

17CUP1005

818 West Kenwood Drive



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

January 9, 2018

Request

- Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 zoning district.
- Variances to allow proposed structure to encroach into the required West Kenwood Drive Front yard and New Cut Road street side yard.
- Landscape waivers to reduce the required landscape buffer area and Interior Landscape Area
- Landscape waiver to allow a dumpster in the required vehicular use area along West Kenwood Drive and reduce vehicle use area along portions of West Kenwood Drive and New Cut Road

Case Summary/Background

- The Colonial Gardens Project consists of developing the site for three or four new restaurants gathered around a common courtyard space. Parking is located along the exterior of the site and across West Kenwood Drive. A total of 113 parking spaces will be provided. The historic Colonial Gardens building would anchor the development on the corner of West Kenwood Drive and New Cut Road. The treatment for the historic Colonial Gardens is to return it to its original appearance. The Colonial Gardens Landmarks designation includes only the contiguous building. The seating and square footage for each structure are as follows:

- | <u>Building</u> | <u>Square footage</u> | <u>Number of people</u> |
|-----------------|-----------------------|-------------------------|
| ▪ #1 | 1,000 | 79 |
| ▪ #2 | 600 | 53 |
| ▪ #3 | 470 | 31 |
| ▪ #4 | 470 | 31 |

