

SOUTHPOINTE COMMONS

Applicant:

SOUTHPOINTE PARTNERS LLC
3810 SPRINGHURST BLVD, SUITE 120
LOUISVILLE, KY 40241

ENGINEERS:

HERITAGE ENGINEERING, LLC.
642 SOUTH 4TH STREET, SUITE 100
LOUISVILLE, KY 40202

ATTORNEY:

WYATT TARRANT & COMBS, LLP
500 WEST JEFFERSON STREET, SUITE 2800
LOUISVILLE, KY 40202

PLANNING COMMISSION MEETING
MARCH 21, 2019

SOUTHPOINTE COMMONS

Waiver of Land Development Code

Section 6.3.5.1

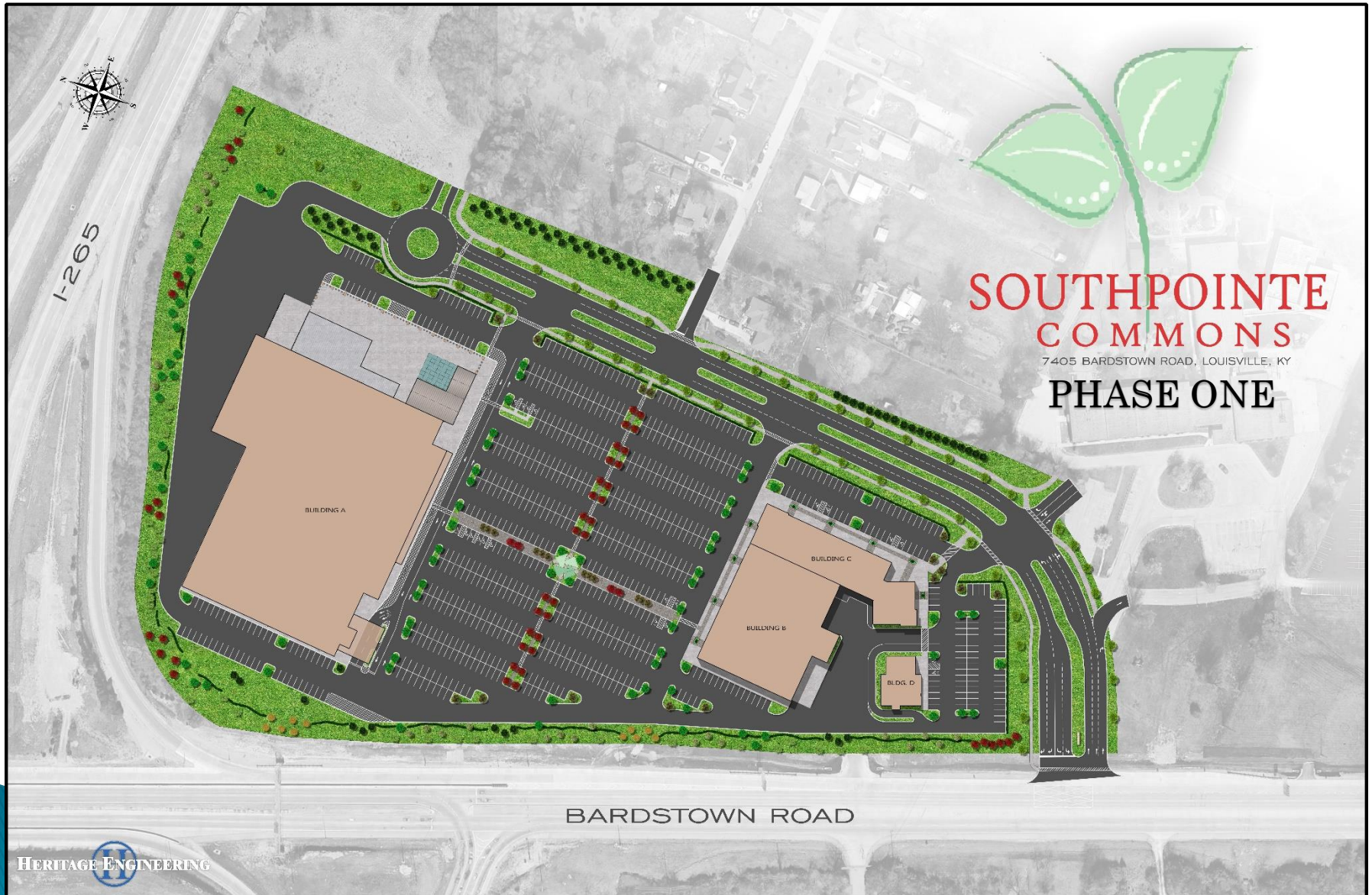
to allow the following street name:

Southpointe Commons Boulevard

PLANNING COMMISSION MEETING

MARCH 21, 2019

Phase I – Detailed Development Plan



Approved Plan SouthPointe Commons Phase 1

NOTICE
PRINTED SHALL BE FILED
WITH THE RECORDS
OF THIS DISTRICT
DEVELOPMENT PLAN

GENERAL NOTES

TRANSPORTATION NOTES

MISD NOTES

SOUTH POINTE COMMONS (PRIVATE CROSSOVER ACCESS)

A.1 BUILDING
121,000 SF
LOT 2
±9.26 Ac.

A.2 37,000-SF GARDEN CENTER
NOTE: OUTDOOR SALES AREA
LIMITED TO 10% OF BUILDING
FOOTPRINT (12,100 SF)

B 36,000 SF

C 17,800 SF

D 4,401 SF

LOT 1 ±0.83 AC.

PAUL WILLIS
9810 WINGFIELD ROAD
D.B. W561, PG. 67

INVESTORS EXCHANGE COMPANY, INC.
5800 BROADWAY
LOUISVILLE, KY 40264

GENERAL OVERLAYS DISTRICT DEVELOPMENT PLAN SOUTH POINTE COMMONS
3400 BARDSTOWN ROAD
LOUISVILLE, KY 40218

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 17DEVPLAN1155

APPROVAL DATE Jan. 3, 2018

EXPIRATION DATE Jan. 17, 2020

SIGNATURE OF PLANNING COMMISSION
Laura L. Mast

PLANNING COMMISSION

17 BURN 1144

APPROVED DISTRICT DEVELOPMENT PLAN

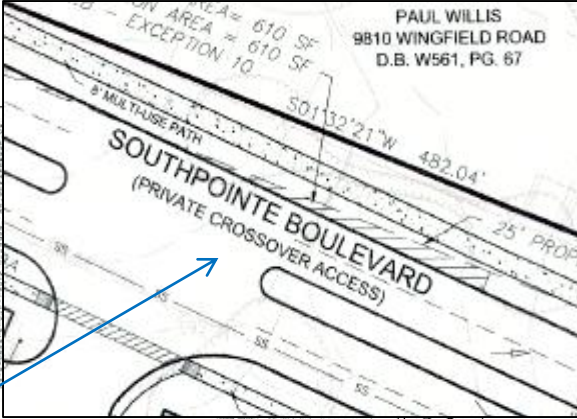
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APPROVED DISTRICT DEVELOPMENT PLAN

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

LAND-OWNERS ASSOCIATION

DETENTION CALCULATIONS

WAIVERS REQUESTED

WAIVERS APPROVED

SITE DATA

PARKING SUMMARY

BICYCLE SUMMARY

LANDSCAPE DATA

TREE CANOPY CALCULATIONS

OUTDOOR AMENITIES

INVESTORS EXCHANGE COMPANY, INC.

