

THE PURPOSE OF THIS REVISION IS TO REZONE TRACT 1 TO C-2 AND TO UTILIZE THE FORMER WALMART BUILDING AS AN INDOOR ENTERTAINMENT FACILITY.

**PROJECT DATA**

TOTAL SITE AREA	=	21.7± Ac.
EXISTING ZONING	=	C-1
PROPOSED ZONING—TRACT 1—11.9 AC	=	C-2
PROPOSED ZONING—TRACT 2—9.9 AC	=	C-1
FORM DISTRICT	=	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	=	COMMERCIAL SHOPPING CENTER
EXISTING FLOOR AREA	=	240,000 SF
EXISTING FLOOR AREA RATIO	=	0.254
PARKING REQUIRED		MIN. MAX.
SHOPPING CENTER — 104,980 SF		
4 SP/1,000 SF LEASABLE AREA MIN.	=	420 SP
5 SP/1,000 SF LEASABLE AREA MAX.	=	525 SP
RESTAURANT — 27,000 SF		
1 SP/125 SF LEASABLE AREA MIN.	=	216 SP
1 SP/50 SF LEASABLE AREA MAX.	=	540 SP
INDOOR ENTERTAINMENT FACILITY — 108,020 SF — 1,000 PERSON CAPACITY		
1 SP/5 PERSONS MAX. CAPACITY	=	200 SP
1 SP/2 PERSONS MAX. CAPACITY	=	500 SP
TOTAL PARKING REQUIRED	=	836 SP 1,565 SP
LESS 10% TARC REDUCTION	=	753 SP 1,409 SP
TOTAL PARKING PROVIDED	=	995 SP
ADA SPACES REQUIRED	=	20 SP
ADA SPACES PROVIDED	=	37 SP
EXISTING VEHICULAR USE AREA	=	510,056 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	38,254 SF
INTERIOR LANDSCAPE AREA PROVIDED	=	38,385 SF

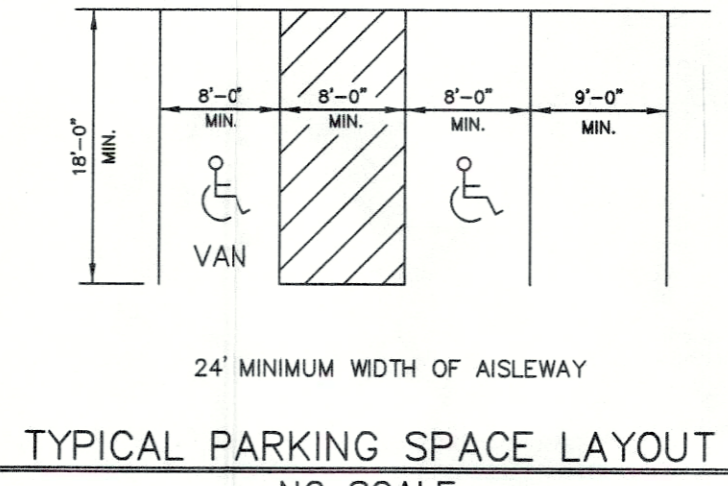
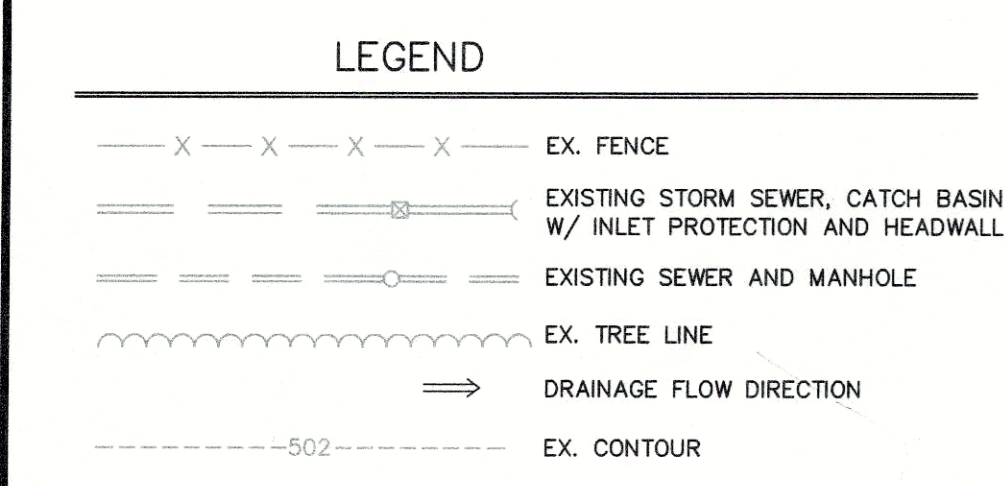
**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- State Highway encroachment permit will be required for the entrance.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- KTC permit will be required prior to construction plan approval.
- Chapter 10 is not applicable per Section 10.1.2 & 10.2.2 of the Louisville Metro Land Development Code because there is no increase in building or parking lot square footage.
- Owner/Developer will remove trash from TARC stop as needed.
- Dumpsters will be located and screened compliant with applicable sections of the Land Development Code.

