

HURSTBOUNRE TOWN CENTER

TRACT 6

21~DDDP~0061

Address:
9351 Viking Center Drive

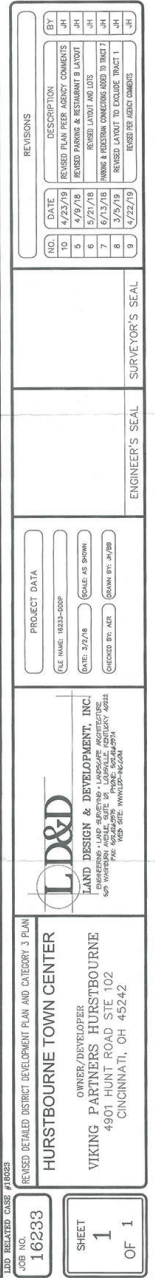
Prepared By: Ann Richard, RLA



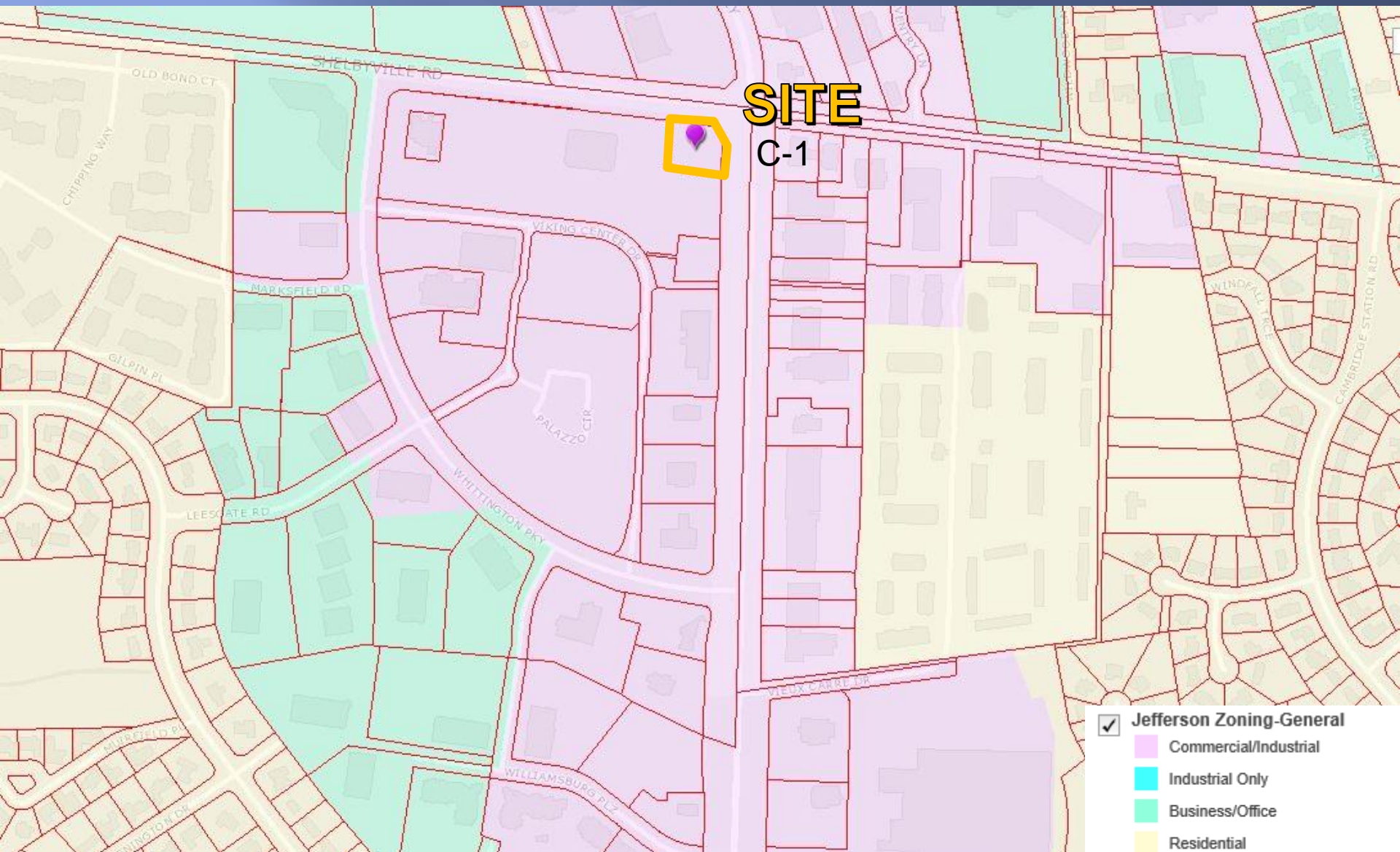
LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

