

Louisville Metro Planning Commission Public Hearing - March 30, 2023

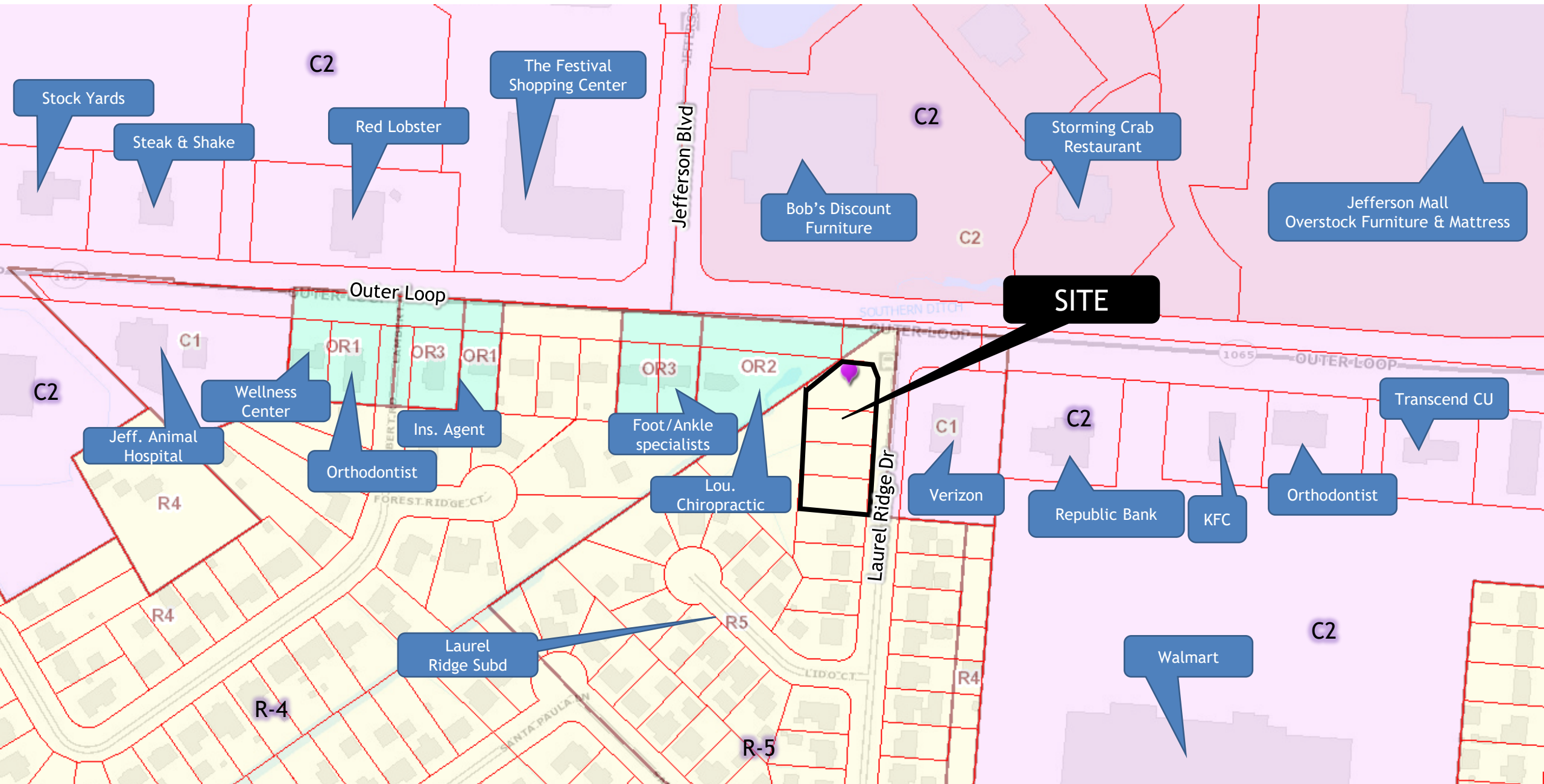
Louisville Metro Planning Commission Public Hearing - March 16, 2023 (deferred)

Land Development & Transportation Committee - February 9, 2023

Neighborhood Meeting - September 27, 2022

Docket No. 22-ZONE-0148  
Zone Change from R-5 to C-1  
to allow a coffee shop on  
property located at  
7700, 7702, 7704 and 7706  
Laurel Ridge Road