GENERAL OVERLAYS DISTRICT DEVELOPMENT PLAN SOUTH POINTE COMMONS

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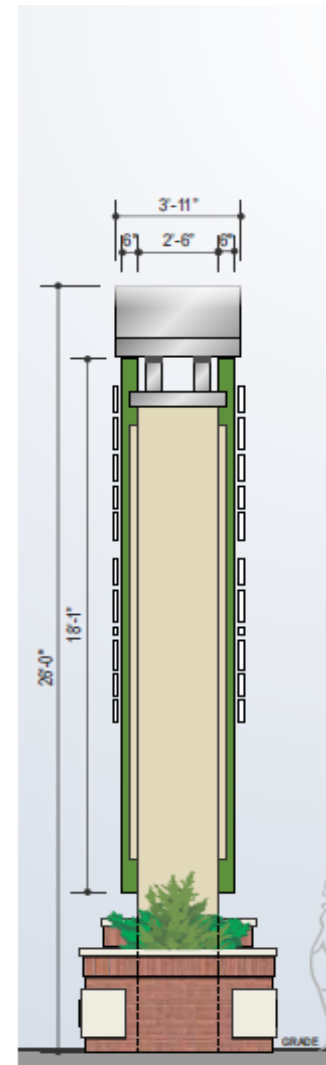
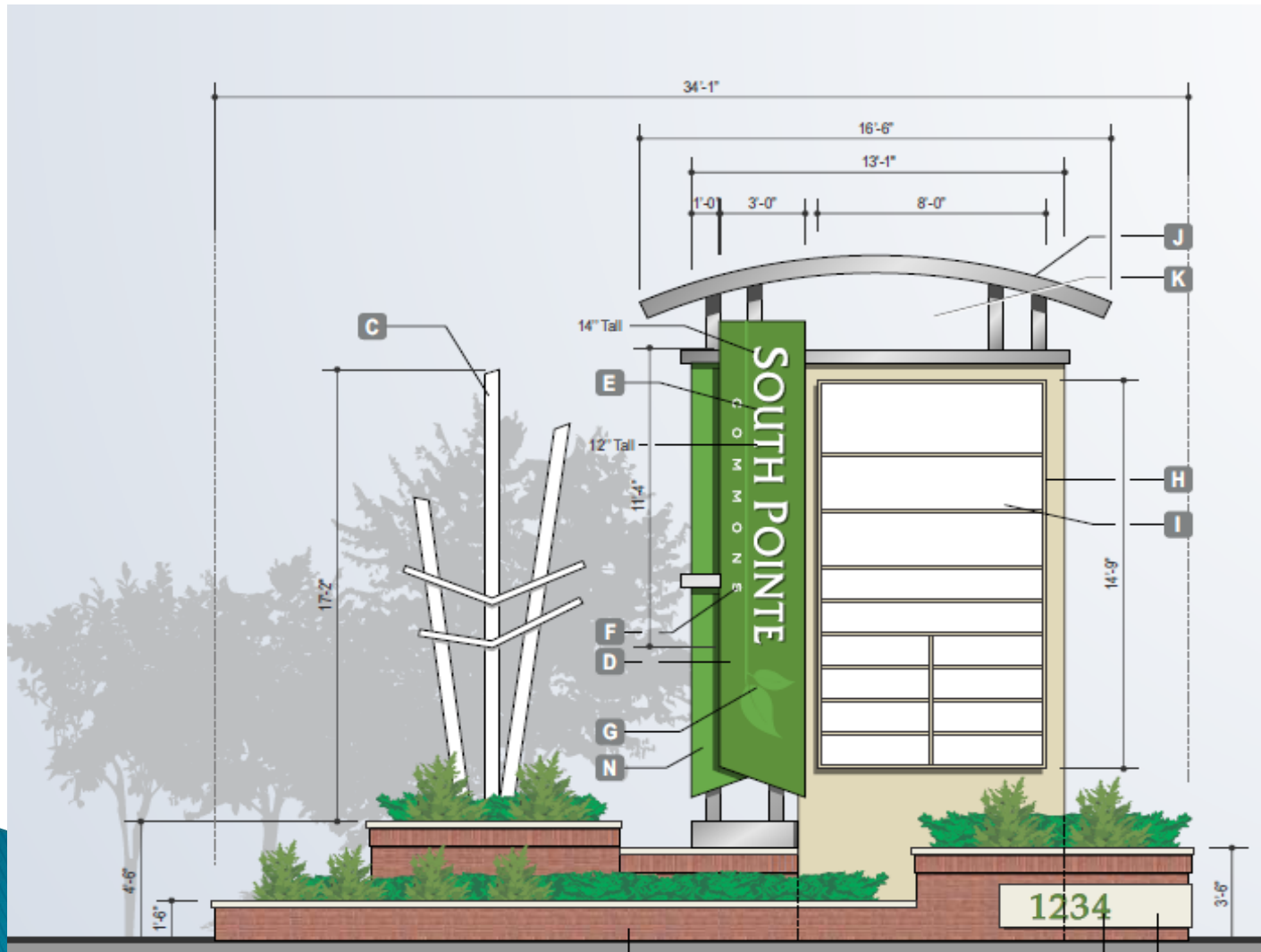
PLANNING COMMISSION

