

LOCATION MAP

= ACCESSIBLE PARKING
 = PROJECT SITE

LOJIC Land Development Report
 July 1, 2022 11:01 AM
 About LDC

Location
 Parcel ID: 025300160000
 Parcel LRSN: 8101299
 Address: 117 ST MATTHEWS AVE

Zoning
 Zoning: C1
 Form District: TOWN CENTER
 Plan Certain #: NONE
 Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
 Current Subdivision Name: ST. MATTHEWS ADDITION
 Plat Book - Page: 01-140
 Related Cases: NONE

Special Review Districts
 Overlay District: NO
 Historic Preservation District: NONE
 National Register District: NONE
 Urban Renewal: NO
 Enterprise Zone: NO
 System Development District: NO
 Historic Site: NO

Environmental Constraints
Flood Prone Area
 FEMA Floodplain Review Zone: NO
 FEMA Floodway Review Zone: NO
 Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area: NO
 Local Regulatory Conveyance Zone: NO
 FEMA FIRM Panel: 21111C0029F

Protected Waterways
 Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO

Slopes & Soils
 Potential Steep Slope: NO
 Unstable Soil: NO

Geology
 Karst Terrain: YES

Sewer & Drainage
 MSD Property Service Connection: NO
 Sewer Recapture Fee Area: NO

Services
 Municipality: ST MATTHEWS
 Council District: 9
 Fire Protection District: ST MATTHEWS
 Urban Service District: NO

OUTDOOR ALCOHOL SALES AND CONSUMPTION/INDOOR ENTERTAINMENT ACTIVITY FOR A RESTAURANT IN THE C-1 AND CN ZONING DISTRICTS

OUTDOOR ALCOHOL SALES AND CONSUMPTION AND/OR INDOOR LIVE ENTERTAINMENT FOR A RESTAURANT MAY BE PERMITTED IN THE C-1 AND C-1 ZONING DISTRICTS WITH PRIOR APPROVAL OF A DEVELOPMENT PLAN BY THE CITY OF ST. MATTHEWS CITY COUNCIL, UPON THE GRANTING OF CONDITIONAL USE PERMIT AND COMPLIANCE WITH THE LISTED REQUIREMENTS:

ALL OUTDOOR AREAS FOR THE SALE AND CONSUMPTION OF ALCOHOL MUST HAVE DESIGNATED BOUNDARIES WHICH MUST BE SHOWN ON THE SITE PLAN AND ON THE PROPERTY ITSELF DINING AND CONSUMPTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE DESIGNATED BOUNDARIES.

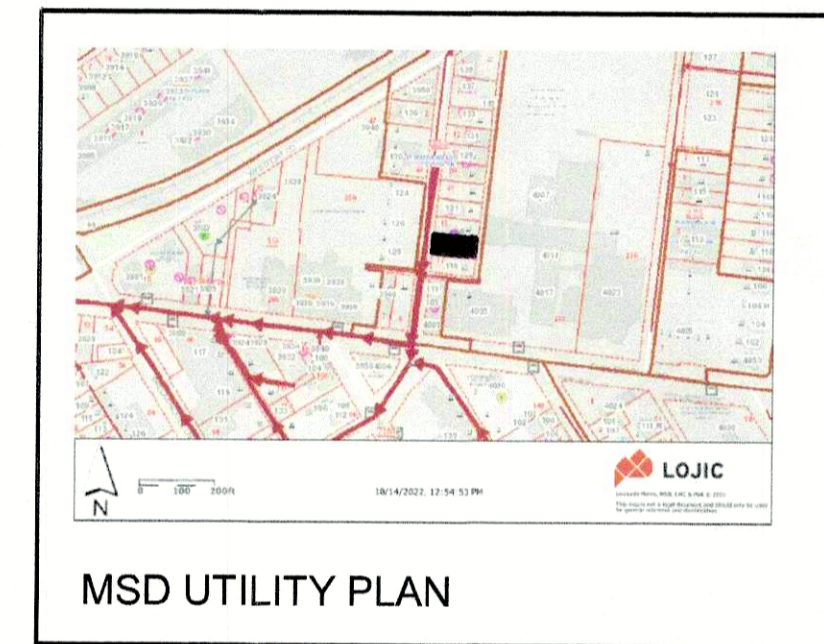
OUTDOOR DINING AREAS ADJACENT TO THE PUBLIC RIGHT-OF-WAY SHALL CONTAIN A PHYSICAL BARRIER THAT IS AT LEAST THREE FEET IN HEIGHT. THE BARRIER SHOULD BE DESIGNED TO PERMIT EXISTING LEGAL ACCESS FROM BUILDING TO THE ADJACENT PUBLIC RIGHT-OF-WAY.