Stock Yards

Steak & Shake

Red Lobster

The Festival Shopping Center

Bob's Discount Furniture

Storming Crab Restaurant

Jefferson Mall Overstock Furniture & Mattress

SITE

Outer Loop

C2

C1

OR1

OR3

OR1

Foot/Ankle specialists

Lou. Chiropractic

Ins. Agent

Orthodontist

Wellness Center

Jeff. Animal Hospital

R4

R4

R-4

Laurel Ridge Subd

R-5

R5

C1

C2

Republic Bank

KFC

Orthodontist

Transcend CU

Walmart

C2

Laurel Ridge Dr

Jefferson Blvd

SOUTHERN DITCH

1065

OUTER LOOP

FOREST RIDGE CT

LIDO CT

SANTA PAULA LN









Red Lobster

The Festival Shopping Center

Jefferson Blvd

Bob's Discount Furniture

Storming Crab Restaurant

Jefferson Mall  
Overstock Furniture & Mattress

Orthodontist

Outer Loop

1065

OR1

OR3

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Verizon

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Laurel Ridge Subd

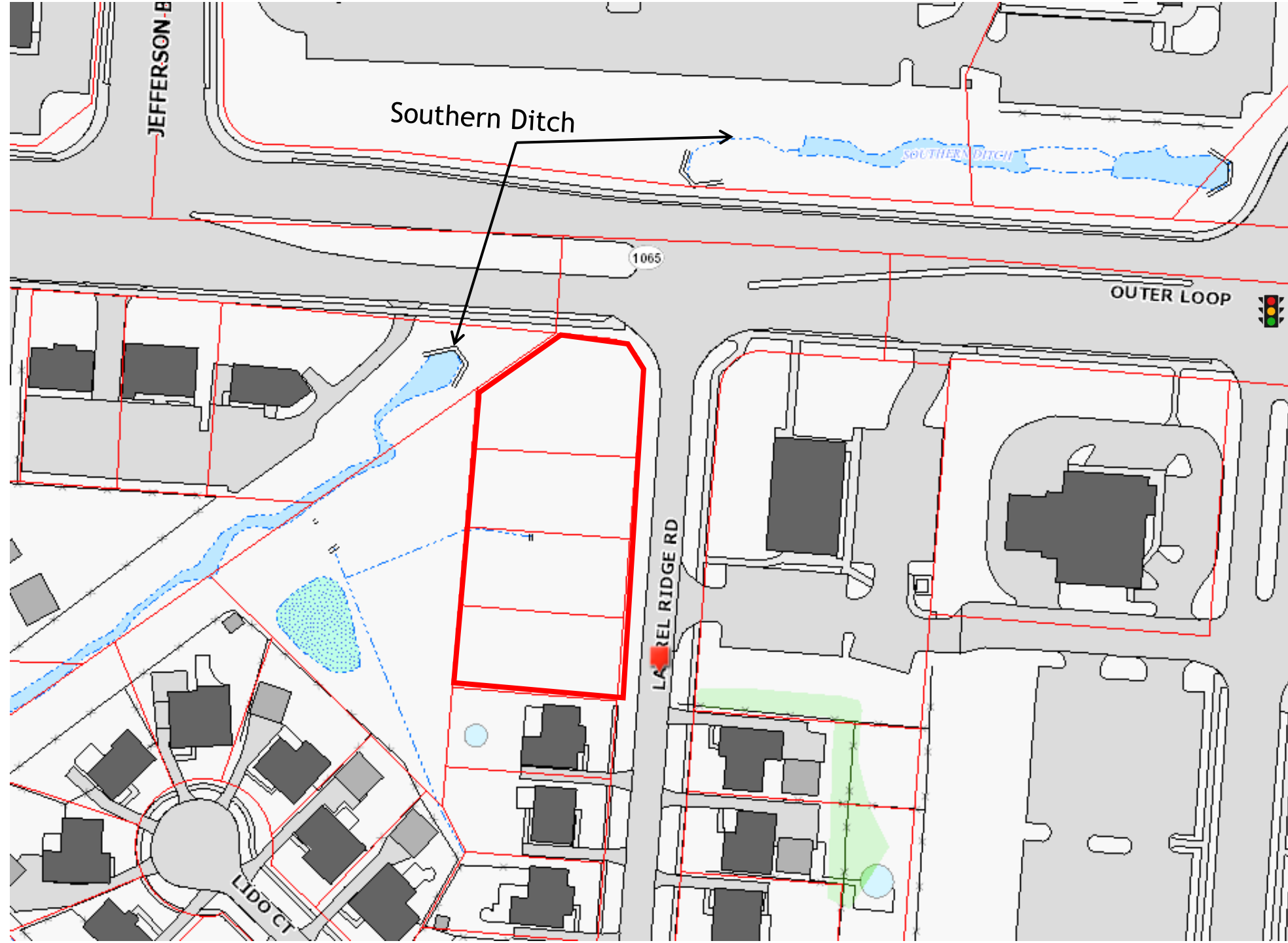
Laurel Ridge Dr

Walmart

JUDGE BLVD











View of Laurel Ridge Road, looking north to Outer Loop.





View of site from corner of Outer Loop and Laurel Ridge Road.





Laurel Ridge Rd

Google

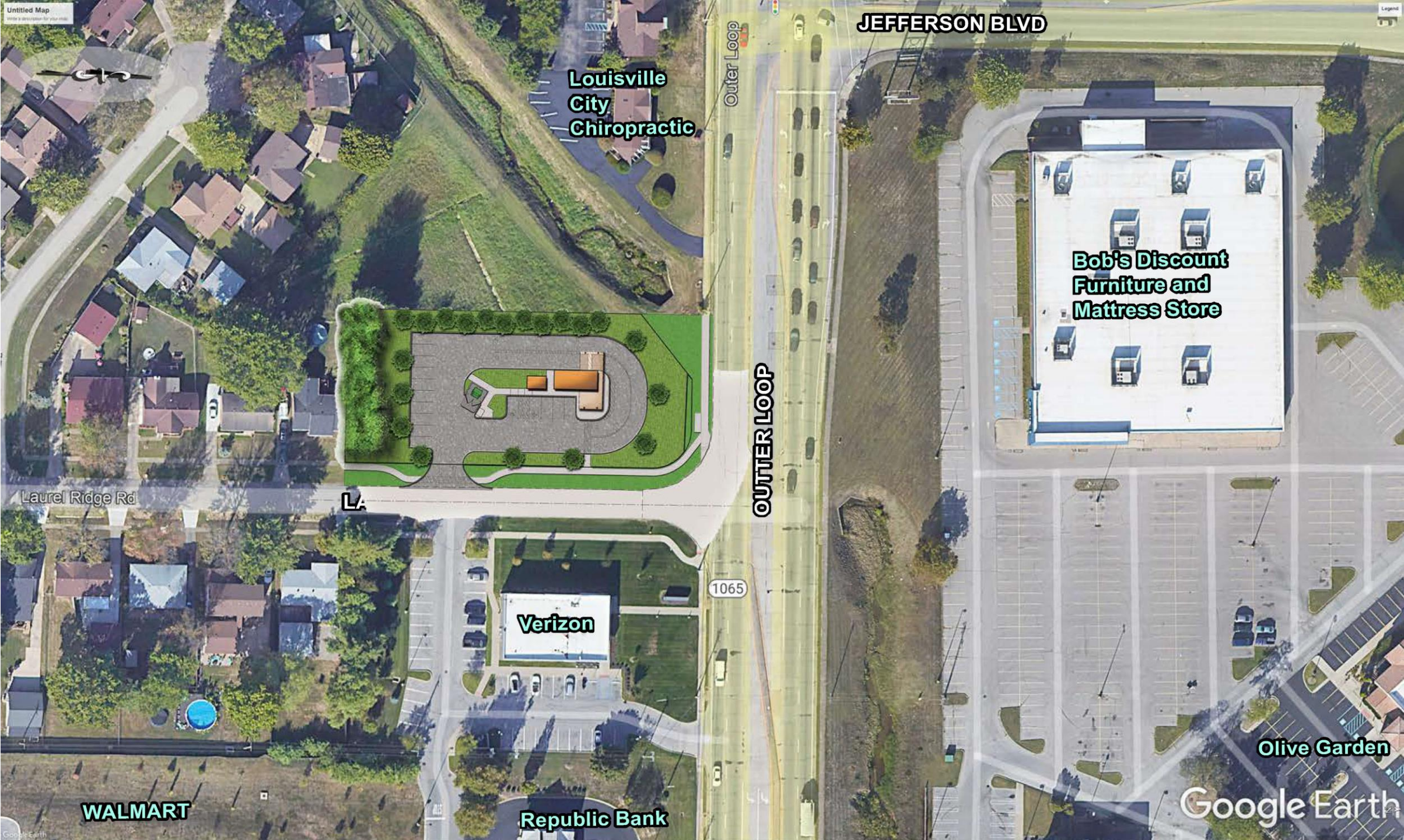
View of Outer Loop looking west. Site is to the left.