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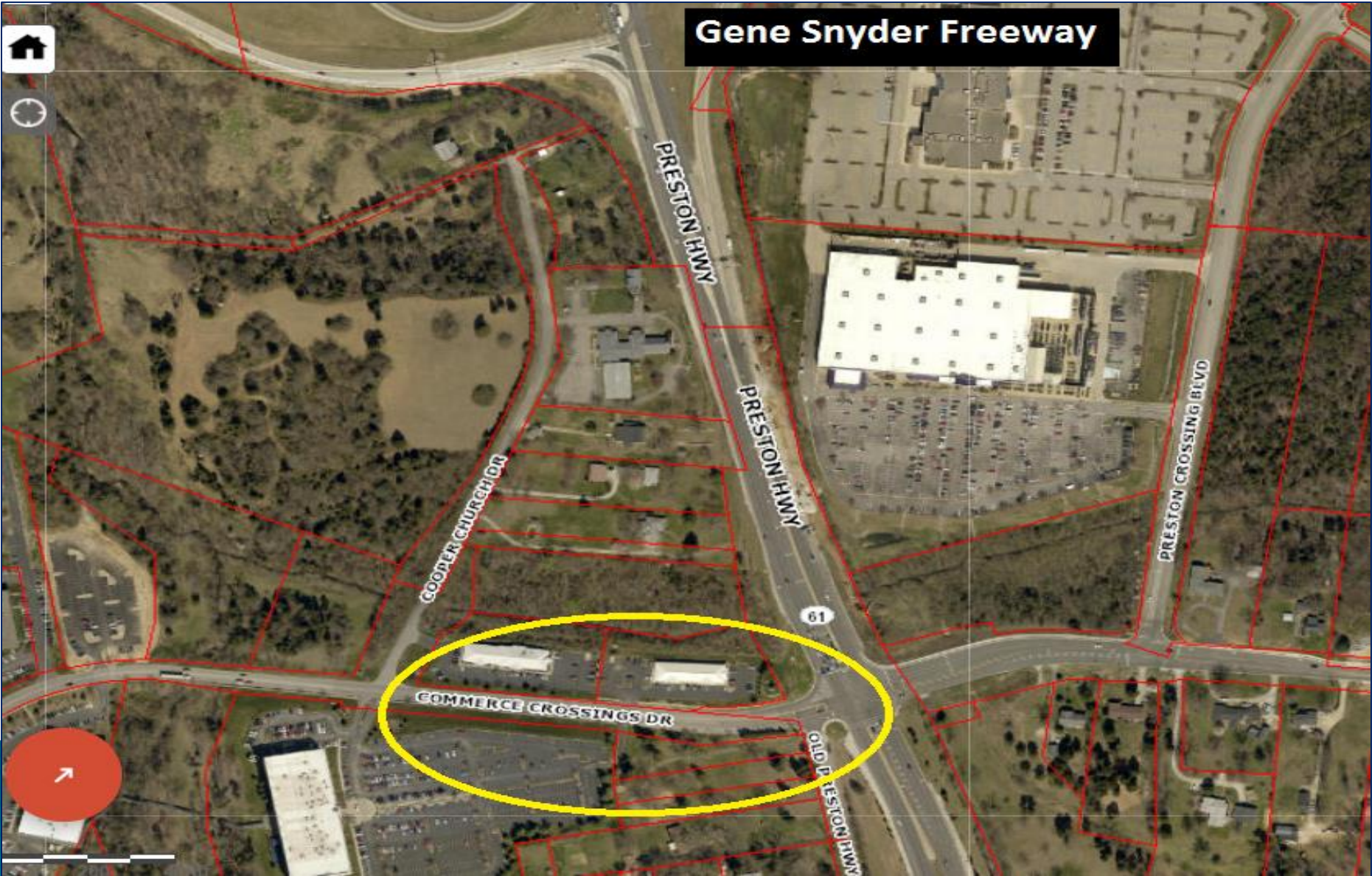
SouthPointe Commons Phase 1