THIS CONDITIONAL USE PERMIT SHALL BE LIMITED TO RESTAURANT USES IN THE C-1 AND C-1 THAT HOLD THE FOLLOWING TYPES OF ABC LICENSES:
 1. RESTAURANT LIQUOR AND WINE LICENSE BY THE DRINK FOR 100 PLUS SEATS;
 2. RESTAURANT WINE LICENSE BY THE DRINK FOR RESTAURANTS WITH SEATING FOR 50 AND RECEIVES AT LEAST 70 PERCENT GROSS RECEIPTS FROM FOOD SALES

THE USE OF OUTDOOR DINING AREAS FOR THE SALE AND CONSUMPTION OF ALCOHOL SHALL CEASE BY 12:00 A.M. THERE SHALL BE NO OUTDOOR ELECTRONIC OR OTHER SOUND PROVIDED IN OUTDOOR AREAS, INCLUDING BUT NOT LIMITED TO PUBLIC ADDRESS, RADIO, TELEVISION, OR OTHER MEDIA. SENORA AREPA IS SCHEDULED TO CLOSE AT 10:00 P.M.

THE INDOOR ENTERTAINMENT ACTIVITY SHALL BE IN COMPLIANCE WITH THE METRO NOISE ORDINANCE (LMCO CHAPTER 99) AND SHALL BE IN COMPLIANCE WITH ALL APPLICABLE ST. MATTHEWS NOISE ORDINANCES.

THE PLAN FOR ANY OUTDOOR DINING AREA NOT SUBJECT TO DETAILED DISTRICT DEVELOPMENT PLAN APPROVAL SHALL RECEIVE THE APPROVAL OF THE CITY OF ST. MATTHEWS CITY COUNCIL PRIOR TO APPROVAL OF A CONDITIONAL USE PERMIT BY THE BOARD OF ZONING ADJUSTMENT.