View of Outer Loop looking east. Site is to the right.





Louisville  
City  
Chiropractic

JEFFERSON BLVD

Bob's Discount  
Furniture and  
Mattress Store

Laurel Ridge Rd

LA

OUTTER LOOP

1065

Verizon

WALMART

Republic Bank

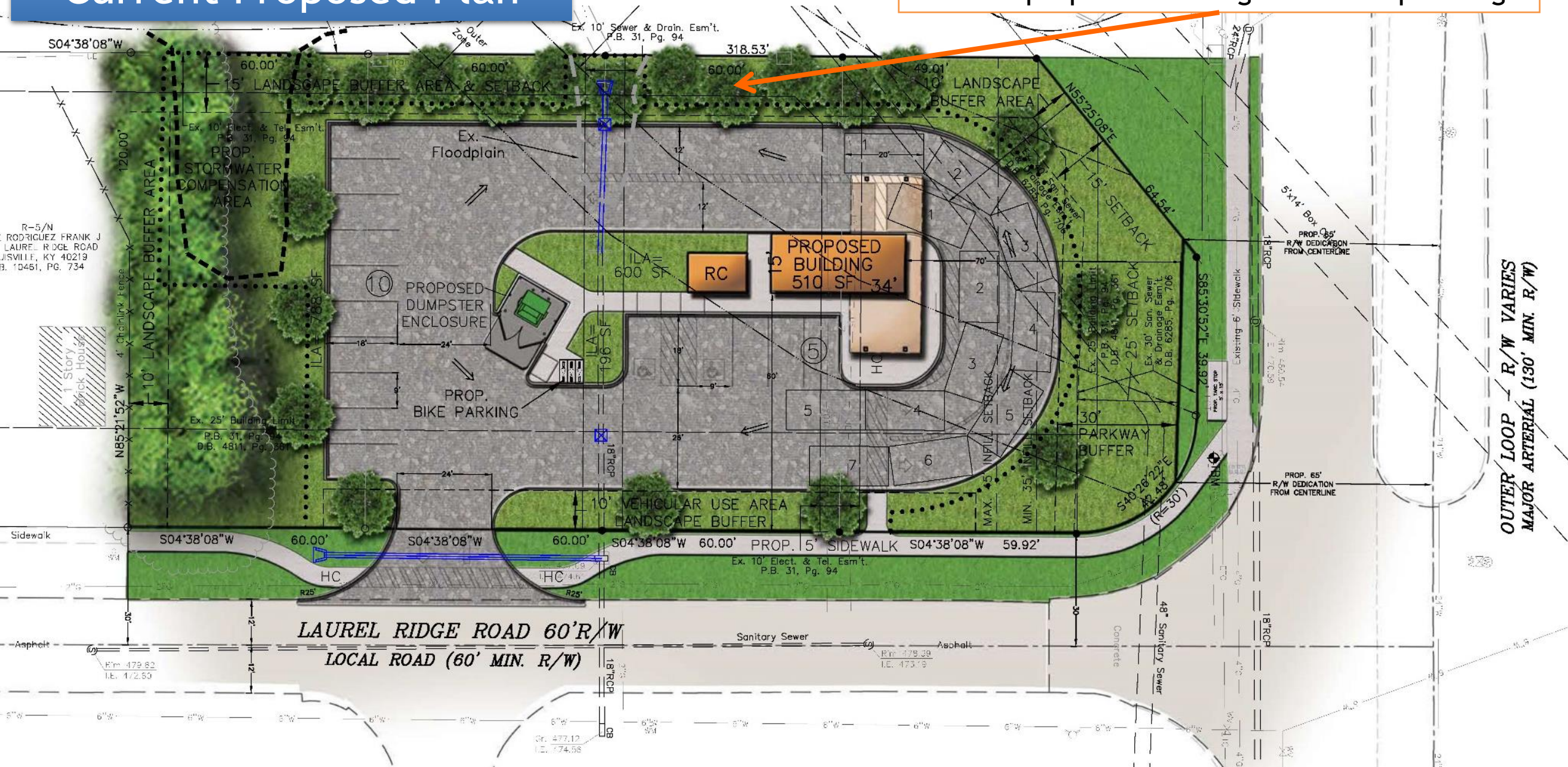
