



# Amendment to Binding Element Application

## Louisville Metro Planning & Design Services

Case No.: 15MOD10R

Intake Staff: KMC

Date: 7/20/15

Fee: 299<sup>5</sup>

Once complete, please bring the application and supporting documentation to Planning and Design Services, 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Note: This application is not required in conjunction with an application for a District Development Plan.

### Project Information:

Project Description (e.g., retail center and office development, etc.):

Existing OR-1 free standing bldg - renovation

Project Name:

Spotlight Salon

Primary Project Address: 3730 Taylorsville Road, Louisville, KY

Additional Address(es):

Primary Parcel ID:

082H-0066-0000

Additional Parcel ID(s):

# of Residential Units:

Commercial Square Footage: 1,513

Proposed Use:

Hair and nail salon

Existing Use:

vacant/formerly a salon

Existing Zoning District:

OR-1

Existing Form District:

Deed Book(s) / Page Numbers<sup>2</sup>: 10362/685

The subject property contains .2265 acres. Number of Adjoining Property Owners: 354

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? This information can be found in the Land Development Report (Related Cases)<sup>1</sup> ☒ Yes ☐ No

If yes, please list the docket/case numbers:

Docket/Case #: 9-57-94V

Docket/Case #:

Docket/Case #:

Docket/Case #:

**Contact Information:**

Owner: ☐ Check if primary contact

Applicant: ☒ Check if primary contact

Name: Spotlight Salon LLC

Name: Nancy N. Nguyen

Company: \_\_\_\_\_

Company: Spotlight Salon, LLC

Address: 10000 Pentel Lane

Address: 10000 Pentel Lane

City: Louisville State: KY Zip: 40291

City: Louisville State: KY Zip: 40291

Primary Phone: \_\_\_\_\_

Primary Phone: 502-345-4172

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Owner Signature (required): Nancy Nguyen

Attorney: ☒ Check if primary contact

Plan prepared by: ☒ Check if primary contact

Name: Anthony Watts

Name: \_\_\_\_\_

Company: Attorney at Law

Company: \_\_\_\_\_

Address: 11802 Brinley Ave

Address: \_\_\_\_\_

City: Louisville State: Ky Zip: 40243

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Primary Phone: 502-245-4428

Primary Phone: \_\_\_\_\_

Alternate Phone: 502-396-3505

Alternate Phone: \_\_\_\_\_

Email: Anthony.Watts@gmail.com

Email: \_\_\_\_\_

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**Certification Statement:** A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Nancy N. Nguyen, in my capacity as member/owner, hereby  
*representative/authorized agent/other*

certify that SPOYLIGHT SALON, LLC is (are) the owner(s) of the property which  
*name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Nancy Nguyen Date: 7-20-2015

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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### **Binding Element Amendment Justification:**

In order to justify approval of any amendments to binding elements, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. **Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

There are no natural resources, trees, or other vegetation, steep slopes, water courses, flood plains, or other items on the property; to the extent that any exist they will not be disturbed as the plan is primarily interior renovation and signage for the project.

2. **Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

The project is for the interior renovation of a small pre existing salon facility.  
Parking and pedestrian access has proven to be adequate in the past  
and no changes are planned.

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3. **Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Again, this request is for a revision in a binding element that relates to signage of an existing facility previously occupied. Planned renovation will not impact the prior use of the property other than interior improvements, fence repair and installation of sign in front yard if amendment approved.

4. **Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

There has been no indication of any drainage problems on the site. The proposal will not impact the site or drainage.

5. **Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

yes, the use of the site as a salon is compatible. Prior use as a salon over a period of several years was without any known problems. Other commercial and office use within the immediate area is present.

6. **Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

The property is zoned OR-1 and is in conformance with the Land Development Code.  
The form district regulations apply only to new construction and development, including expansions. Structures in existence prior to the effective date of Chapter 5 are not be required to meet the standards created herein

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