THIS SITE IS LOCATED WITHIN THE CITY OF HURSTBOURNE AND IS SUBJECT TO THE MAY 2011 LAND DEVELOPMENT CODE.



ZONING

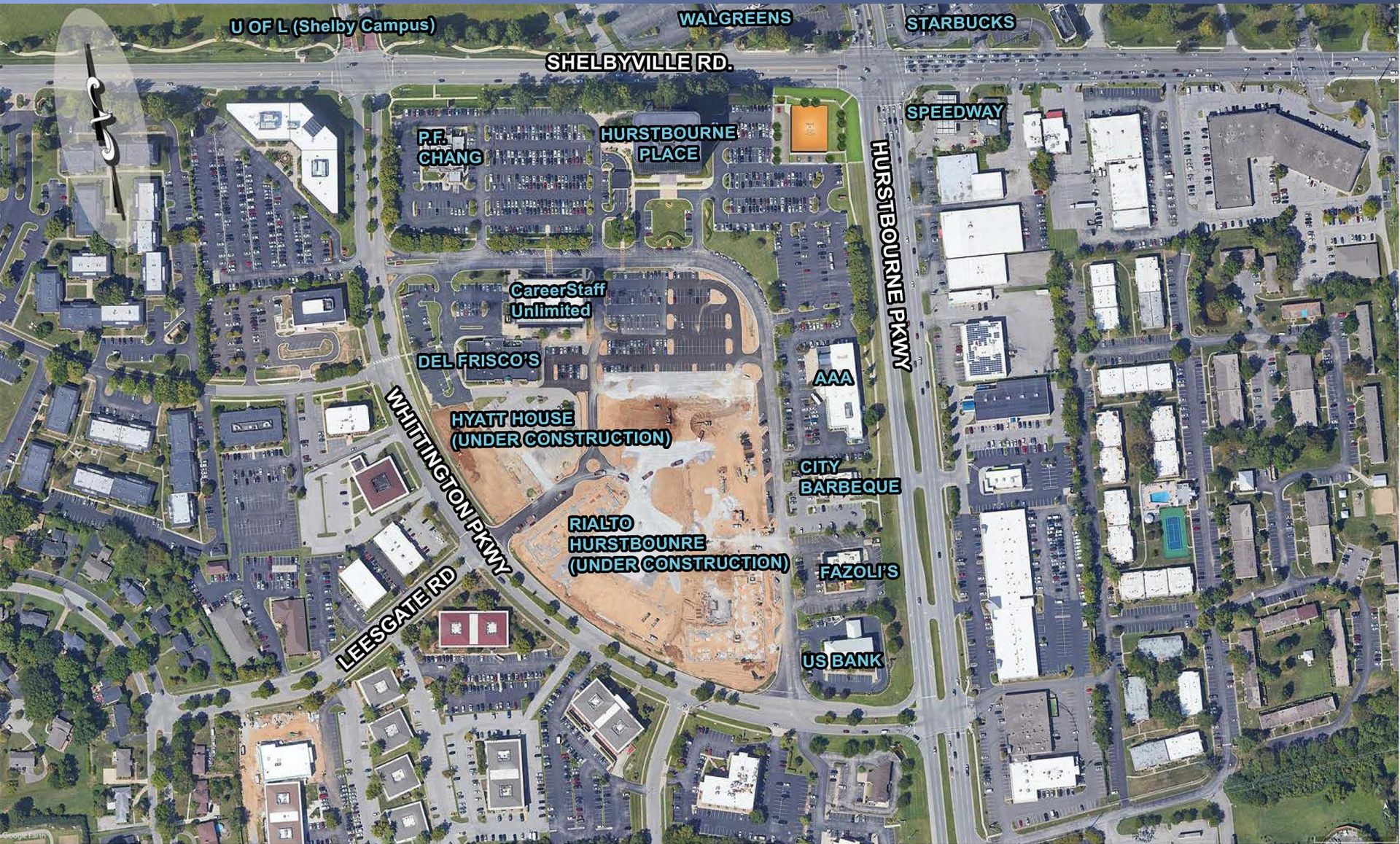


SITE