Olive Garden

Google Earth



# Current Proposed Plan

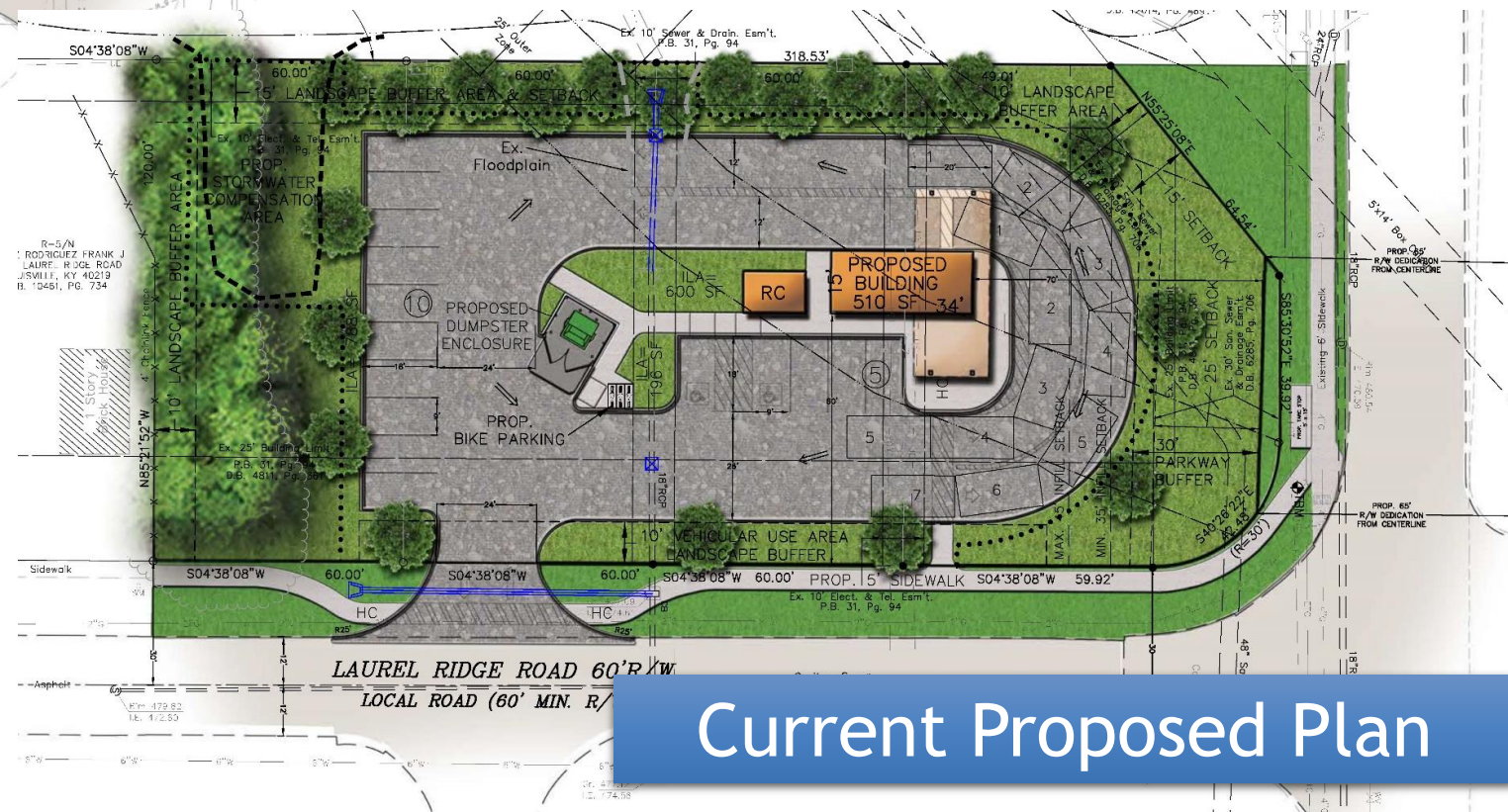
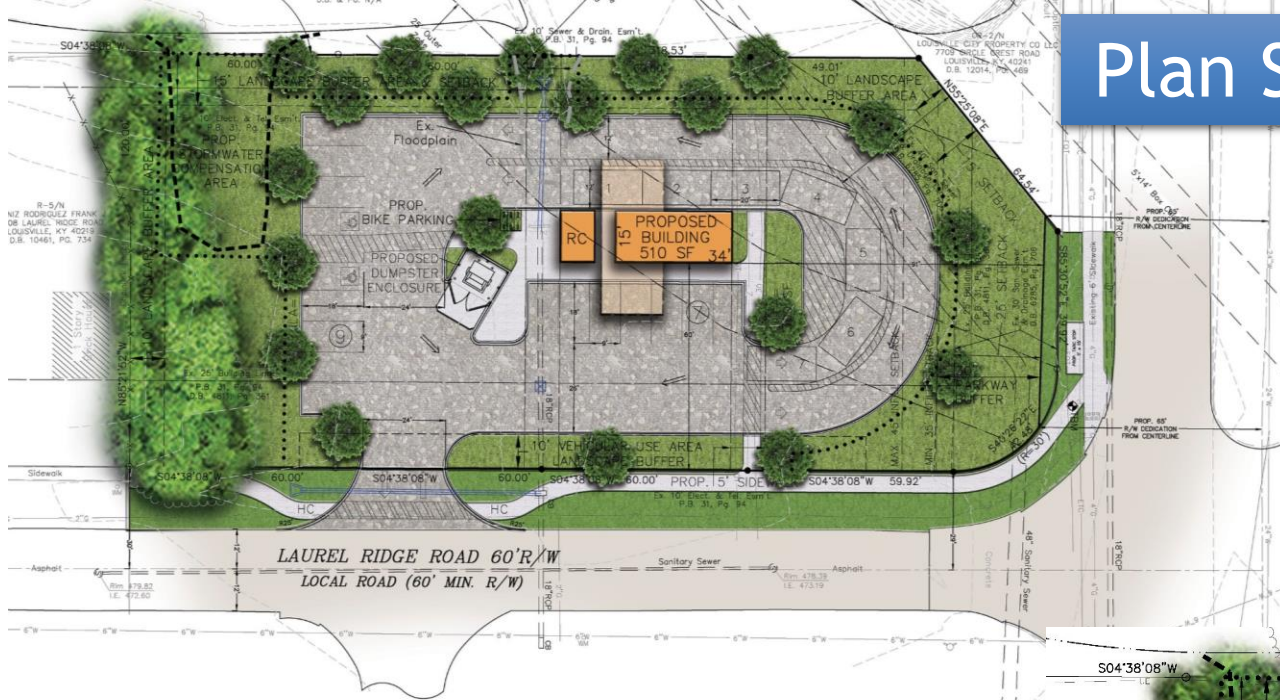
Area of proposed Binding Element - plantings



OUTER LOOP - R/W VARIES  
MAJOR ARTERIAL (130' MIN. R/W)