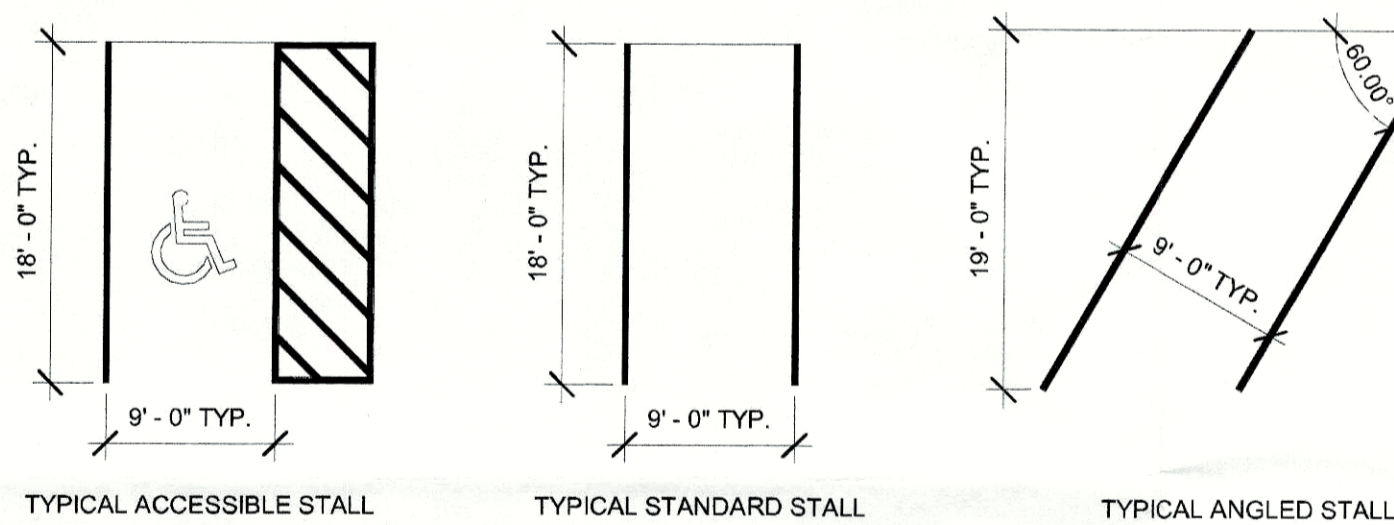


MSD UTILITY PLAN

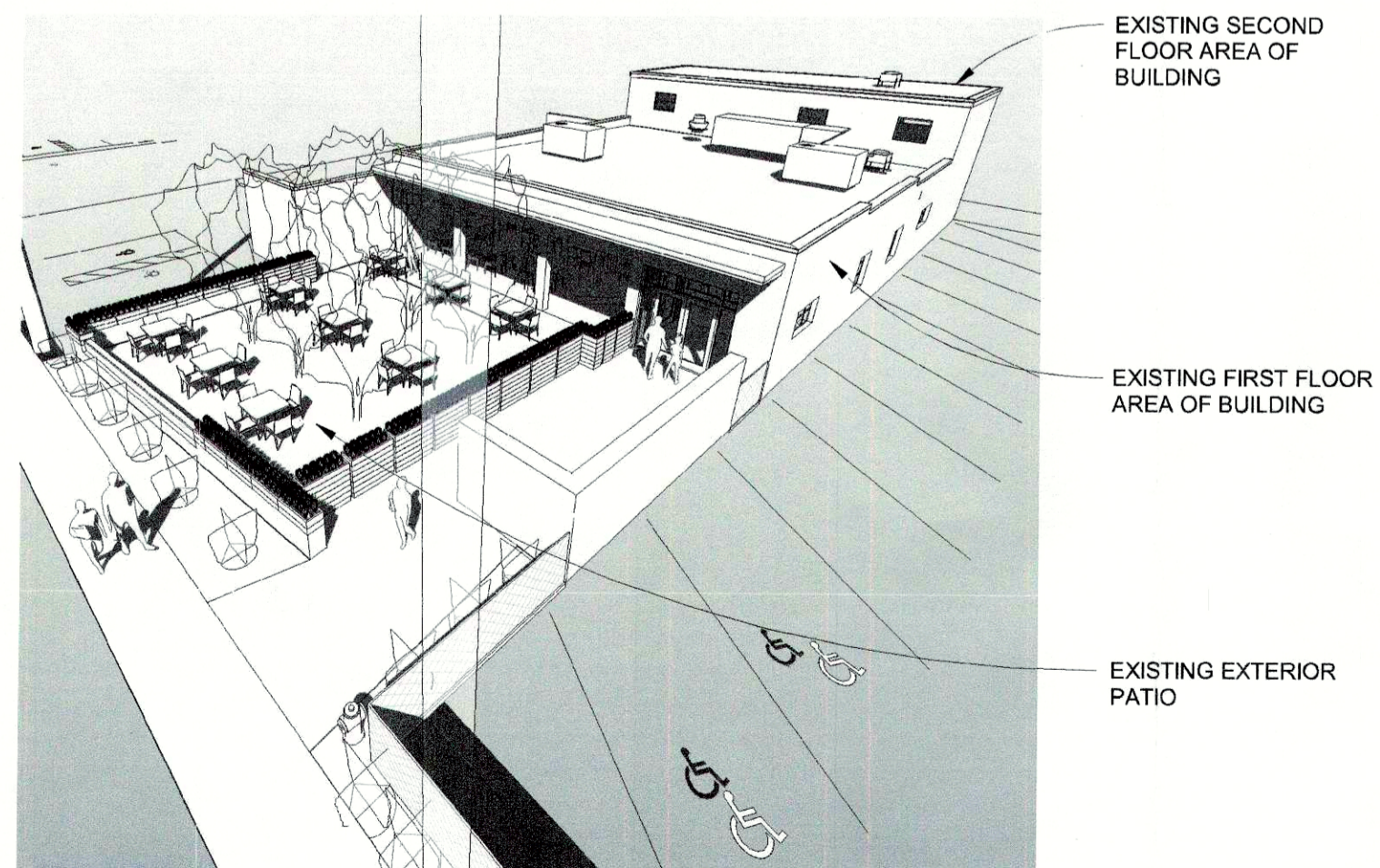
SITE KEY LEGEND

- EXISTING UTILITY POLE.
- EXISTING FIRE HYDRANT.
- EXISTING TREE CANOPY TO REMAIN.