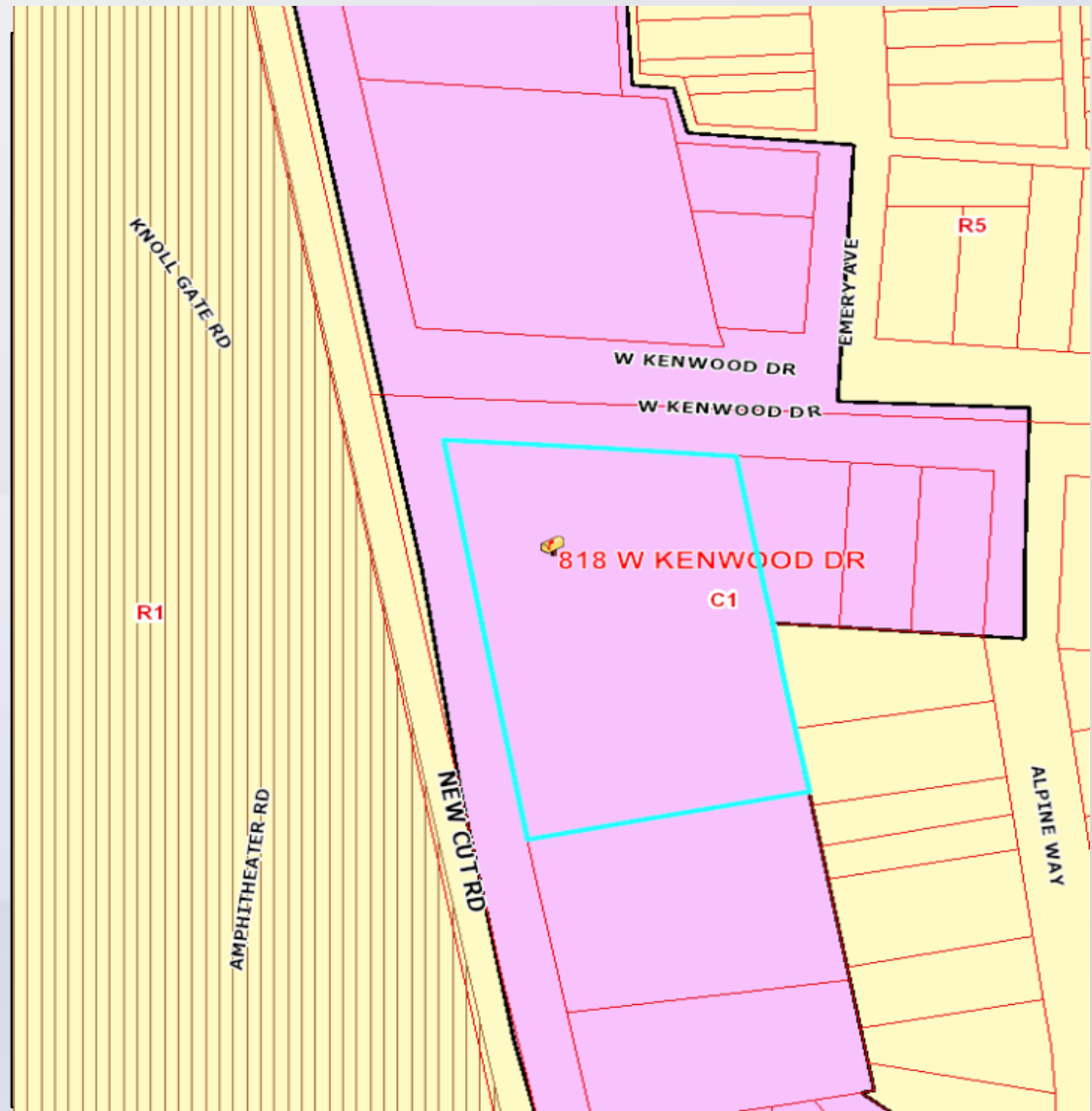
Zoning/Form Districts

Subject:

- Existing: C-1/N
- Proposed: C-1/N

Surrounding:

- North: C-1/N
- South: C-1/N
- East: C-1, R-5/N
- West: R-1/N



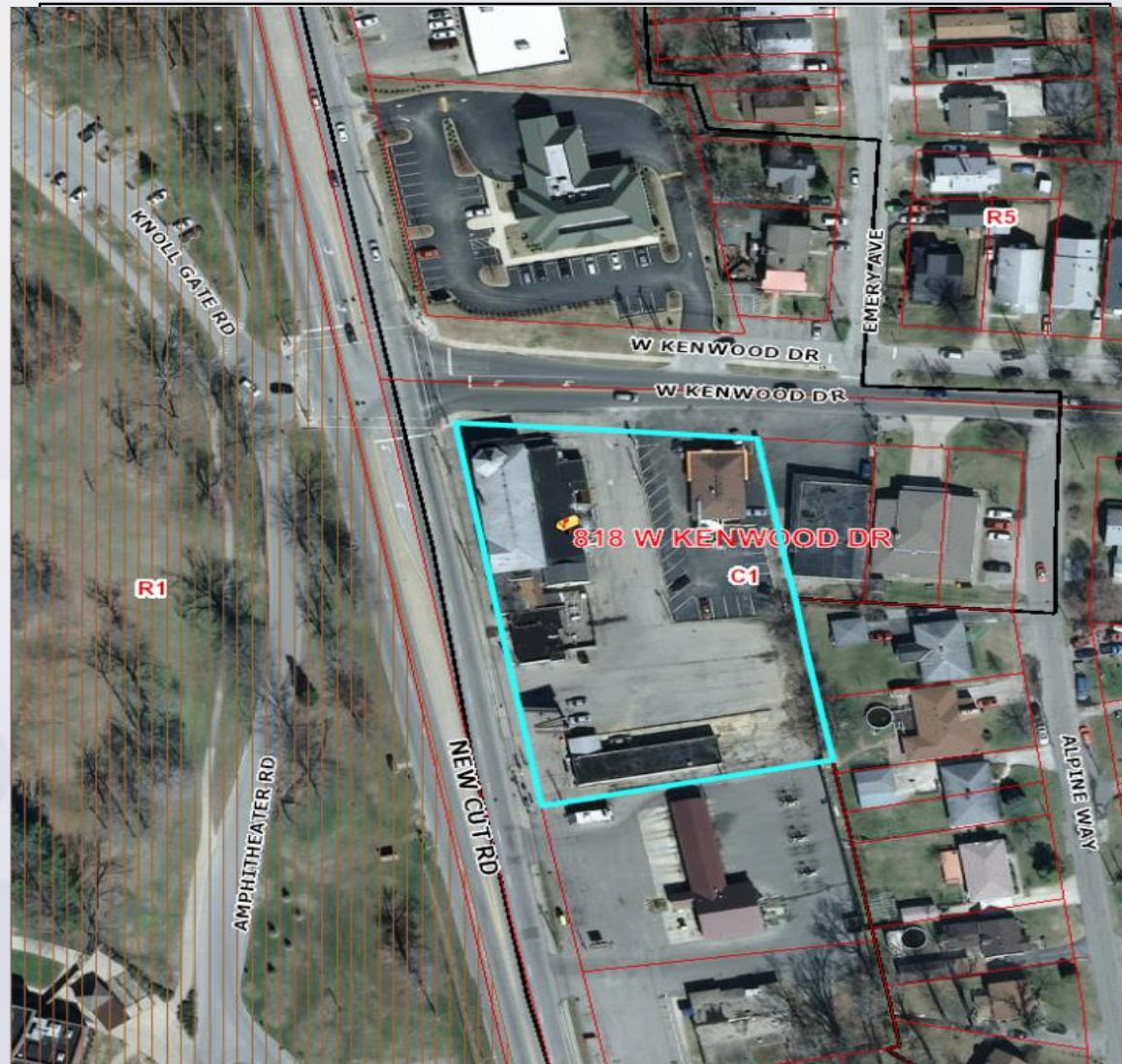
Aerial Photo/Land Use

Subject:

- Existing: Vacant
- Proposed: Restaurant/Commercial

Surrounding:

- North: Commercial/Residential
- South: Commercial
- East: Commercial/Residential
- West: Park



Looking South



Looking South at Structure



Looking West and North



Site Plan



LOCATION MAP
NOT TO SCALE
NORTH

DIRECTION OF SURFACE DRAINAGE
CONCEPTUAL SITE DRAINAGE
ADJACENT PROPERTY LINES
PROJECT PROPERTY LINES
EXISTING COMBINED SEWER

GENERAL NOTES

1. THE EXISTING SEWER MAINS ARE LOCATED AT THE INTERSECTION OF THE EXISTING SEWER MAINS AND THE EXISTING SEWER MAINS.
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MSD NOTES

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SITE CALCULATIONS

EXISTING GROSS BUILDING FOOTPRINT	63,115 SQ FT
EXISTING GROSS FLOOR AREA	1.43 ACRES
PROPOSED ADDITIONS BUILDING AREA	3,582 SQ FT
PROPOSED FLOOR AREA RATIO	13.168 SQ FT
PROPOSED FLOOR AREA RATIO	0.23 FSR
EXISTING IMPERVIOUS AREA	63,115 SQ FT
PROPOSED IMPERVIOUS AREA	64,320 SQ FT
TOTAL PROPOSED VEHICULAR USE AREA	23,194 SQ FT
REQUIRED LA	17,296, 30,000 SQ FT > VUA = 12,000 SQ FT
PROPOSED INTERIOR LANDSCAPE AREA	1,240 SQ FT
PROPOSED MAINTENANCE TO REDUCE LA TO 6.1%	1,419 SQ FT
TO REDUCE LA TO 6.1% DISTANCE BETWEEN LA TO 25 SPACES FROM 20	
AREA OF DISTURBANCE	37,186 SQ FT

SQUARE FOOTAGE & OCCUPANCY

BUILDING 1	SEATING AREAS (4,877 SQ FT @ 1/15)	419 PEOPLE
	OUTDOOR SEATING (1,178 SQ FT @ 1/15)	79 PEOPLE
	KITCHEN (1,500 SQ FT @ 1/15)	15 PEOPLE
BUILDING 2	SEATING AREAS (2,474 SQ FT @ 1/15)	331 PEOPLE
	OUTDOOR SEATING (1,000 SQ FT @ 1/15)	166 PEOPLE
	KITCHEN (300 SQ FT @ 1/100)	3 PEOPLE
BUILDING 3	SEATING AREAS (1,516 SQ FT @ 1/15)	147 PEOPLE
	OUTDOOR SEATING (470 SQ FT @ 1/15)	101 PEOPLE
	KITCHEN (1,516 SQ FT @ 1/100)	21 PEOPLE
BUILDING 4	SEATING AREAS (1,918 SQ FT @ 1/15)	177 PEOPLE
	OUTDOOR SEATING (470 SQ FT @ 1/15)	128 PEOPLE
	KITCHEN (1,516 SQ FT @ 1/100)	31 PEOPLE
BUILDING 5	SEATING AREAS (1,516 SQ FT @ 1/15)	147 PEOPLE
	OUTDOOR SEATING (470 SQ FT @ 1/15)	101 PEOPLE
	KITCHEN (1,516 SQ FT @ 1/100)	21 PEOPLE