Plan Shown at 2/9/23 LD&T

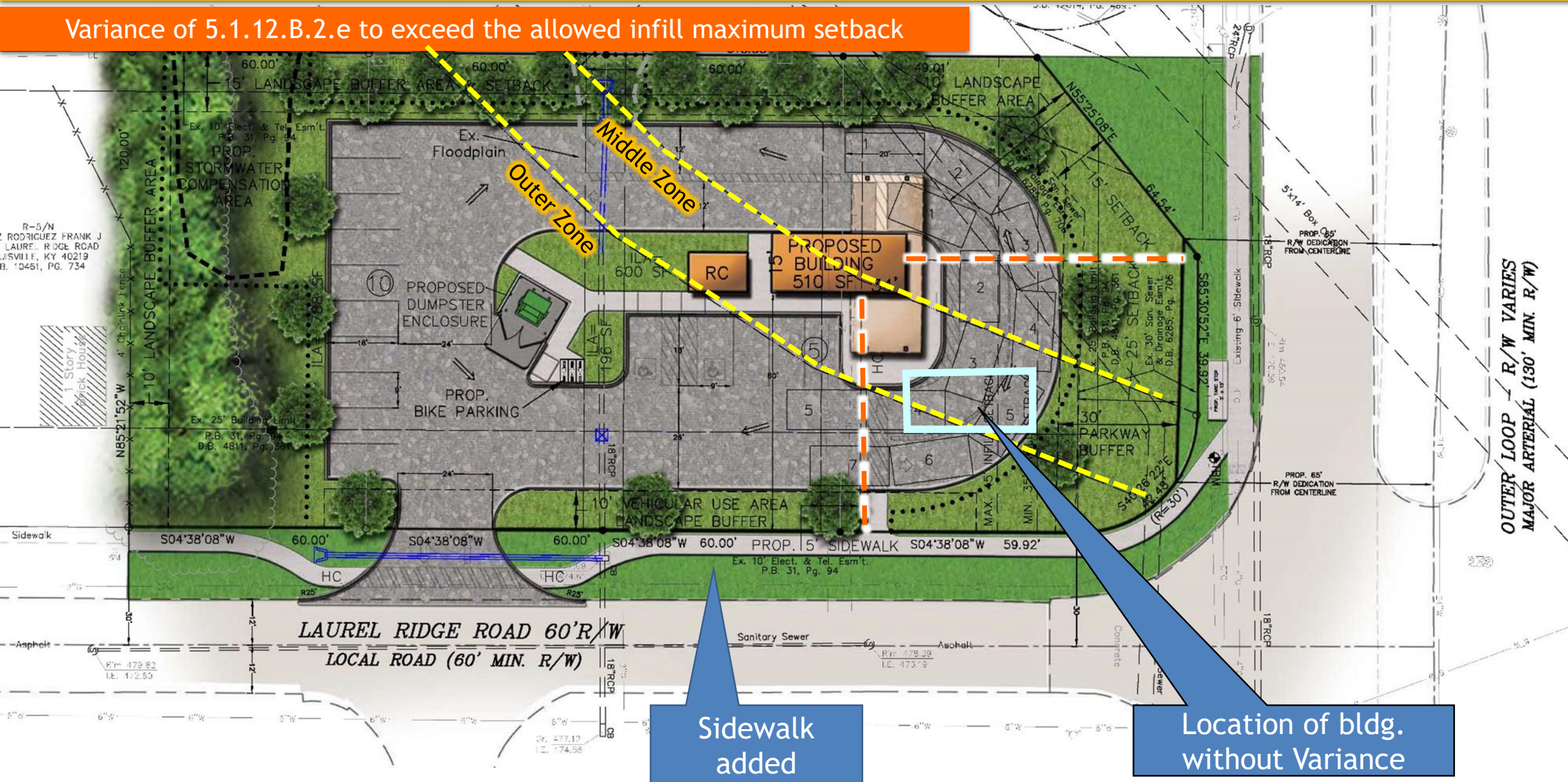


Current Proposed Plan



Variance of 4.8.3.C to permit encroachment into the required outer and middle zones of a protected waterway buffer