- EXISTING CMU BOUNDARY WALL.
- EXISTING SIDEWALK.
- NEW PATIO BOUNDARY WALL.
- EXISTING PLANTING BED.

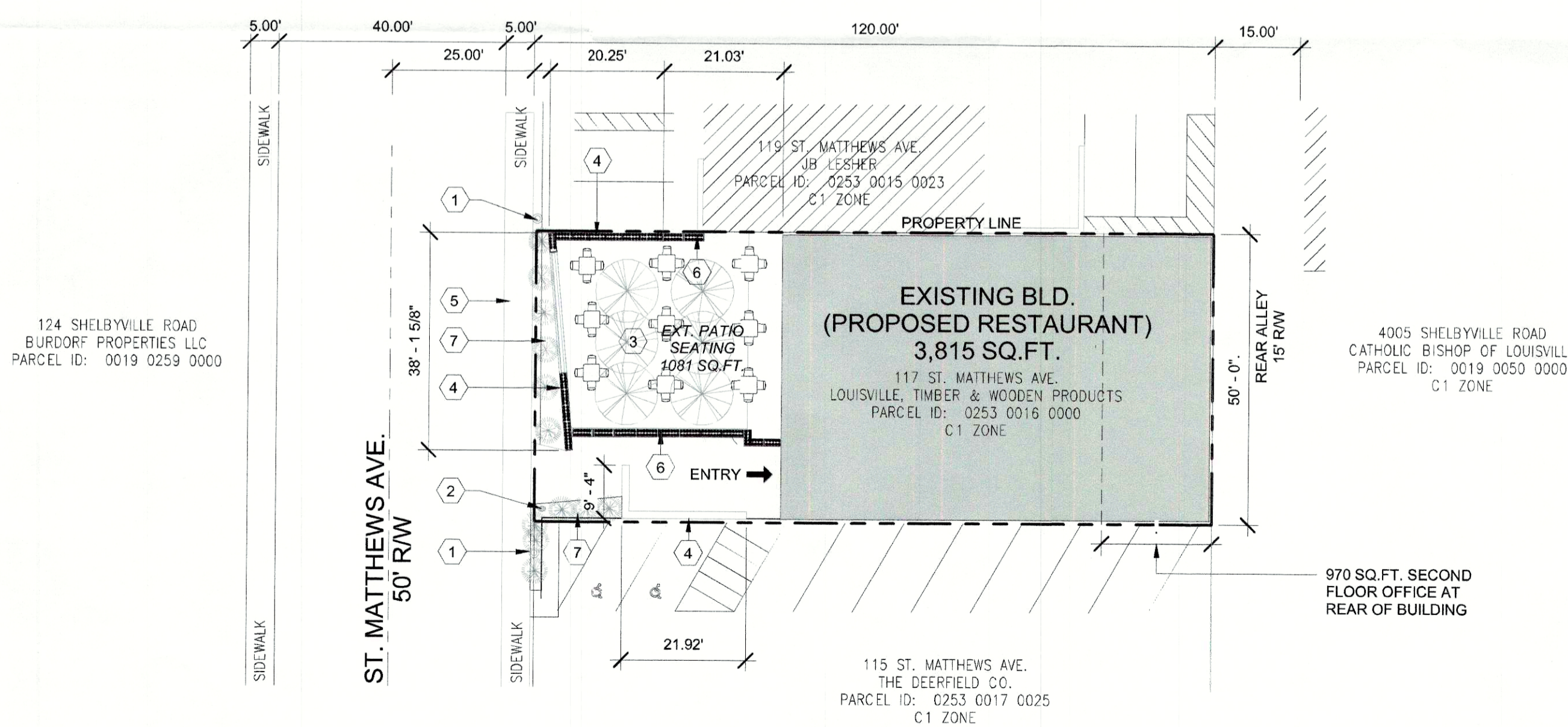
2 SHARED & JOINT PARKING PLAN
 1" = 80'-0"



