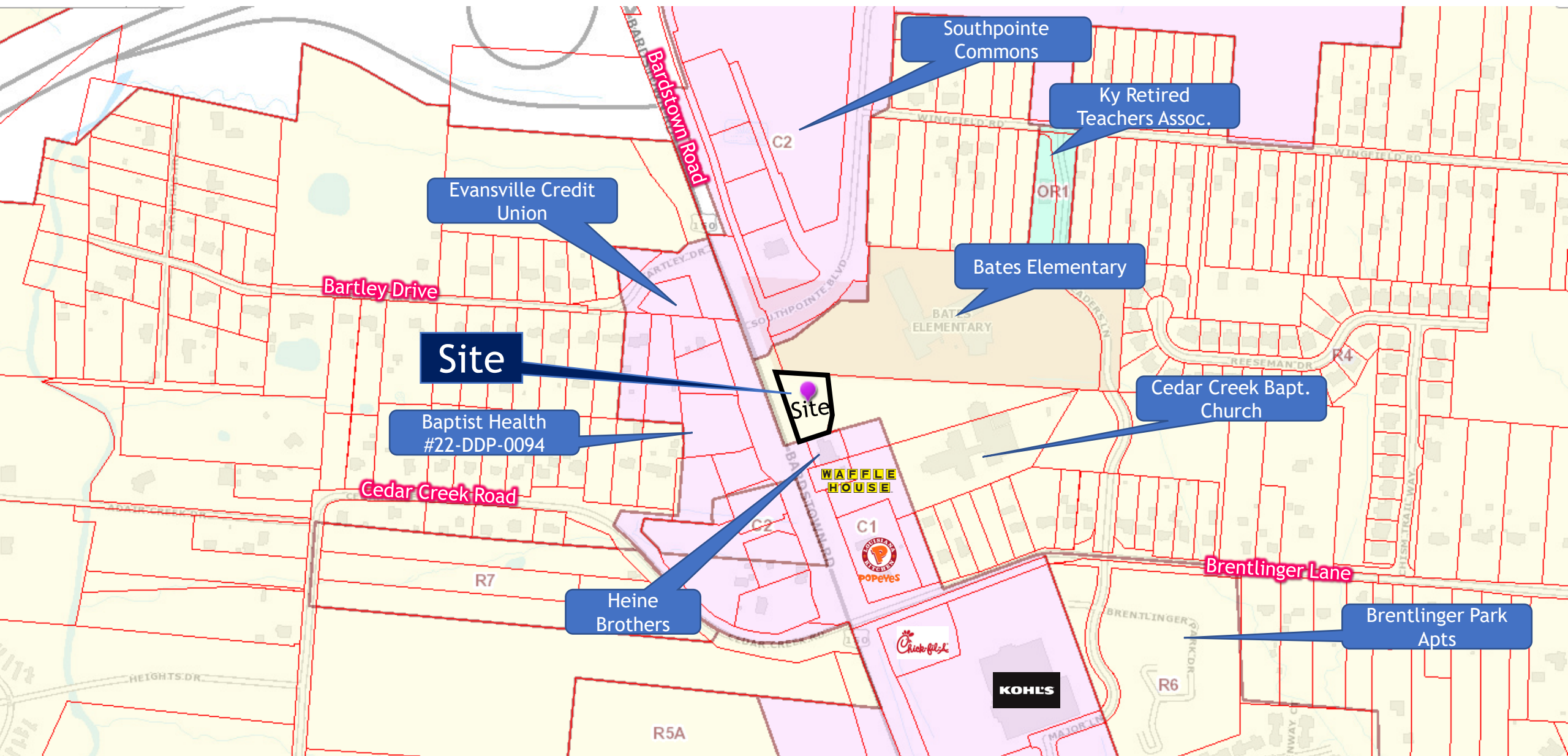


Docket No. 22-ZONE-0147
Zone Change from R-4 to C-1
to allow a coffee shop on
property located at
7609 Bardstown Road





Southpointe Commons

Ky Retired Teachers Assoc.

Evansville Credit Union

Bates Elementary

Bartley Drive

Site

Baptist Health
#22-DDP-0094

Cedar Creek Bapt. Church

Cedar Creek Road

Heine Brothers

Waffle House



Kohl's

Brentlinger Lane

Brentlinger Park Apts

R5A

R6

R7

C2

OR1

R4



Southpointe Commons

Ky Retired Teachers Assoc.

