

22-ZONE-0125

CHRISTIAN BROTHERS AUTOMOTIVE

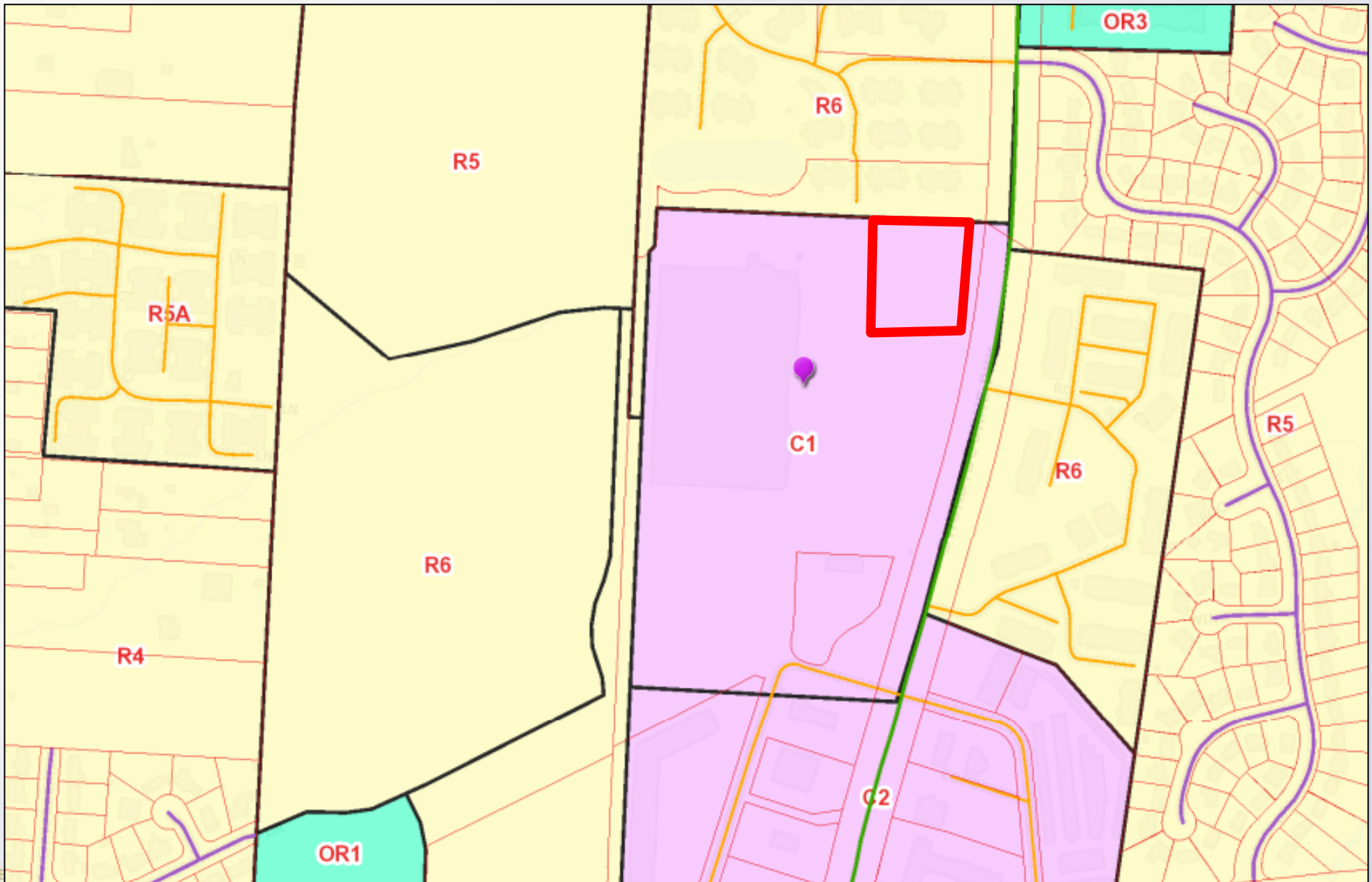


Planning & Zoning Committee
March 7, 2023



22-ZONE-0125





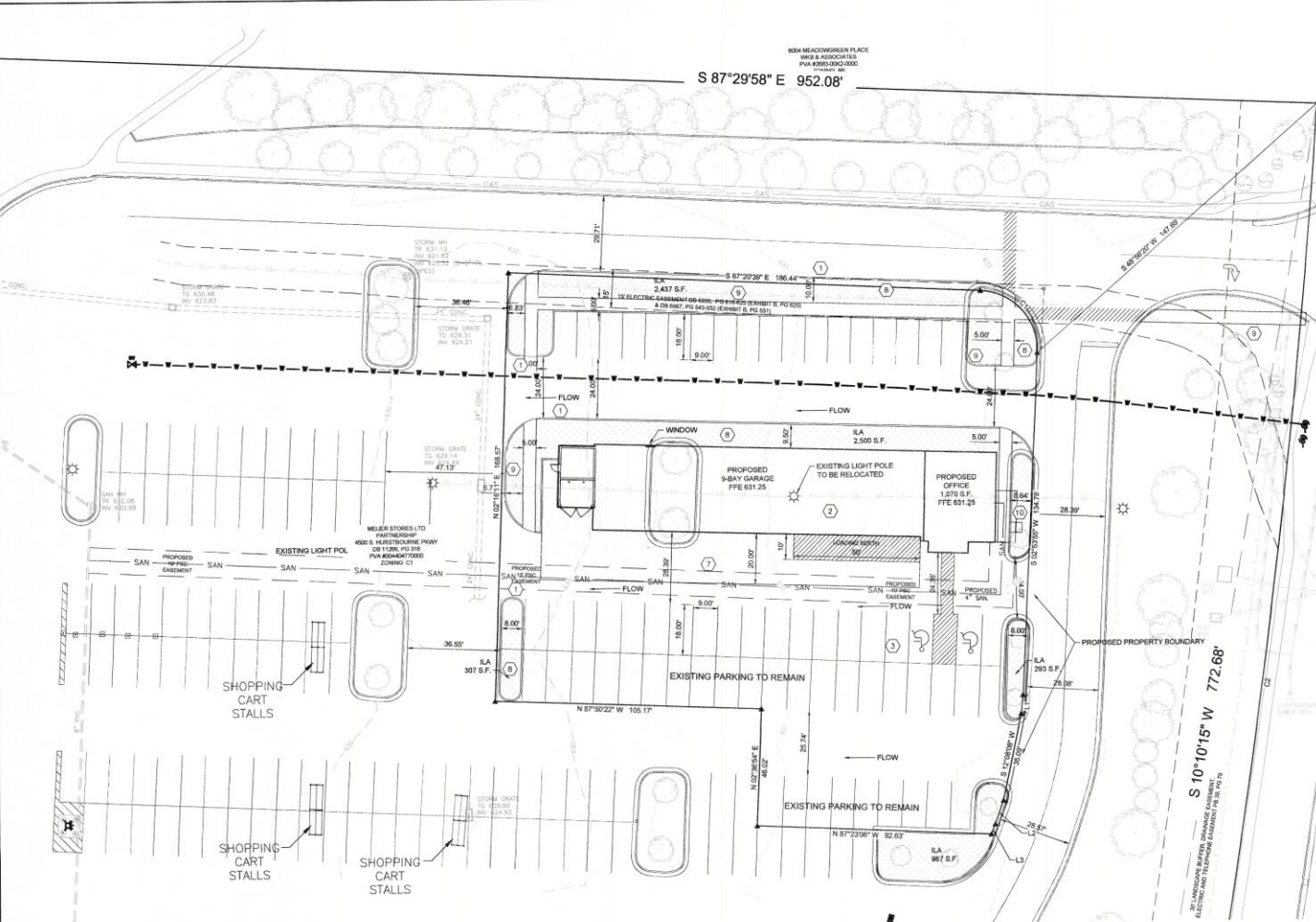
Requests

- Change-in-Zoning from C-1 to C-2 commercial
- Revised General District Development Plan with Revisions to Binding Elements
- District Development Plan with Binding Elements

Case Summary

- The applicant is proposing to construct an automobile repair facility as a new outlot within an existing Meijer shopping center development.
- The approved General District Development Plan originally approved under docket 9-39-94 as Stony Brook South was amended under 18DEVPLAN1083 and 21-DDP-0045.
- Binding Element #3 from that general plan prohibits automobile repair garages, among other uses within C-2 areas of the general plan.

PROJECT DATE: 12/20/2022 11:22 AM
CLIENT: THOROUGH BRED ENGINEERING, INC. 4000 HURSTBOURNE PARKWAY, LOUISVILLE, KY 40299
PROJECT: CERTAIN DISTRICT DEVELOPMENT PLAN DOCKET #38-94 OUTLOT 3