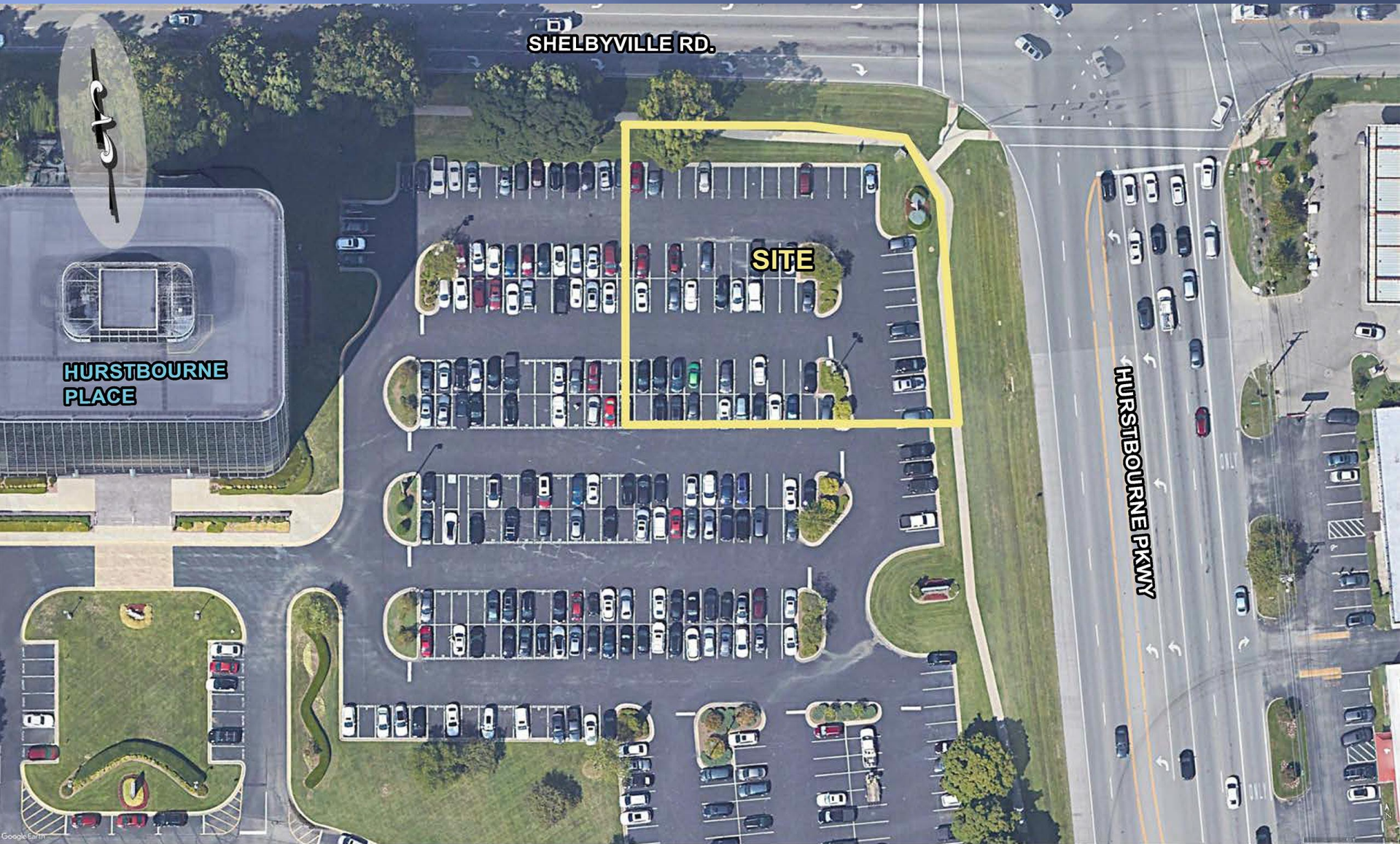
C-1

- ☒ **Jefferson Zoning-General**
 - Commercial/Industrial
 - Industrial Only
 - Business/Office
 - Residential
 - Special