3 TYPICAL PARKING DIMENSIONS
 1" = 10'-0"



4 AERIAL VIEW



1 SITE PLAN
 1" = 20'-0"

SCOPE OF WORK
 RENOVATE AN EXISTING COFFEE/POPSICLE SHOP INTO A NEW RESTAURANT ACCORDING TO PLAN. CUP REQUEST TO ALLOW OUTDOOR ALCOHOL SALES ON SITE. REQUEST PARKING APPROVAL PER PLANS.

ARCHITECT
 FORZA ARCHITECTURE, INC.
 654 S. SHELBY ST.
 LOUISVILLE, KY 40202

OWNER
 LOUISVILLE TIMBER & WOODEN PRODUCTS
 P.O. BOX 7066
 LOUISVILLE, KY 40257

TENANT
 OLE' HOSPITALITY GROUP
 112 MERIDIAN AVE.
 LOUISVILLE, KY 40207

PARCEL INFORMATION

PARCEL ID	0283 0016 0000
ZONING	C1
FORM DISTRICT	TC
HISTORIC SITE	NO
CONSTRUCTION TYPE	VB (NON-SPRINKLERED)
USE GROUP	A2, B
EXISTING USE	COFFEE SHOP/POPSICLE STAND
PROPOSED USE	RESTAURANT
SITE AREA	6043 SQ.FT. (0.14 ACRES)
DEED BOOK/PAGE	11645-519
ADJACENT ZONING	C1 & C2
LOT 24 ST MATTHEWS ADDN PB 1 PG 140 0.1377 AC (LEGAL)	
MUNICIPALITY	ST. MATTHEWS
FIRE PROTECTION DISTRICT	ST. MATTHEWS

GENERAL NOTES

- MSD SANITARY SEWER AVAILABLE BY EXISTING CONNECTION.
- THERE SHALL BE NO CHANGE TO EXISTING UTILITIES.
- NO BUILDING ADDITIONS ARE PROPOSED WITH THIS CUP APPLICATION.
- NEAREST WATER MAIN LOCATION: 117 ST. MATTHEWS AVE. NEAREST WATER MAIN SIZE: 6 IN. PRESSURE ZONE: 660
- ALL CONSTRUCTION SHALL BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES
- PARKING IS PROPOSED THROUGH JOINT PARKING AGREEMENT BETWEEN JAMES C. BOONE REVOCABLE TRUST AS OWNER OF 139 ST. MATTHEWS AVE. ALONG WITH AKEN FAMILY DENTISTRY AS LESSEE OF THE PROPERTY AND SENORA AREPA NULU, LLC. AT 117 ST. MATTHEWS AVE. ADDITIONAL PARKING IS PROPOSED PER ARRANGEMENTS OF LEASE AGREEMENT FOR THE USE OF SURFACE PARKING AT 129 ST. MATTHEWS AVE. AS PROVIDED.