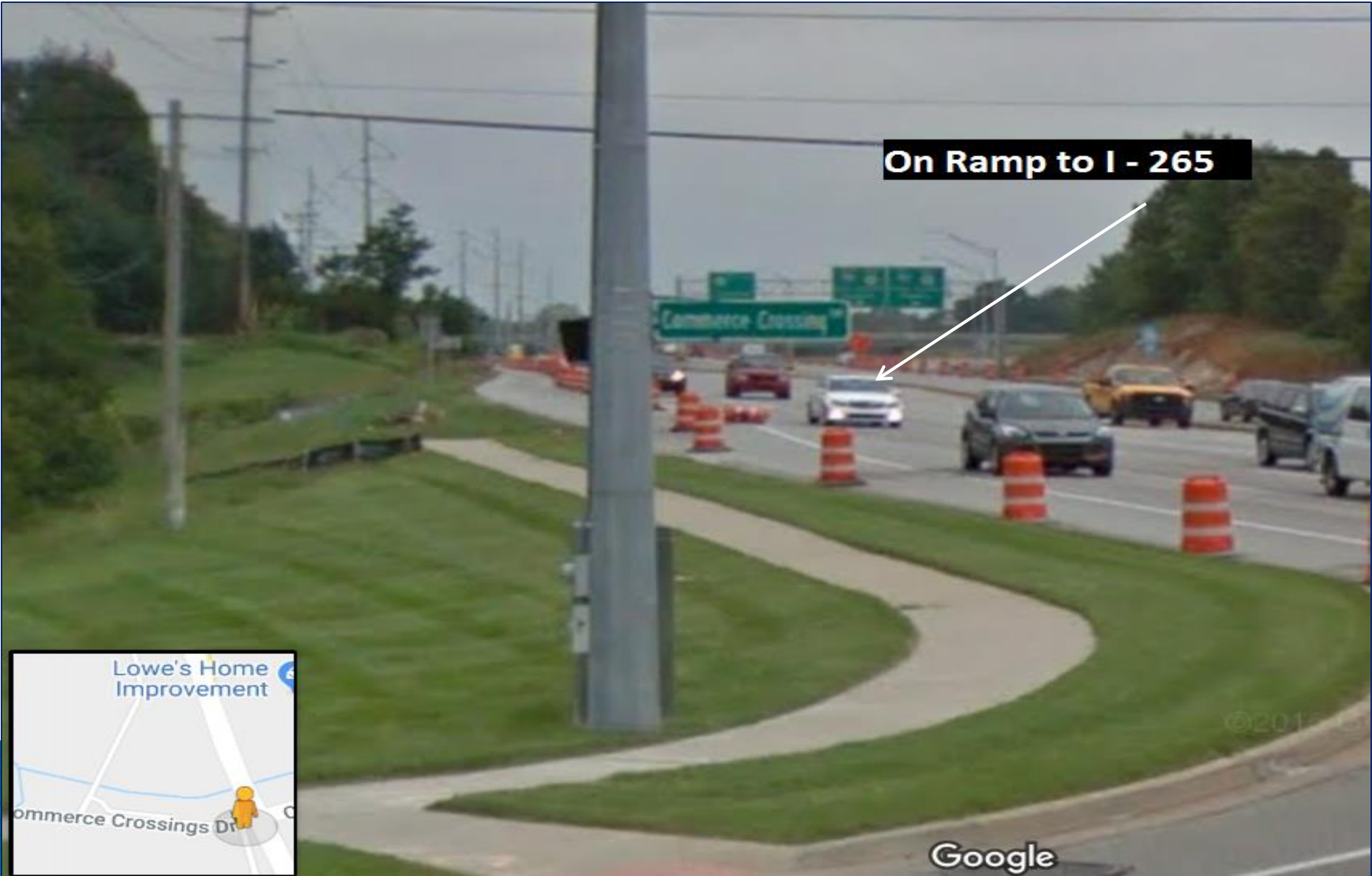
Signature Entrance to SouthPointe Commons