PARKING SUMMARY-DAY

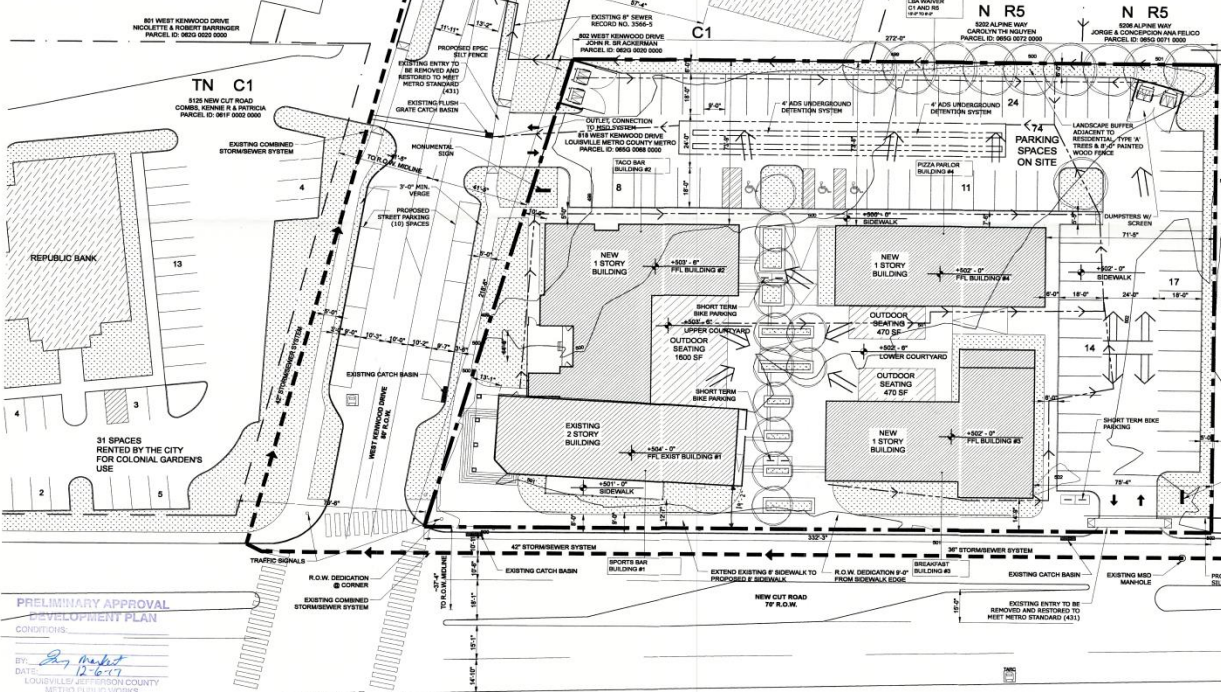
MINIMUM	MAXIMUM
81/125	117 SPACES
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PARKING SUMMARY-NIGHT

MINIMUM	MAXIMUM
81/125	117 SPACES
81/125	117 SPACES
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EPSC NOTES

1. THE APPROVED PRELIMINARY PREVENTION AND SEDIMENT CONTROL (PESC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION.
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PROPERTY INFO

PARCEL ID	0000 0000 0000
ZONING	C1
FOUR DISTRICT	N
HISTORIC SITE	NO
CONSTRUCTION TYPE	NO
USE GROUP	AT ASSEMBLY
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT

SCOPE OF WORK

1. RENOVATE EXISTING SPACE FOR NEW TENANT
2. CONSTRUCT NEW RESTAURANT BUILDING
3. CONSTRUCT NEW PARKING AND LANDSCAPING

CURRENT OWNER

JEFFERSON COUNTY METRO LOUISVILLE
1217 W JEFFERSON STREET
LOUISVILLE KY 40202
CONTACT: 502.574.5700
jeffersoncounty@jeffersoncountyky.gov

OWNER IN JULY 2017

UNIVERSITY ASSOCIATES
808 LYNDEN LANE 204
LOUISVILLE KY 40202
COLIN UNDERHILL: 502.581.8800
colin@uaa.com

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH BELLEVUE STREET
LOUISVILLE KY 40202
JEFF BAINBRIDGE: 502.582.9007
jeff@architecturalartisans.com

CONTRACTOR

TBD

wm# 11595

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONVENTIONS
BY: [Signature]
DATE: 12-6-17
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PROPOSED SITE & VICINITY PLAN

SCALE: 1/32" = 1'-0"



Louisville

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Staff Findings

- There are eight requirements for the Conditional Use Permit for outdoor alcohol sales and consumption. Items B., C., and D. do not apply. The applicant will need to obtain the proper liquor licenses. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 zoning district.
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