Evansville Credit Union

Bates Elementary

Baptist Health #22-DDP-0094

Cedar Creek Bapt. Church

Heine Brothers

Waffle House

POURPAN'S

Chick-fil-A

KOHL'S

Brentlinger Lane

Brentlinger Park Apts

265

150

Bardstown Road

SOUTHPOINTE BLVD

WINGFIELD RD

ARBUTHNOT

Bartley Drive

REESEMAN DR

CHISM TRAIL WAY

LEADERS LN

BRENTLINGER PARK DR

MAJOR LN

R4

R7

R6

R5A

BARDSTOWN RD

CEDAR CREEK RD

ADAIR CREEK DR





View of site from Bardstown Road

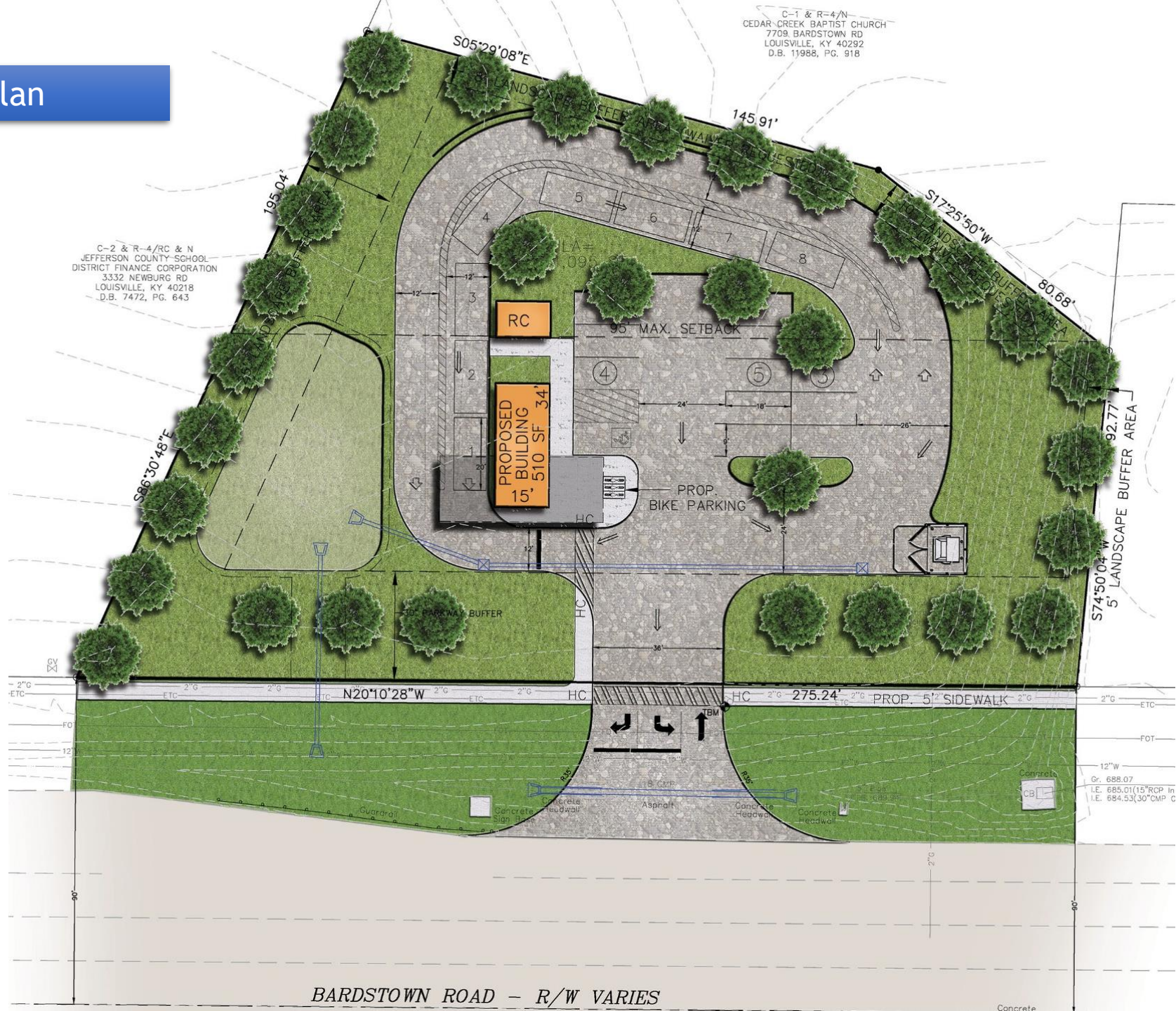


View of Bardstown Road looking south. Site is to the left.



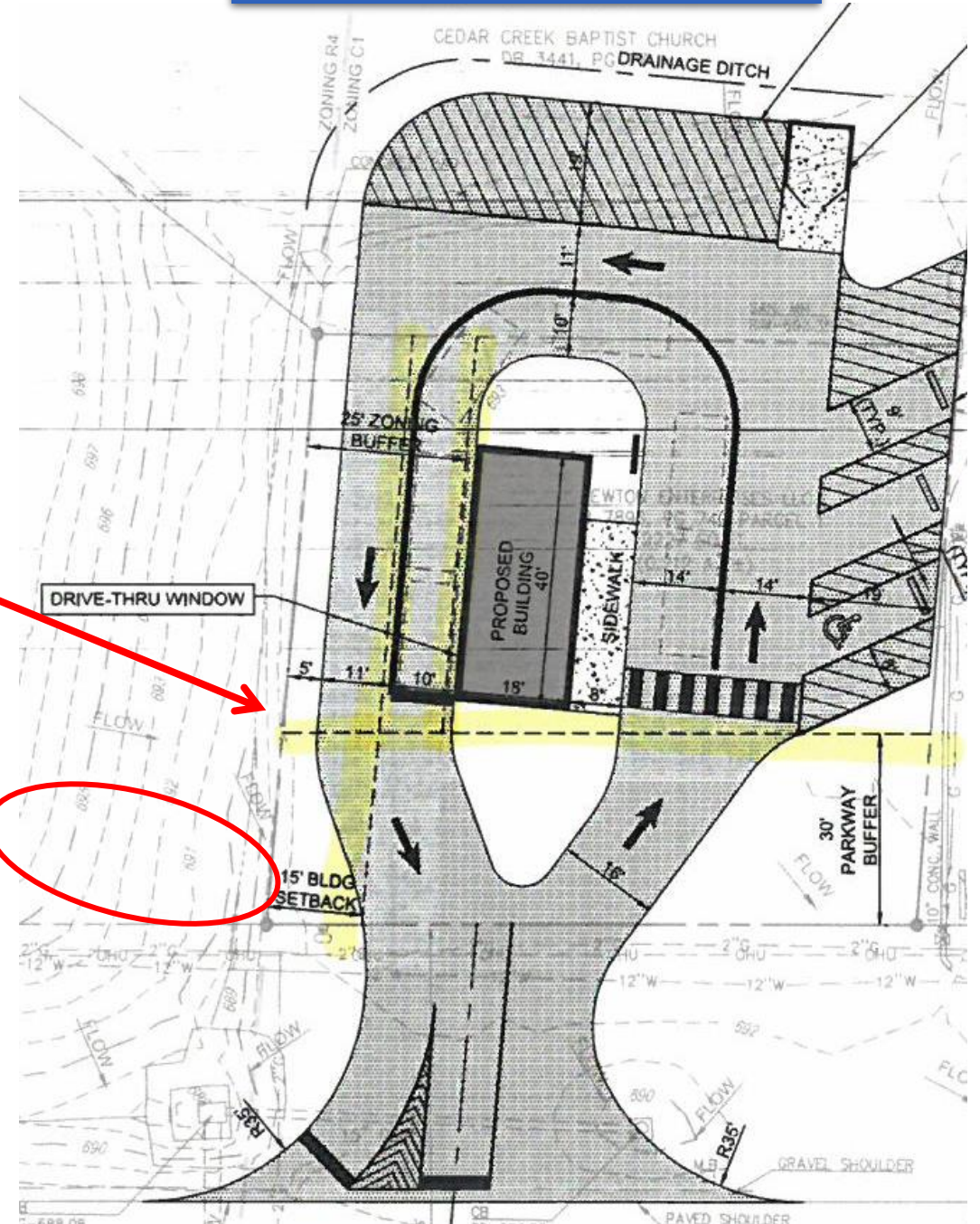
View of Bardstown Road looking north. Site is to the right.