Commerce Crossings Drive



Commerce Crossings Drive



Brookridge Village BLVD



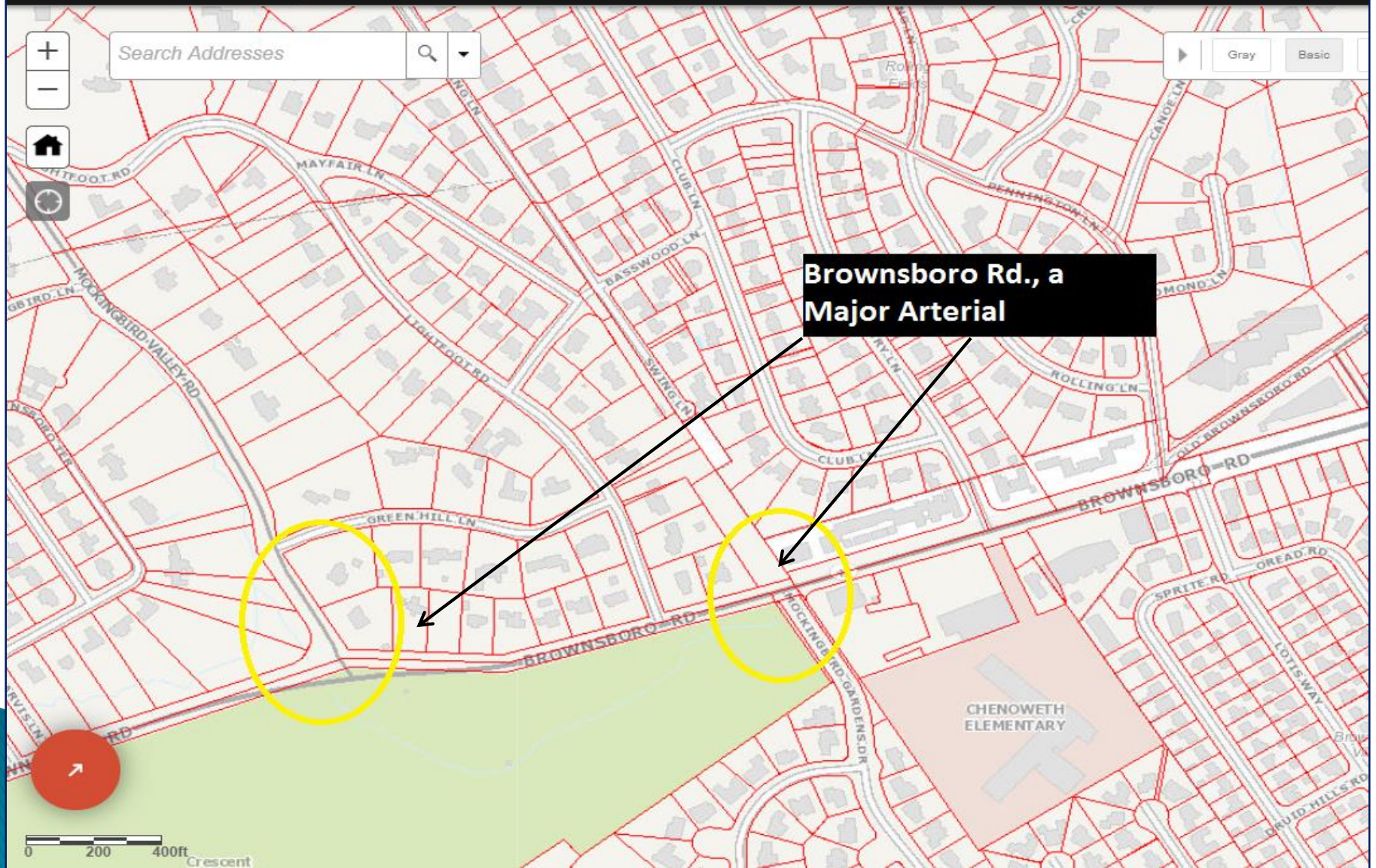
Brookridge Village BLVD



Mockingbird Valley Rd. Mockingbird Gardens Dr.