SOUTH HURSTBOURNE PARKWAY, LOUISVILLE, KENTUCKY 40299



KEY NOTES

1. INSTALL MEDIAN CURB.
2. PROPOSED BUILDING.
3. PAVEMENT MARKING. INSTALL PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. SAWCUT AND REMOVE EXISTING CURB.
5. CONSTRUCT ASPHALT PAVEMENT.
6. RELOCATE EXISTING LIGHT POLE.
7. CONSTRUCT CONCRETE PAD.
8. INSTALL SOD.
9. CONSTRUCT 5' WIDE SIDEWALK.
10. INSTALL 4 SPACE BICYCLE RACK.

NOTES

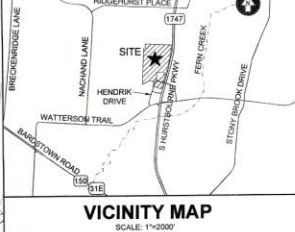
1. SANITARY LATERAL CONNECTION SHOWN IS CONCEPTUAL AND EXACT LOCATION WILL BE COORDINATED WITH MEIJER.
2. A MINOR PLAT SHALL NEED TO BE EXECUTED PRIOR TO CONSTRUCTION APPROVAL.
3. CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
4. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
5. CONSTRUCTION PLANS, BOND AND KTC PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
6. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
7. SHARED ACCESS AND PARKING WILL BE AVAILABLE WITH MEIJER SITE.