Current plan

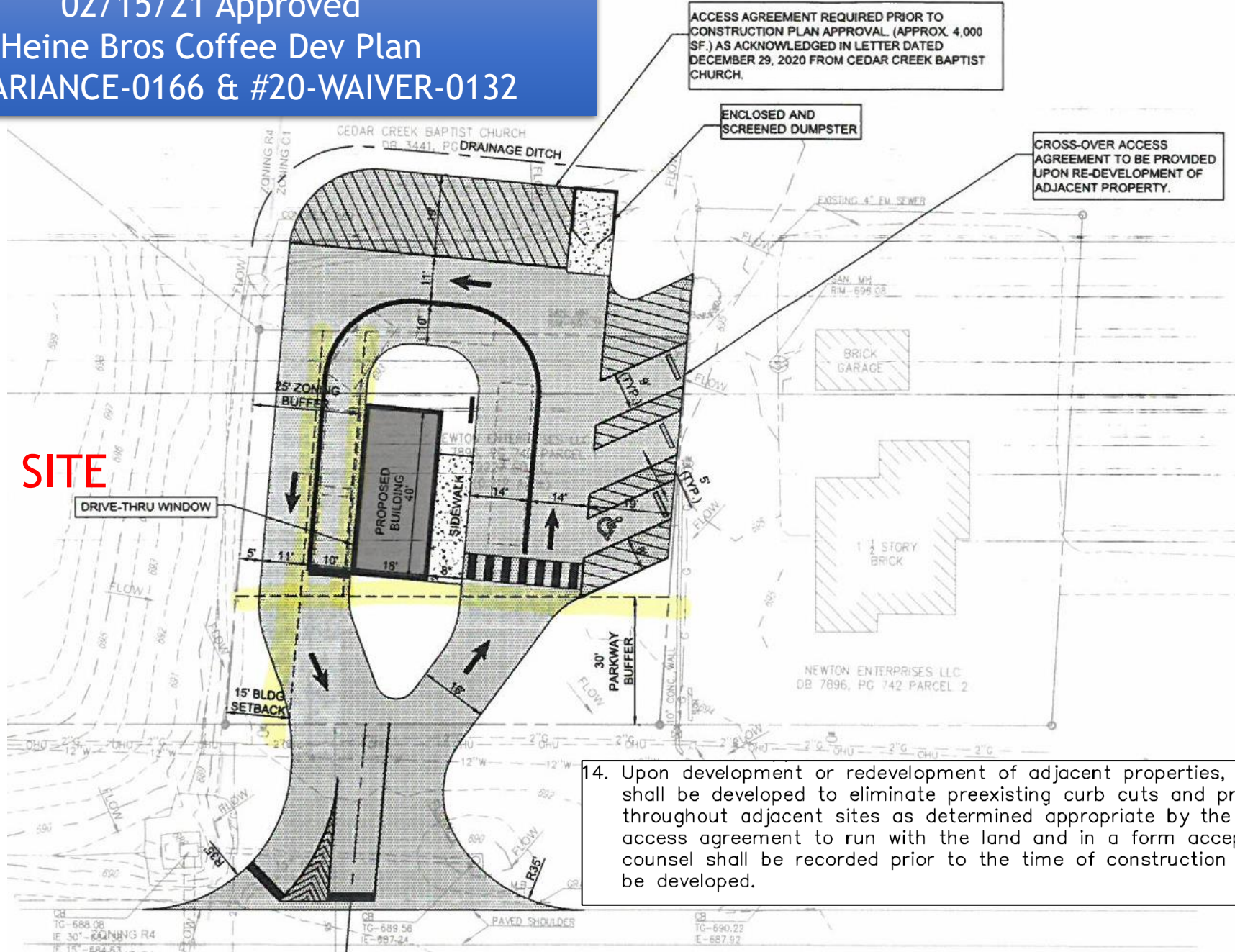


7703 Bardstown Road

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



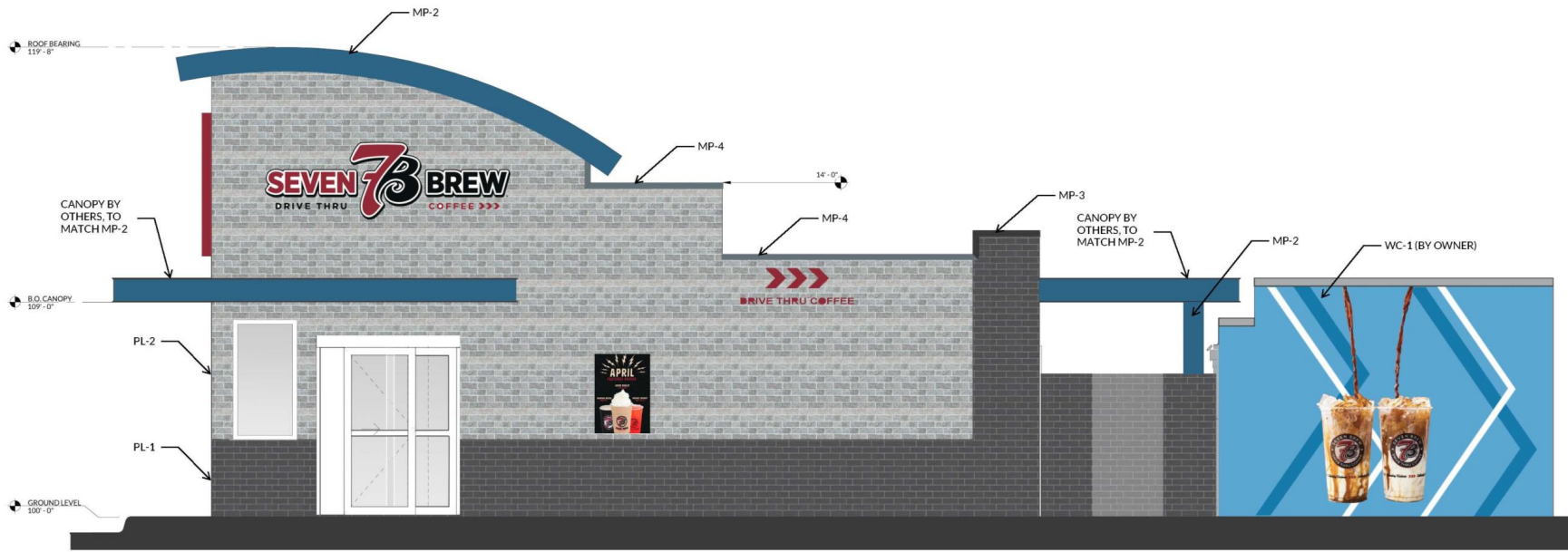
MP-2
Slate Blue Metal
Standing Seam Roof
Brake Metal Fascia