LOJIC Online

A GIS Partnership to Meet the
Growing Needs of Louisville, KY





Mockingbird Gardens Drive



SOUTHPOINTE COMMONS



THANK YOU

Land Development Code 6.3.5

6.3.5 Street Names

A. Requirement for Naming

All public streets shall be named in accordance with the provisions of this section. All private streets, frontage roads and ingress/egress easements providing the principal means of access to residential, commercial, industrial, or other properties or buildings shall be named.

Exceptions: Private streets and easements that provide secondary means of access to parcels that are accessible from and qualify for an address on a named public or private street are not required to be named. Easements through a parking lot that link parcels in shopping centers or other multiple lot developments with the public street system shall be named if the Planning Director in consultation with the appropriate Fire Department determines that naming is required for emergency services purposes. The Planning Director, with comments from the appropriate Fire Department, may waive the requirement to name private streets based on a finding that naming would not benefit emergency service providers.

Street Signs: All street signs, for public and private streets shall conform to the requirements of the Manual on Uniform Traffic Control Devices. Permanent signs shall be installed no later than the date on which the road(s) are open to public use. Temporary signs may be required if the Director of Public Works determines they are necessary. The Director may determine the installation schedule and acceptable design (size, height, materials) of temporary signs. The party(ies) responsible for maintenance of private roads and access easements required to be named by this section shall provide, install and maintain street signs adequate to identify the private roads.

B. Agency Responsible for Assignment and Change of Street Names

The assignment or change of all public and private street names shall be approved by the Louisville and Jefferson County Planning Commission or its designated representative for approval of street names. Street names that have been approved by the Commission are considered official street names and are to be included in the Louisville and Jefferson County Street Index File (SIF).

Land Development Code 6.3.5.D.5

D. How Street Name Assignments May be Initiated

The approval process for new street names may be initiated as part of any of the following development approval procedures. Applicants for preliminary subdivision plan review are encouraged to seek street name approval as part of the preliminary plan application.

1. **Preliminary Plan for Major Subdivision:** Street names may be submitted for approval with a Preliminary Plan for Major Subdivision. Approval of the preliminary plan with street names may be given by the Planning Commission, the Technical Review Committee or the Planning Director. A street name review fee is not required for street name assignments that are part of an application for preliminary subdivision plan review.
2. **Record Plat for Major Subdivision:** Approved street names shall be shown on all major subdivision record plats. A street name review fee is not required for street name assignments that are part of an application for major subdivision record plat review.
3. **Minor Subdivision:** Street names must be submitted for approval with a Minor Subdivision Plat. Approval of the plat with street names may be given by the Planning Commission or the Planning Director. A street name review fee is not required for street name assignments that are part of an application for minor subdivision plat.
4. **Condominium Property Regime Plan:** Street names may be submitted for approval with a Condominium Property Regime Plan. Approval of the plan with street names may be given by the Planning Commission or the Planning Director. A street name review fee is required for street name assignments within condominium property regime plans.
5. **Development Plan Review:** Street names may be submitted for approval with a General Development or Detailed District Development Plan associated with a zoning district change. Approval of street names may be given by the Planning Commission or the Planning Director. A street name review fee is not required for street name assignments that are part of an application for general or detailed district development plan approval.
6. **Street Name Change:** Street name assignment requests that cannot be submitted as part of one of the development approvals listed above may utilize the street name change application process. Approval of these types of requests shall be given in accordance with Section 6.3.2 of this Land Development Code. A street name review fee is required for street name assignments.