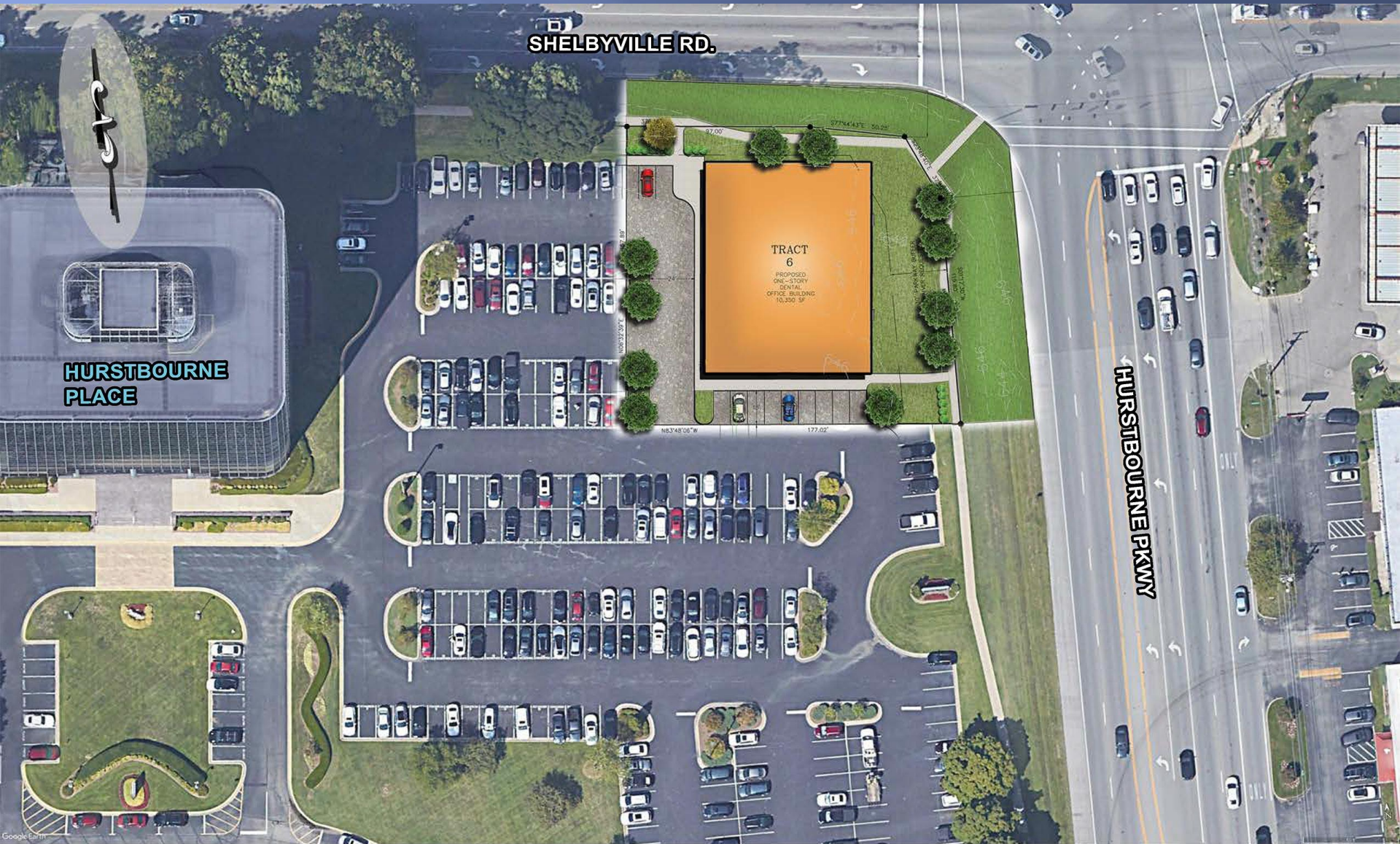
AERIAL



AERIAL



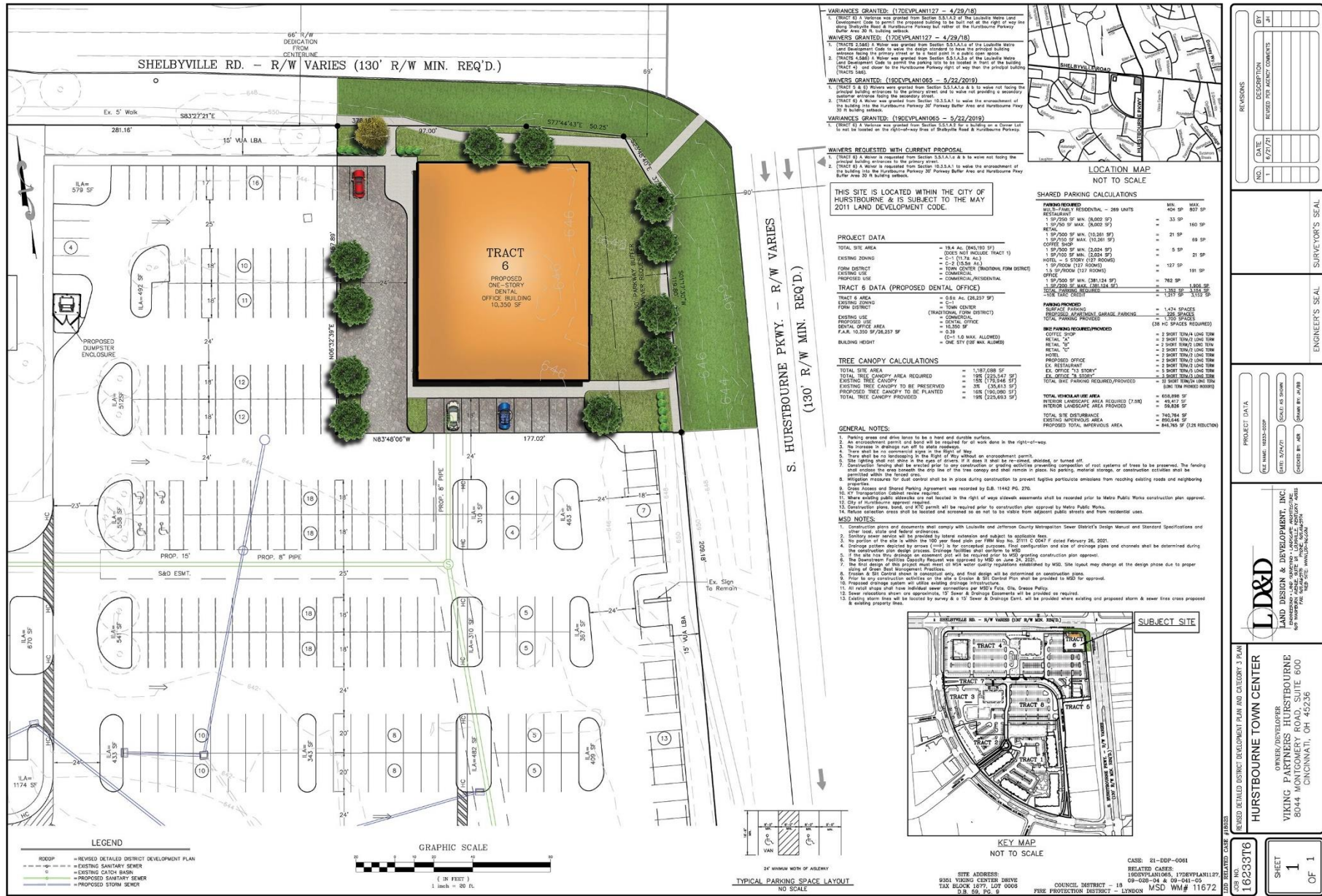
AERIAL



JOB # 16233T6
DATE: 07.15.2021

Aerial

PLAN



VARIANCES and WAIVERS GRANTED

VARIANCES GRANTED: (17DEVPLAN1127 – 4/29/18)

1. (TRACT 6) A Variance was granted from Section 5.5.1.A.2 of The Louisville Metro Land Development Code to permit the proposed building to be built not at the right of way line along Shelbyville Road & Hurstbourne Parkway but rather at the Hurstbourne Parkway Buffer Area 30 ft. building setback.

WAIVERS GRANTED: (17DEVPLAN1127 – 4/29/18)

1. (TRACTS 2,5&6) A Waiver was granted from Section 5.5.1.A.1.a of the Louisville Metro Land Development Code to waive the design standard to have the principal building entrance facing the primary street or to a focal point in a public open space.