PARKING SUMMARY

ST. MATTHEWS ADOPTED REGULATIONS MARCH 2006 LDC, CHAPTER 9 PREVIOUS DOCKET/CASE: BL1032068

TOTAL REQUIRED PARKING FOR 117 ST. MATTHEWS AVE.	
FIRST FLOOR RESTAURANT - 4,896 SQ.FT. RESTAURANT @ 1:125	39 SPACES
SECOND FLOOR OFFICE - 970 SQ.FT. OFFICES @ 1:350	3 SPACES
NET REQUIRED PARKING	42 SPACES

119 ST. MATTHEWS AVE. (SHARED PARKING PER LEASE)	3 SPACES
129 ST. MATTHEWS AVE. (SHARED PARKING PER LEASE)	27 SPACES
139 ST. MATTHEWS AVE. (JOINT PARKING AGREEMENT)	0 SPACES
TOTAL PARKING PROVIDED	30 SPACES

PARKING WAIVER REQUESTED FOR: 12 SPACES (29%)

PARKING ANALYSIS

EMPLOYEE PARKING AT 139 ST. MATTHEWS AVE. 21 SPACES (MITIGATING FACTOR NOT CREDITED TOWARDS THE MINIMUM REQUIREMENT)

* BUSINESS 3 SPACES PROVIDED

SHARED PARKING AT 129 ST. MATTHEWS AVE. 33 TOTAL SPACES IN LOT (SEE PARKING STUDY)

1,850 SQ.FT. PERSONAL TRAINING @ 1:300	6 SPACES USED
3,750 SQ.FT. ADULT DAY CARE @ 1 PER EMPLOYEE	8 SPACES USED
1,900 SQ.FT. EYEGLASSES @ 1:250	8 SPACES USED
	11 SPACES NOT USED

TOTAL USABLE PARKING 11 SPACES
 + ADULT DAYCARE - CLOSURES AT 5:00 PM 8 SPACES
 + EYEGLASSES SHOP - NON PEAK HOURS 27 SPACES PROVIDED

TOTAL 30 SPACES PROVIDED

AREAS

RESTAURANT FLOOR AREA:	3,815 SQ.FT.
PATIO	1,081 SQ.FT.
SECOND FLOOR AREA:	900 SQ.FT.

OCCUPANCY

DINING	1,451/15	96.7
PATIO	1,108/15	73.8
BAR	22 LF / 24"	11
KITCHEN	1,044/200	5.22
BAR	230/100	2.3
COOLER/FREEZER	128/300	42

EXISTING PLANTING SCHEDULE

CLASS A TREE CANOPY REGULATIONS	6,000 SQ.FT.
TREE CANOPY	5%, 302 SQ.FT.
(6) HONEY LOCUST (720 SQ.FT. EA.) NO CHANGE	4,320 SQ.FT.

NO CHANGE TO LANDSCAPE PLANTING BEDS

RECEIVED
 NOV 21 2022
 PLANNING & DESIGN SERVICES
 CUP CASE #22-CUPP-0315
 OUTDOOR ALCOHOL CUP

OLE' HOSPITALITY GROUP
 112 MERIDIAN AVE.
 LOUISVILLE, KY 40207
 CUP CASE #22-CUPP-0315

SENORA AREPA
 117 ST. MATTHEWS AVE.
 LOUISVILLE, KY 40207

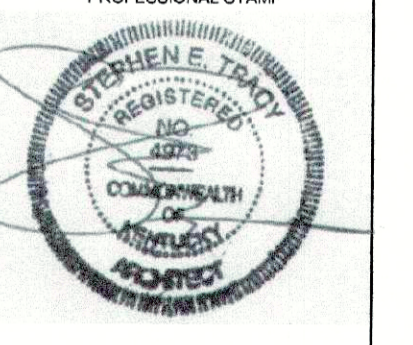
FORZA ARCHITECTURE, INC.
 654 S. SHELBY ST., SUITE 301
 LOUISVILLE, KY 40202
 502.896.1328 V
 502.896.1321 F
 www.forzaarchitecture.com

PROJECT NUMBER: 22-2206

ISSUANCES

DATE	NO.	ITEM
10/15/2022		CUP 22-CUPP-0196
11/03/22		AGENCY COMMENTS

DRAWN BY: EAP
 CHECKED BY: SBT



SITE PLAN

SHEET NUMBER

C-100
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