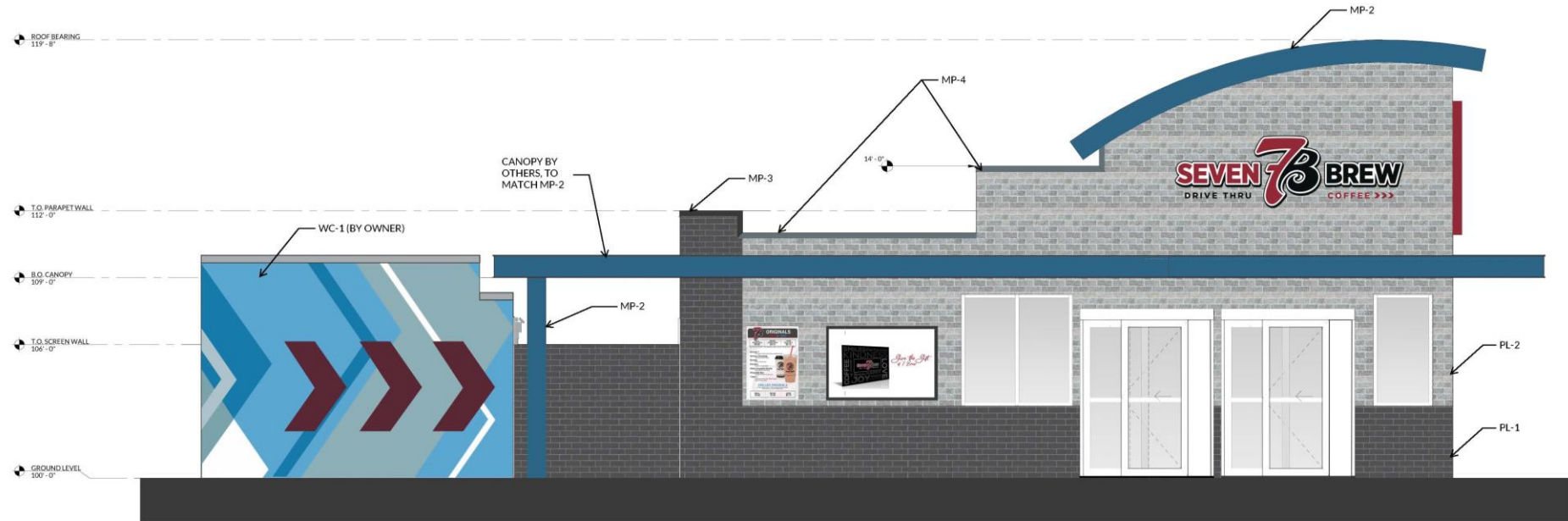
MP-3
Matte Black Metal
Soffit Panels



MP-4
Zinc Gray Brake Metal
Brake Metal Cap

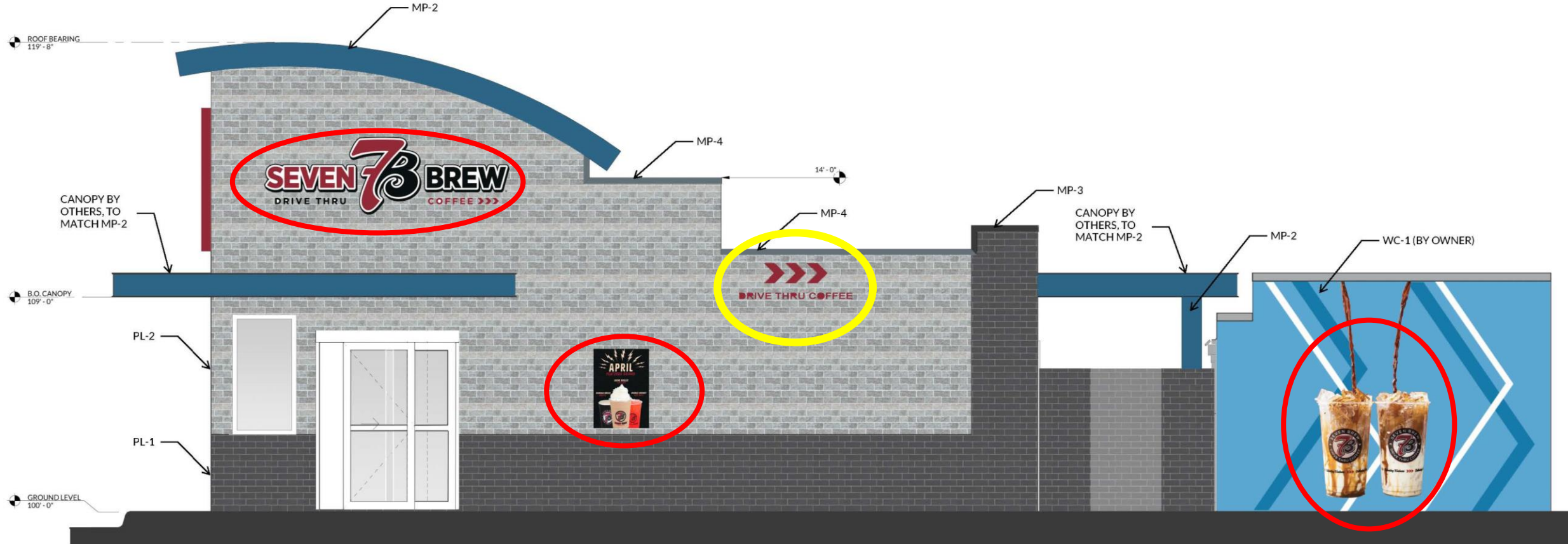


1 EXTERIOR ELEVATION - RIGHT SIDE



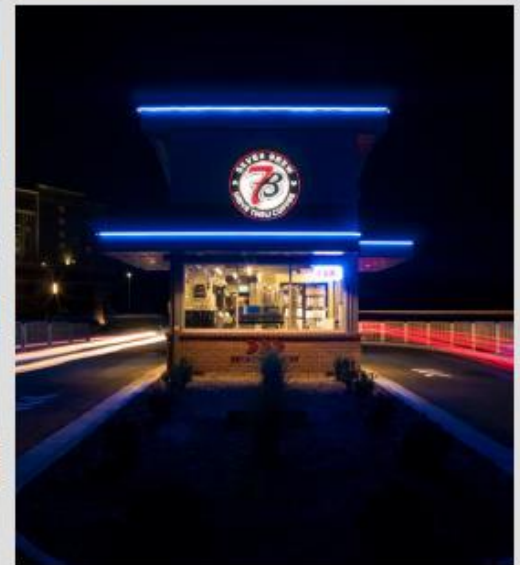
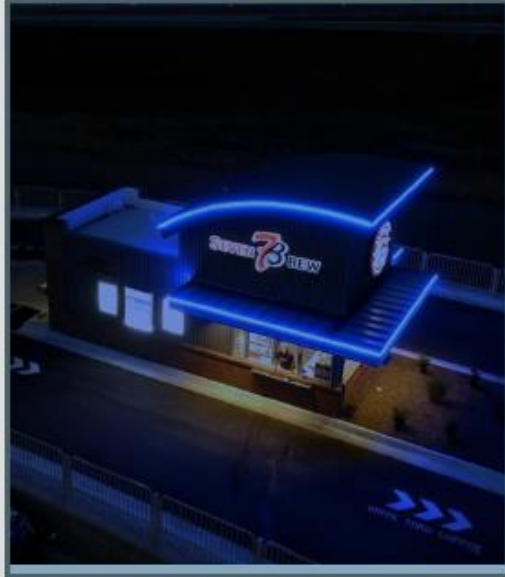
2 EXTERIOR ELEVATION - LEFT SIDE