2. (TRACTS 4,5&6) A Waiver was granted from Section 5.5.1.A.3.a of the Louisville Metro Land Development Code to permit the parking lots to be located in front of the building (TRACT 4) and closer to the Hurstbourne Parkway right of way than the principal building (TRACTS 5&6).

WAIVERS GRANTED: (19DEVPLAN1065 – 5/22/2019)

1. (TRACT 5 & 6) Waivers were granted from Section 5.5.1.A.1.a & b to waive not facing the principal building entrances to the primary street and to waive not providing a secondary customer entrance facing the secondary street.
2. (TRACT 6) A Waiver was granted from Section 10.3.5.A.1 to waive the encroachment of the building into the Hurstbourne Parkway 30' Parkway Buffer Area and Hurstbourne Pkwy 30 ft building setback.

VARIANCES GRANTED: (19DEVPLAN1065 – 5/22/2019)

1. (TRACT 6) A Variance was granted from Section 5.5.1.A.2 for a building on a Corner Lot to not be located on the right-of-way lines of Shelbyville Road & Hurstbourne Parkway.

WAIVERS REQUESTED



WAIVERS REQUESTED WITH CURRENT PROPOSAL

1. (TRACT 6) A Waiver is requested from Section 5.5.1.A.1.a & b to waive not facing the principal building entrances to the primary street.
2. (TRACT 6) A Waiver is requested from Section 10.3.5.A.1 to waive the encroachment of the building into the Hurstbourne Parkway 30' Parkway Buffer Area and Hurstbourne Pkwy Buffer Area 30 ft building setback.