Variance of 5.1.12.B.2.e to exceed the allowed infill maximum setback







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

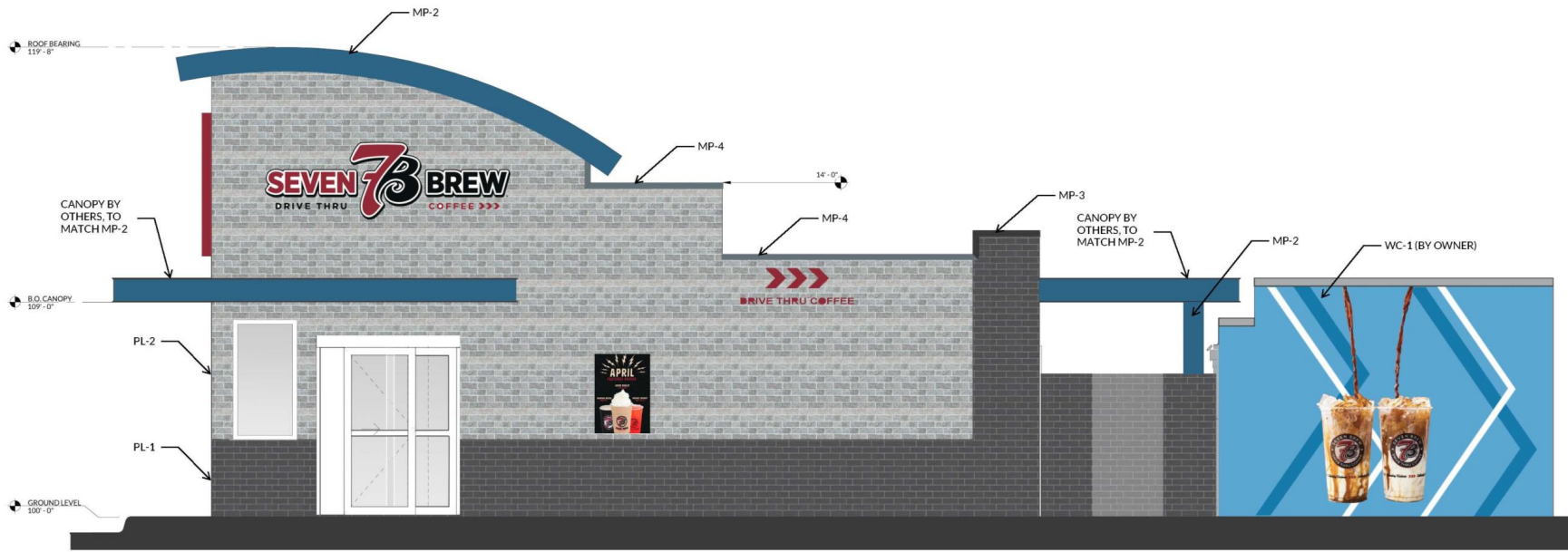


MP-3  
Matte Black Metal  
Soffit Panels

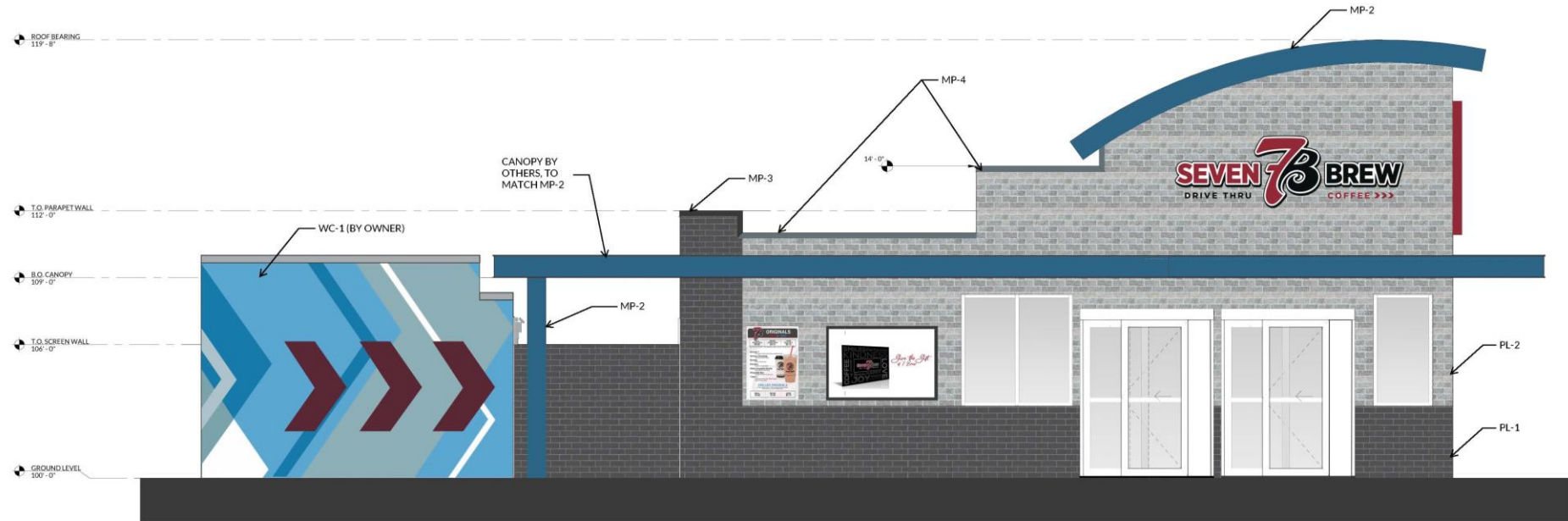


MP-4  
Zinc Gray Brake Metal  
Brake Metal Cap





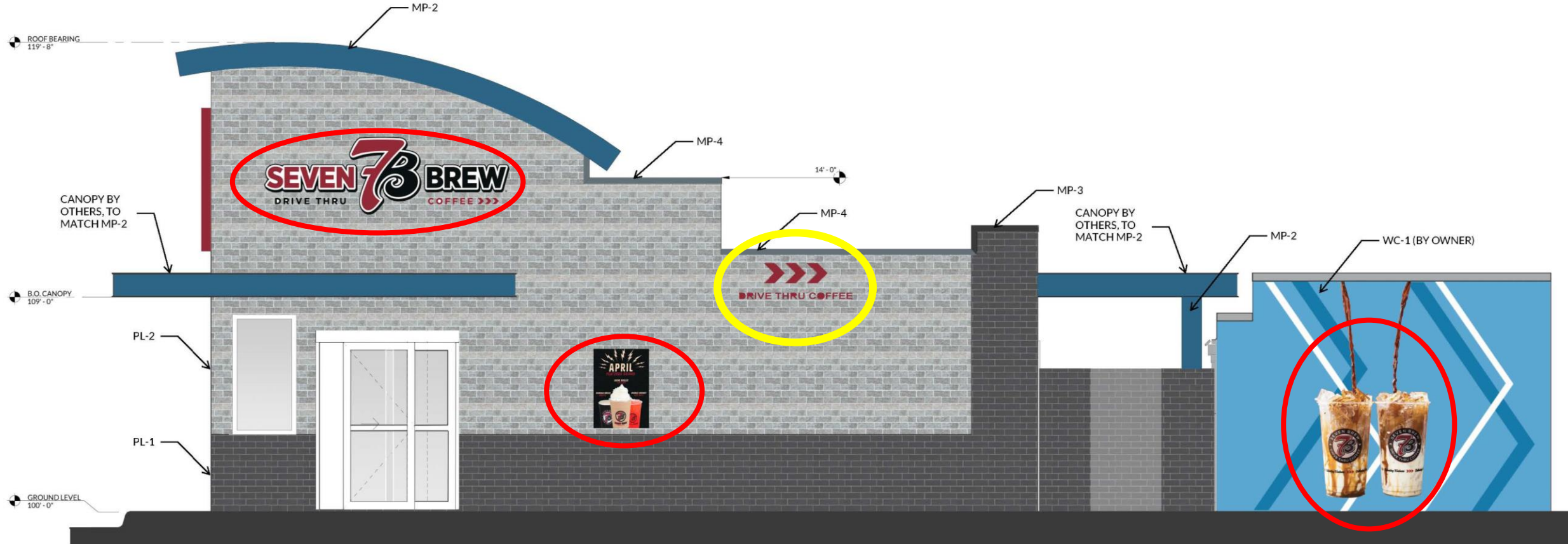
1 EXTERIOR ELEVATION - RIGHT SIDE



2 EXTERIOR ELEVATION - LEFT SIDE



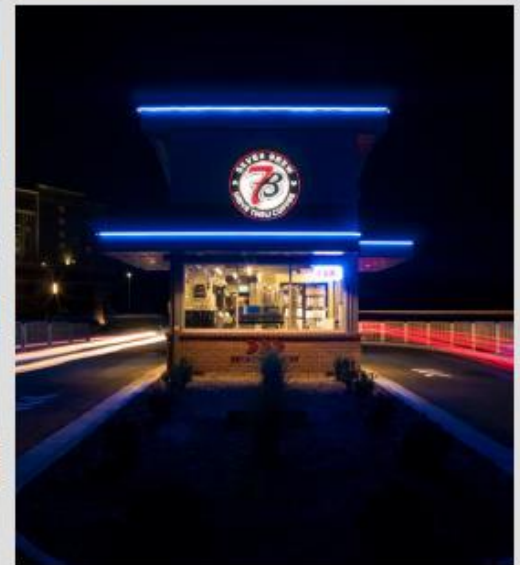
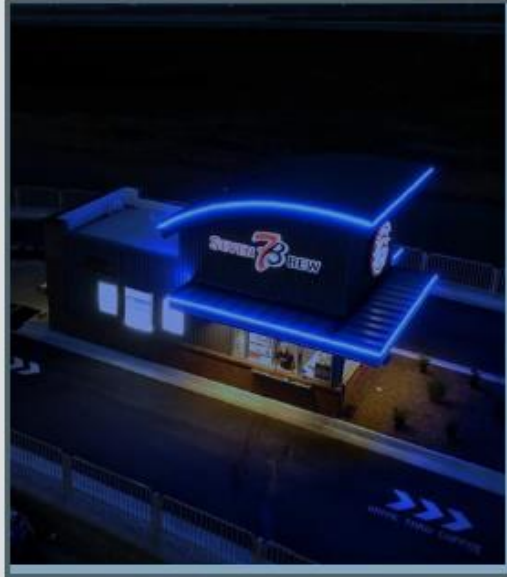
Waiver to permit more than 3 signs on one façade