Waiver to permit more than 3
signs on one façade

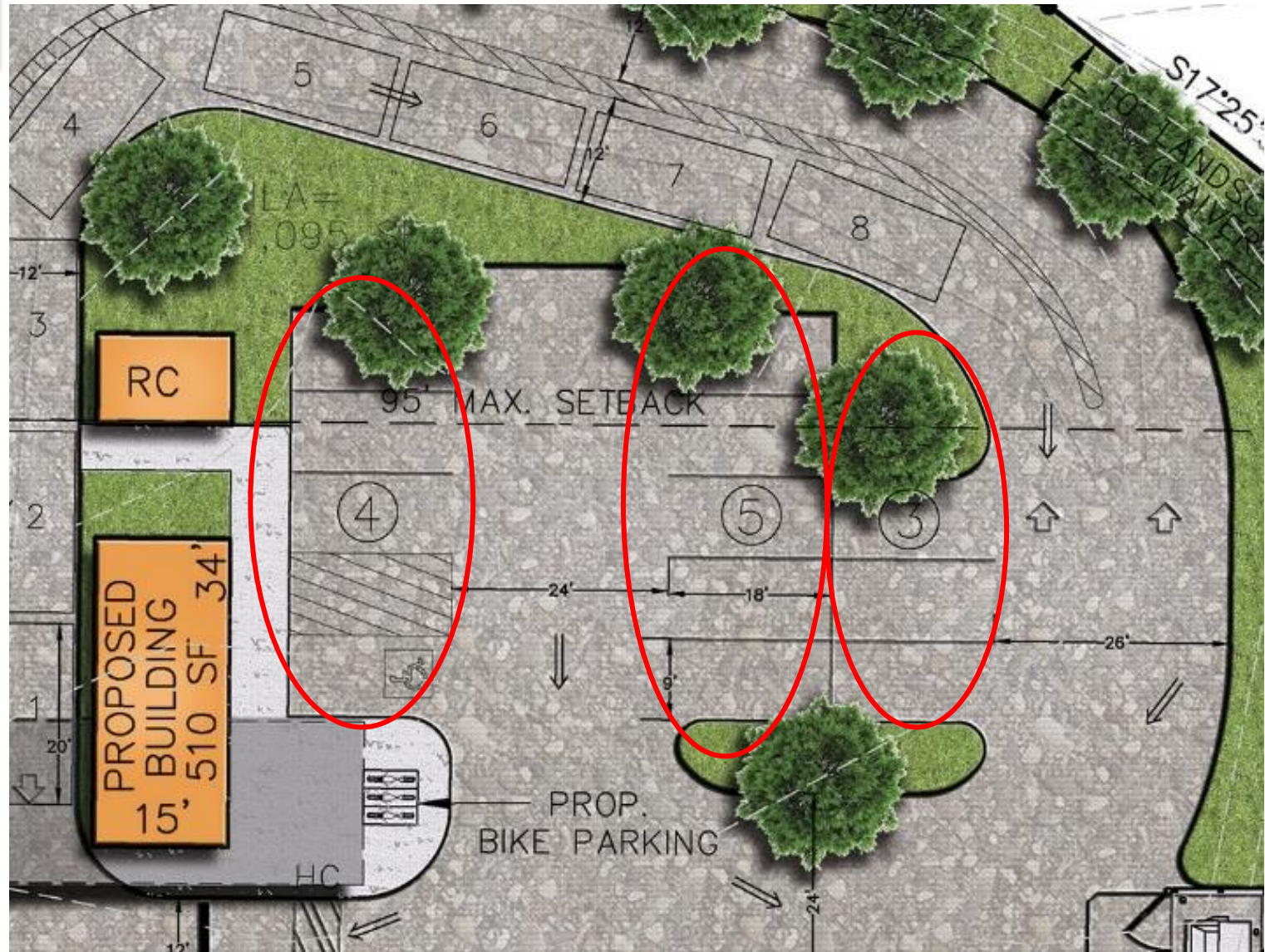


1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"