**MSD NOTES:**

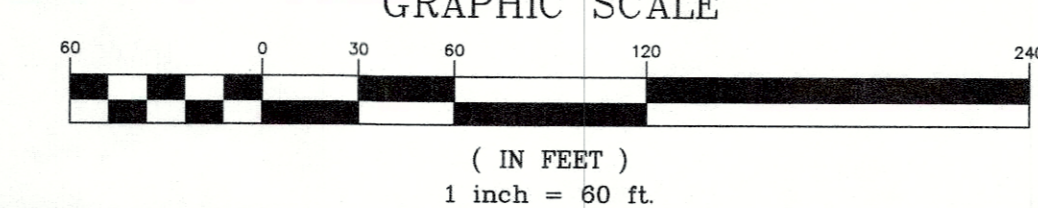
- Sanitary sewer service is provided by connection. A downstream capacity request has been approved.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0063 D dated December 5, 2006.
- Drainage pattern depicted by arrows in 5.3 is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- No site construction is proposed as a result of this zoning application.

RECEIVED  
MAY 13 2019  
PLANNING & DESIGN SERVICES



**PRELIMINARY APPROVAL**  
Condition of Approval:  
*Tany Kelly* 5-22-19  
Date  
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
CONDITIONS:  
BY: *Ejuneil W. Spil*  
DATE: 5/22/19  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



① C-2/SMC  
TT of B Louisville Property LLC  
505 S. Flagler Dr, Ste 700  
West Palm Beach, FL 33401  
D.B. 10519 PG. 889

② C-2/SMC  
Taylorhurst Assoc  
12949 Shelbyville Rd Ste 102  
Louisville, KY 40243  
D.B. 5607 PG. 0013

- Ⓐ S35°10'42"E 25.00'
- Ⓑ S54°49'49"W 5.00'
- Ⓒ S35°10'42"E 23.80'
- Ⓓ N54°49'49"E 10.00'
- Ⓔ N35°10'42"W 23.80'
- Ⓕ N54°49'49"E 18.00'

**SITE ADDRESS:**  
1927 S HURSTBOURNE PKY  
LOUISVILLE, KY 40220  
TAX BLOCK 2492, LOT 0023  
D.B. 10215 PG. 786

**SITE ADDRESS:**  
1915 S HURSTBOURNE PKY  
LOUISVILLE, KY 40220  
TAX BLOCK 2492, LOT 0022  
D.B. 10215 PG. 786

**RELATED CASES:**  
18833  
B-253-99  
9821  
9-67-85  
WM#10825

**COUNCIL DISTRICT — 18**  
**FIRE PROTECTION DISTRICT — JEFFERSONTOWN — MCMAHAN**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	4/1/19	AGENCY COMMENTS
2	5/10/19	REVISED ZONING AREA

PROJECT DATA  
FILE NAME: 12103-00DP-2019  
DATE: 3-11-19  
CHECKED BY: MH  
SCALE: AS SHOWN  
DRAWN BY: JH/ARH

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**L&D**  
LAND DESIGN & DEVELOPMENT, INC.  
LAND DESIGN • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
507 WARDEN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202  
TEL: 502.242.5714  
WEB SITE: WWW.L&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
**TOWNFAIR SHOPPING CENTER**  
OWNER/DEVELOPER  
HURSTBOURNE TOWNFAIR STATION LLC  
11501 NORTHLAKE DR  
CINCINNATI, OH 45249

JOB NO. 12103  
SHEET 1 OF 1