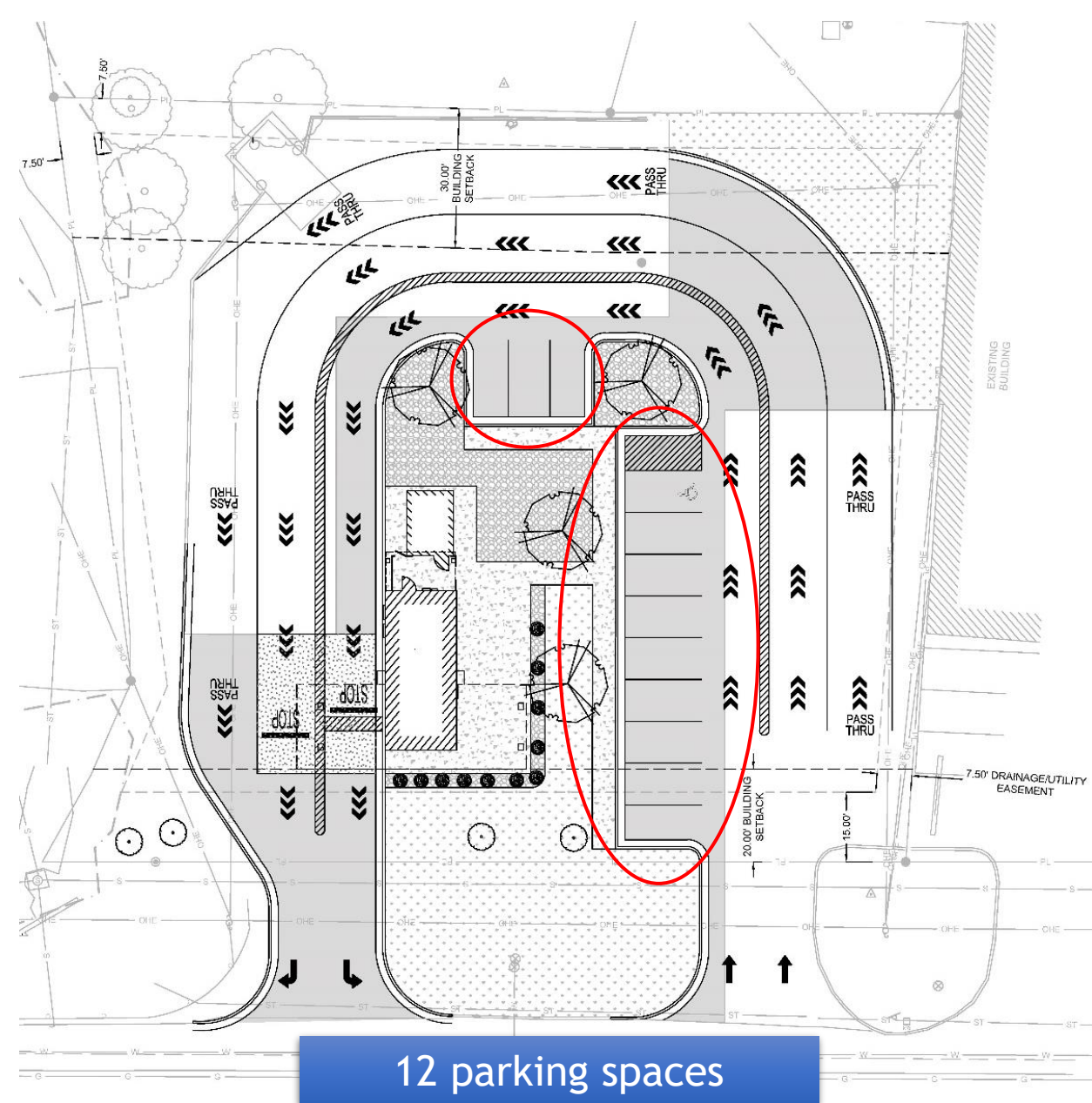
Traffic Counts at 7 Brew 10th Street, Jeffersonville, IN



Date:	1/6/2023	1/7/2023	1/8/2023
	Time7 Brew Jeffersonville IN	Time7 Brew Jeffersonville IN	Time7 Brew Jeffersonville IN
9:00	9:1110	9:0111	9:0210
10:00	10:089	10:0610	10:029
11:00	11:099	11:0010	11:039
12:00	12:099	12:0910	12:059
1:00	1:017	1:048	1:097
2:00	2:067	2:088	2:007
3:00	3:026	3:027	3:006
4:00	4:096	4:067	4:066
5:00	5:006	5:007	5:116
6:00	6:026	6:097	6:066
7:00	7:055	7:116	7:025
8:00	8:015	8:126	8:005
Average	6.82	7.82	6.82
	7 Brews Coffee	7 Brews Coffee	7 Brews Coffee