PERSPECTIVES



HURSTBOURNE PKWY

SHELBYVILLE RD

PERSPECTIVES



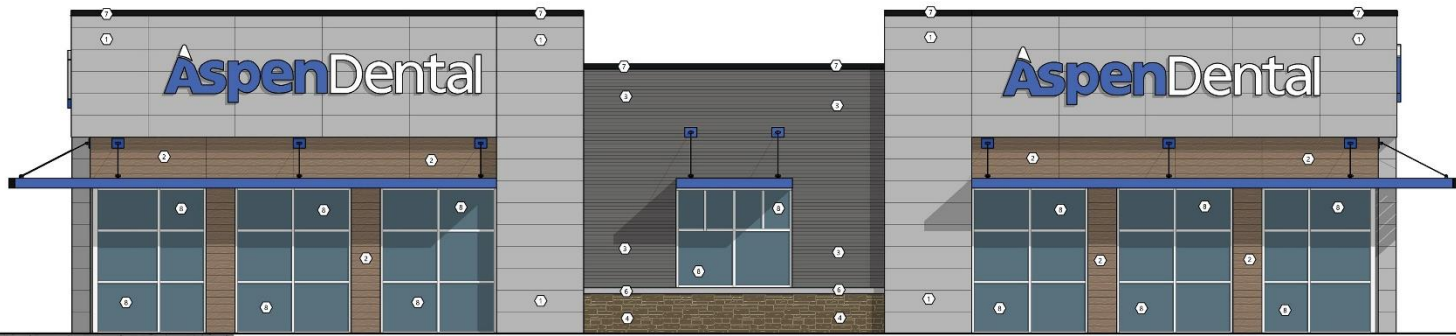
SHELBYVILLE RD

HURSTBOURNE PKWY



BUILDING ELEVATIONS

EXTERIOR FINISH KEY



**SHELBYVILLE RD
(NORTH ELEVATION)**



**HURSTBOURNE PKWY
(EAST ELEVATION)**

8

THERMALLY BROKEN ALUMINUM
FRAME w/ INSULATED GLAZING
• SEE A6 SHEET(s)

7

PRECAST METAL COPING
MFR: FIRESTONE UNA-CLAD
COLOR: BLACK

6

PRECAST CONCRETE SILL
MFR: STONECAST
COLOR: LIMESTONE
MORTAR: WESTERN LIME CORP W-5

5

THIN MANUFACTURED STONE VENEER
MFR: DUTCH QUALITY
COLOR: SIENNA DRYSTACK
MORTAR: WESTERN LIME CORP W-5

4

THIN MANUFACTURED STONE VENEER
MFR: DUTCH QUALITY
COLOR: ASHEN DRYSTACK
MORTAR: WESTERN LIME CORP W-5

3

EXPOSED FASTENER METAL PANEL
MFR: MCELROY METALS
STYLE: MULTI-COR
COLOR: CHARCOAL

2

FIBER CEMENT PANEL
MFR: NICHHA
STYLE: VINTAGE WOOD
COLOR: SPRUCE

1

FIBER CEMENT PANEL
MFR: NICHHA
STYLE: ARCHITECTURAL BLOCK
COLOR: BAMBOO

SHELBYVILLE RD

HURSTBOURNE PKWY



BUILDING ELEVATIONS

EXTERIOR FINISH KEY

8

THERMALLY BROKEN ALUMINUM
FRAME w/ INSULATED GLAZING
• SEE A6 SHEET(s)

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MFR: FIRESTONE UNA-CLAD
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THIN MANUFACTURED STONE VENEER
MFR: DUTCH QUALITY
COLOR: SIENNA DRYSTACK
MORTAR: WESTERN LIME CORP W-5

4

THIN MANUFACTURED STONE VENEER
MFR: DUTCH QUALITY
COLOR: ASHEN DRYSTACK
MORTAR: WESTERN LIME CORP W-5

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EXPOSED FASTENER METAL PANEL
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WEST ELEVATION - PARKING SIDE
SCALE: 1/4" = 1'-0"

PARKING SIDE
(WEST ELEVATION)



PARKING SIDE
(SOUTH ELEVATION)

PLAN