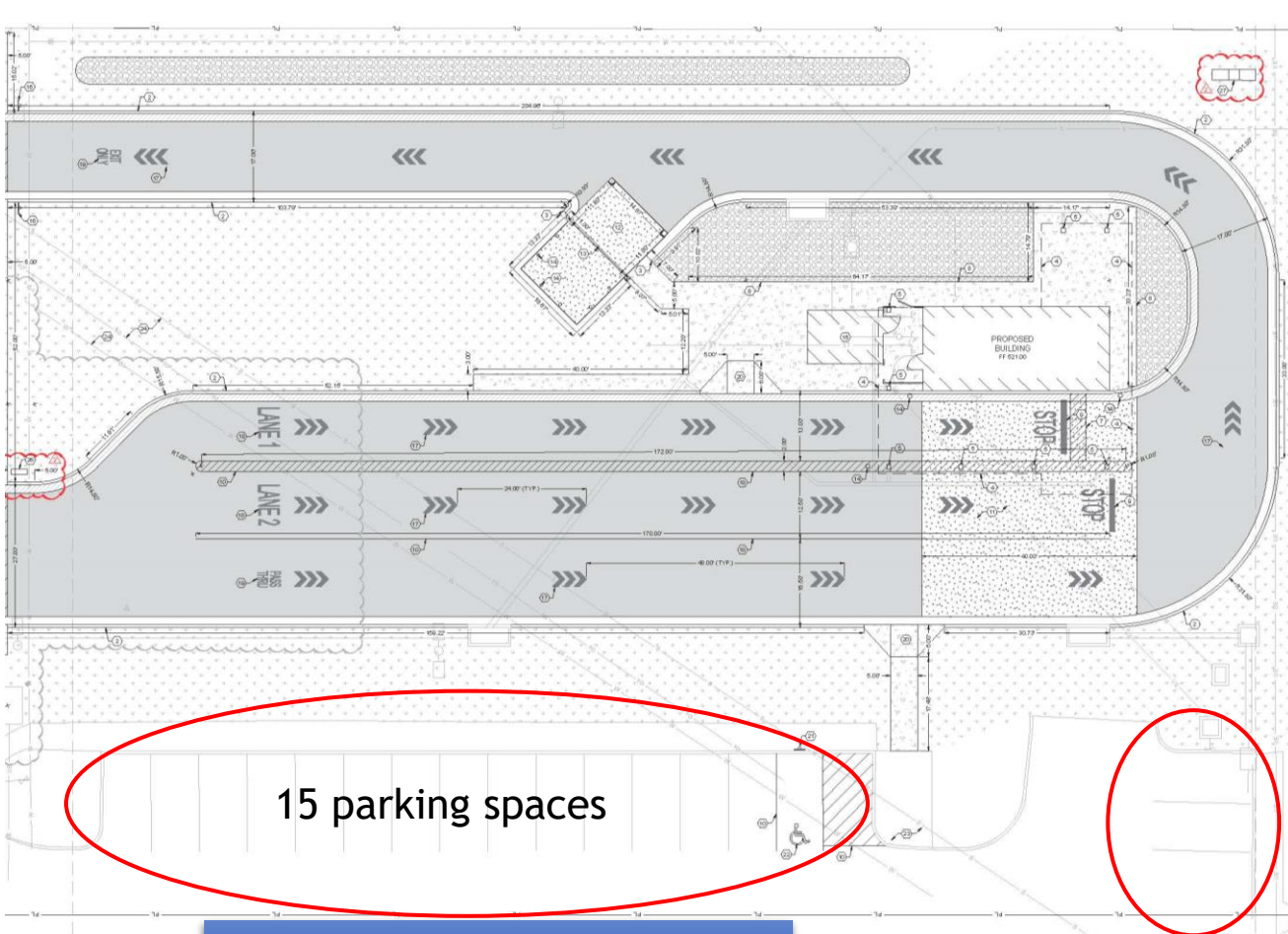
First Impressions



Parking Waiver to exceed maximum allowable parking - 12 spaces



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



15 parking spaces

18 parking spaces

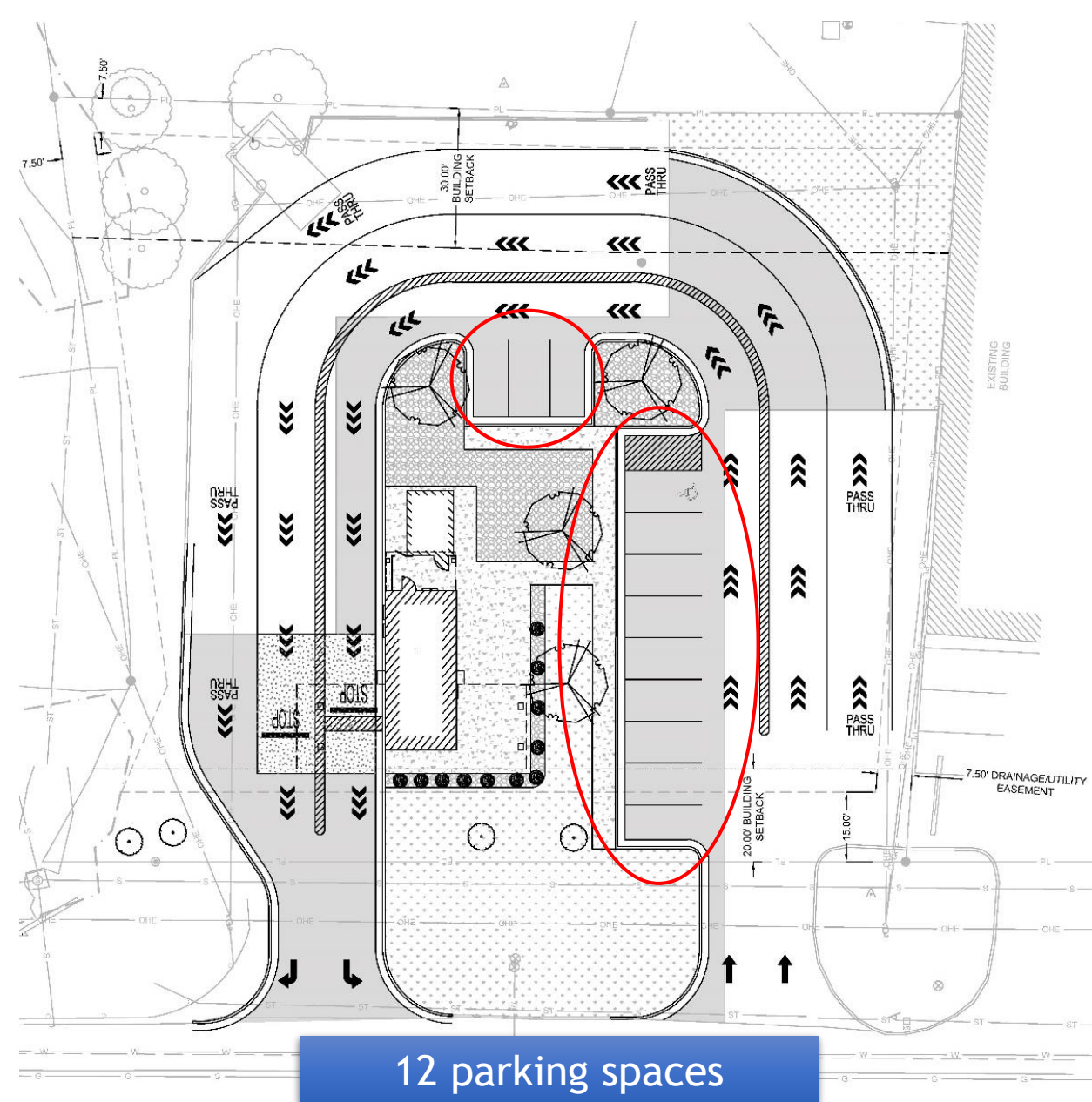
3 parking spaces

Survey of hourly parking
spaces occupied

Date:	1/6/2023		1/7/2023		1/8/2023	
	Time	7 Brew Jeffersonville IN	Time	7 Brew Jeffersonville IN	Time	7 Brew Jeffersonville IN
9:00	9:11	10	9:01	11	9:02	10
10:00	10:08	9	10:06	10	10:02	9