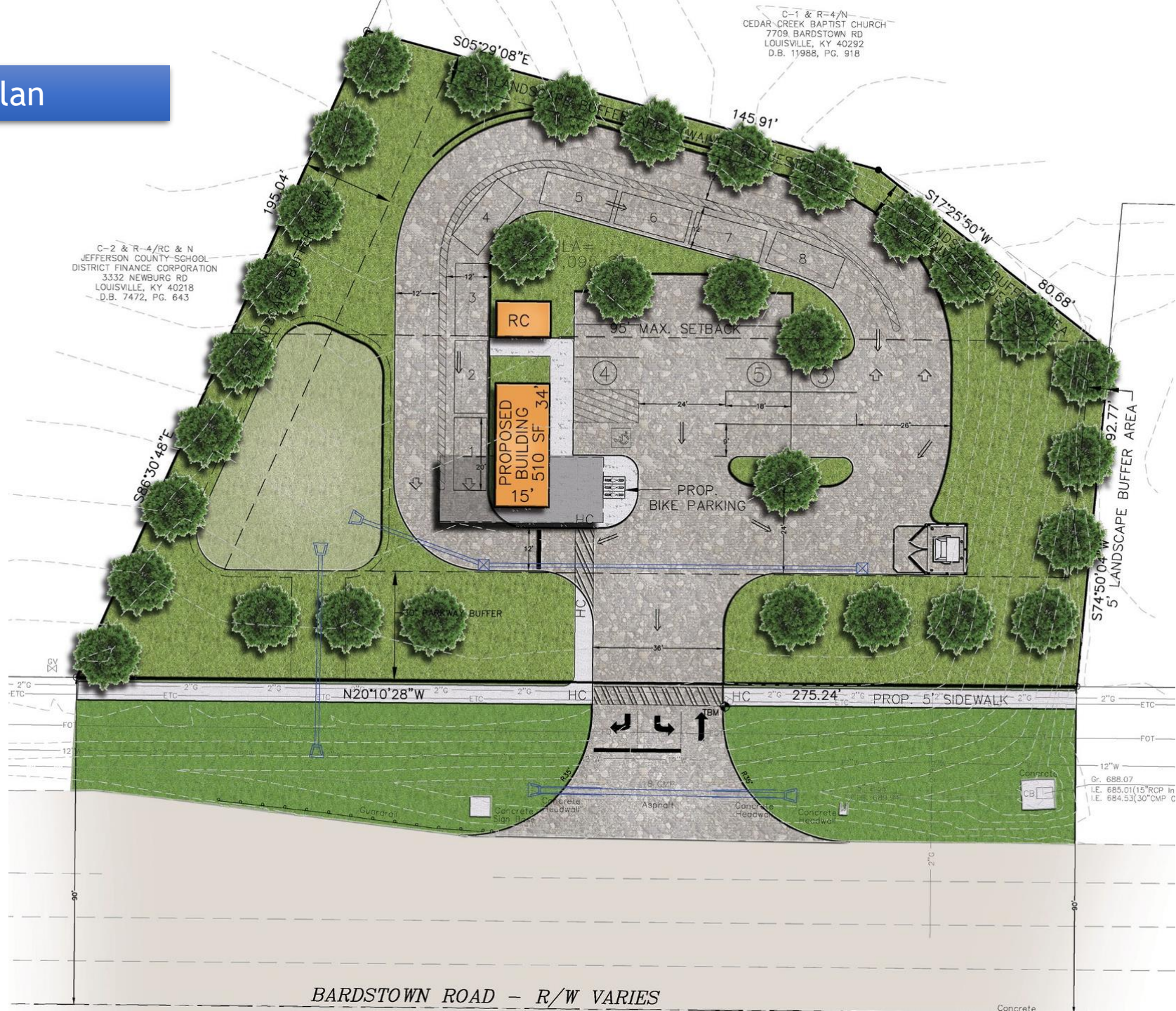
Traffic Counts at 7 Brew Kingsport, TN

Survey of hourly parking spaces occupied



Date:	1/6/2023		1/7/2023		1/8/2023	
	Time	7 Brew Kingsport TN	Time	7 Brew Kingsport TN	Time	7 Brew Kingsport TN
9:00	9:11	11	9:01	12	9:02	11
10:00	10:08	10	10:06	11	10:02	10
11:00	11:09	10	11:00	11	11:03	10
12:00	12:09	10	12:09	11	12:05	10
1:00	1:01	8	1:04	9	1:09	8
2:00	2:06	8	2:08	9	2:00	8
3:00	3:02	7	3:02	8	3:00	7
4:00	4:09	7	4:06	8	4:06	7
5:00	5:00	7	5:00	8	5:11	7
6:00	6:02	7	6:09	8	6:06	7
7:00	7:05	6	7:11	7	7:02	6
8:00	8:01	6	8:12	7	8:00	6
Average	7.82		8.82		7.82	
7 Brews Coffee		7 Brews Coffee		7 Brews Coffee		

Current plan



Questions?