MISC NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
2. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MDS'S FATS, OIL AND GREASE POLICY.
3. SANITARY SEWER SERVICE PROVIDED BY NEW PSC. SUBJECT TO FEES AND ANY APPLICABLE CHARGES. OFFSITE PRIVATE EASEMENTS ARE REQUIRED.
4. AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MDS DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
5. STORM WATER DRAINAGE PATTERNS SHALL REMAIN THE SAME AS ORIGINALLY DESIGNED.

SITE DISTURBANCE AREA
37,224 S.F. = 0.85 ACRES
IMPERVIOUS AREA
EXISTING: 37,880 S.F.
PROPOSED: 33,798 S.F.
NET DECREASE: 4,134 S.F.
TOTAL SITE AREA
EXISTING TREE CANOPY: (8 @ 1,200 S.F.)
EXISTING TREE CANOPY TO REMAIN: 9,600 S.F.
PERCENT CANOPY TOTAL: 14,042 S.F. (35%)

TRACT 1 STATISTICS (MEIJER)
SITE AREA: 38.48+ ACRES
EXISTING ZONE: C-1
EXISTING FORM DISTRICT: DMCPD
EXISTING USE: RETAIL
EXISTING BUILDING AREA: 235,628 S.F.
EXISTING PARKING PROVIDED: 1,032 SPACES
MINIMUM SPACES REQUIRED
1 SPACE FOR EACH 200 S.F. OF GROSS: 784 PARKING SPACES
FLOOR AREA
MAXIMUM SPACES REQUIRED
1 SPACE FOR EACH 200 S.F. OF GROSS: 1,176 PARKING SPACES
FLOOR AREA
REMOVED FROM TRACT 1 (MEIJER)
AREA REMOVED: 0.92 ACRES
PARKING REMOVED: 85 SPACES
TOTAL PARKING (MEIJER + PROPOSED SITE)
1,022 = 837 TOTAL SPACES



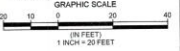
SITE INFORMATION

PVA #00404770000
ZONING: C-1
ACRES: 0.92
EXISTING USE: MEIJER PARKING LOT
PROPOSED USE: AUTOMOBILE REPAIR FACILITY
SETBACKS: C-2 (SUBURBAN MARKETPLACE CORRIDOR DISTRICT)
FRONT: N/A
SIDE: N/A
REAR: N/A
SIZING:
MAXIMUM BLDG. HEIGHT: 90 FEET
MINIMUM LOT AREA: N/A
MINIMUM LOT WIDTH: N/A
BUILDING FLOOR AREA: 5,815 S.F.
BUILDING HEIGHT: 24 FEET
LAVIA:
ILA: 5,513 S.F.
VUA: 26,273 S.F.
PARKING:
REQUIRED:
RETAIL OFFICE:
1 SPACE / 500 S.F. FLOOR AREA: 1,070 S.F. / 500 = 3 SPACES
VEHICLE REPAIR GARAGE:
1 SPACE / BAY: 9 BAYS X 1 = 9 SPACES
TOTAL MINIMUM REQUIRED SPACES: 12
TOTAL MAXIMUM REQUIRED SPACES: 51
PROPOSED: 86 SPACES
TOTAL MINIMUM REQUIRED BICYCLE SPACES:
12 SPACES X 0.10 = 1.2 SPACES = 3 SPACES

LEGEND

- SET 1/2" IRON BAR W/ CAP "LS 3870"
- PROPERTY CORNER FOUND AS NOTED
- ▲ FOUND MAG NAIL
- PROPERTY BOUNDARY
- CONTOURS
- PROP. ADJOINER
- ROAD
- BUILDING LINE
- EASEMENTS
- FENCE
- TELEPHONE LINES
- ELECTRIC LINES
- STORM
- GAS
- SANITARY
- WATER
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- LIGHT POLE

RECEIVED
DEC 20 2022
PLANNING &
DESIGN SERVICES



THOROUGH BRED
ENGINEERING, INC.
P.O. BOX 481, LEXINGTON, KY 40588
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING,
GEOTECHNICAL ENGINEERING,
ASBESTOS TESTING, SPECIAL INSPECTIONS, MATERIAL TESTING,
DM-CEI CONSTRUCTION SERVICES

SITE LAYOUT PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
PLAN CERTAIN DISTRICT DEVELOPMENT PLAN DOCKET #38-94
OUTLOT 3
4000 SOUTH HURSTBOURNE PARKWAY, LOUISVILLE, KENTUCKY 40299

NO.	DATE	BY	CHKD.
1	12/10/22	TAF	
2	12/13/2022		
3	12/15/2022		

ISSUED FOR REVIEW

C-1.0

22-ZONE-0125



Public Meetings

- Neighborhood Meeting on 8/22/2022
- LD&T meeting on 1/12/2023
- Planning Commission public hearing on 2/2/2023
 - No one spoke in opposition.
 - Motion to approve the change in zoning from C-1 to C-2 by a vote of 8-0.