11:00	11:09	9	11:00	10	11:03	9
12:00	12:09	9	12:09	10	12:05	9
1:00	1:01	7	1:04	8	1:09	7
2:00	2:06	7	2:08	8	2:00	7
3:00	3:02	6	3:02	7	3:00	6
4:00	4:09	6	4:06	7	4:06	6
5:00	5:00	6	5:00	7	5:11	6
6:00	6:02	6	6:09	7	6:06	6
7:00	7:05	5	7:11	6	7:02	5
8:00	8:01	5	8:12	6	8:00	5
Average	6.82		7.82		6.82	
7 Brews Coffee		7 Brews Coffee		7 Brews Coffee		

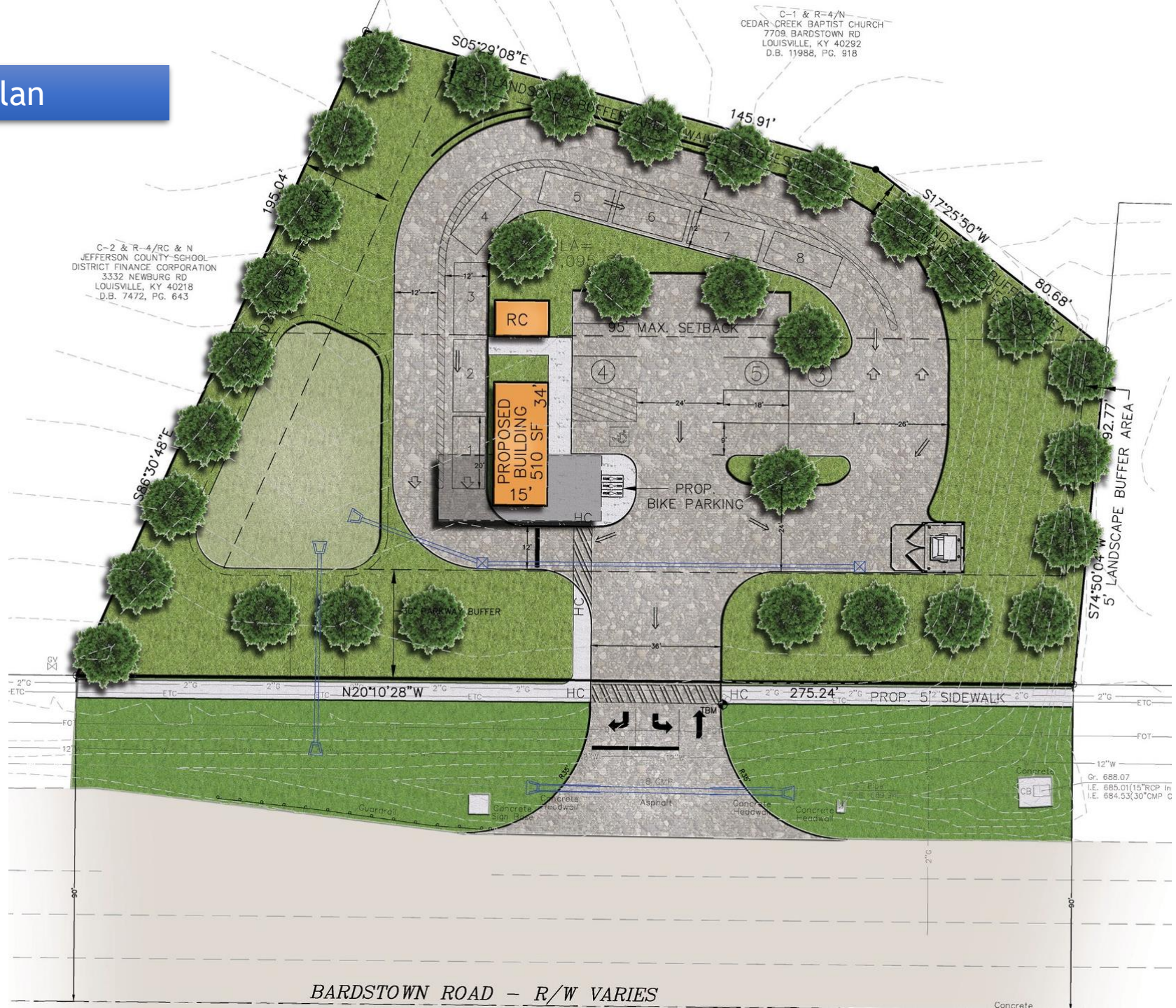
Traffic Counts at 7 Brew Kingsport, TN

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?