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

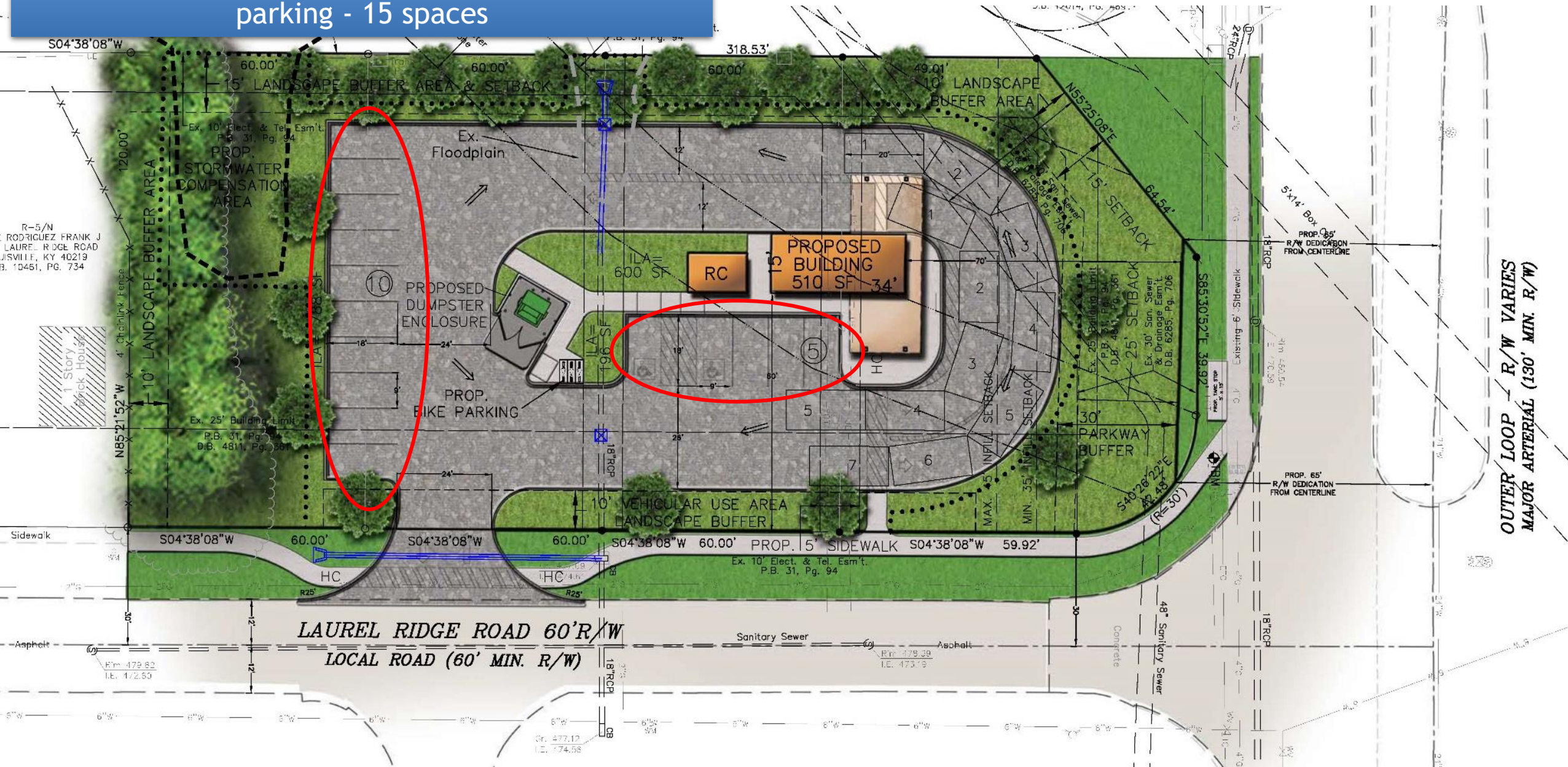


# First Impressions



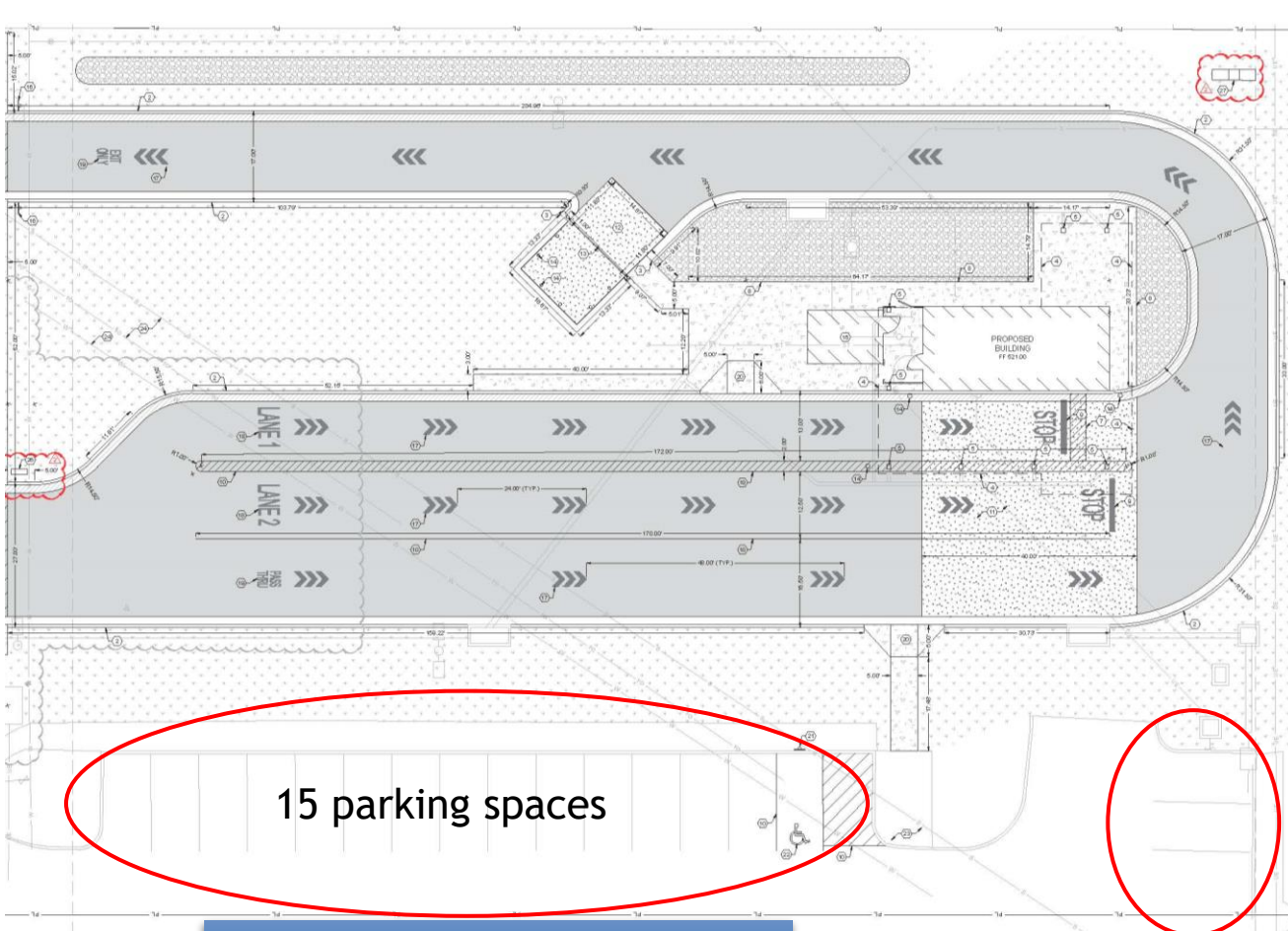


# Parking Waiver to exceed maximum allowable parking - 15 spaces





# Traffic Counts at 7 Brew 10<sup>th</sup> Street, Jeffersonville, IN



15 parking spaces

18 parking spaces

3 parking spaces

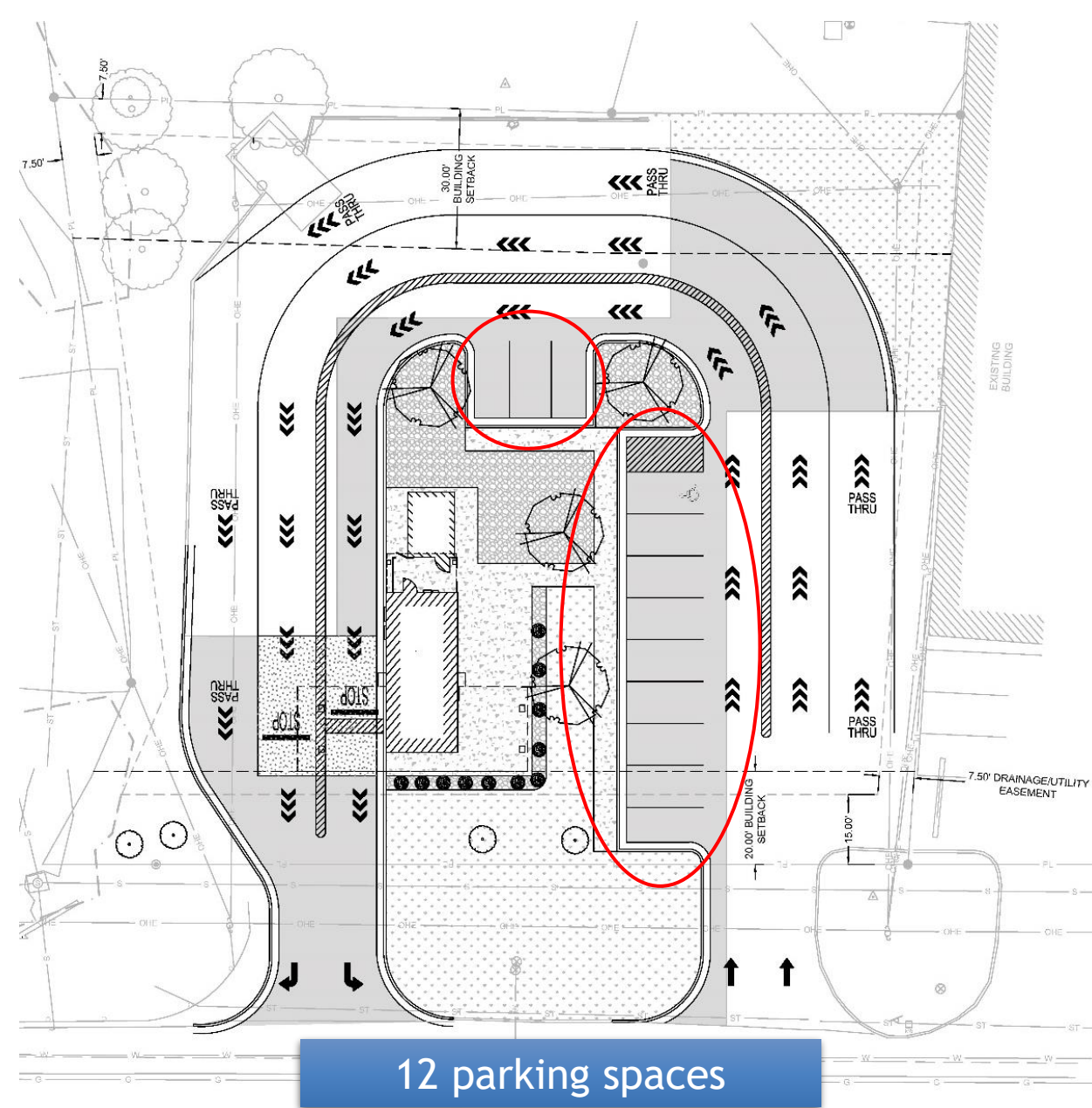
Survey of hourly parking spaces occupied

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



12 parking spaces

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	



# Proposed Additional Binding Element

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- This plan shall include, at a minimum, native Kentucky grasses or groundcover located within the area where the Landscape Buffer Area overlaps the Southern Ditch stream buffer. Grasses or groundcover shall be chosen so as to minimize or eliminate mowing, and this area shall not be mowed by the property owner or tenant. Native Kentucky shrubs shall be included where the stream buffer does not overlap a utility easement. Shrubs shall not be counted toward required tree canopy, but shall be maintained by the property owner or tenant as part of the landscape plan.



**Current Proposed Plan**

The site plan illustrates the proposed development on a parcel bounded by Laurel Ridge Road to the south and a 60' R/W to the north. Key features include:

- Proposed Building:** A 510 SF building with a 34' width, located in the center-right of the site.
- Parking:** A large paved area with 10 proposed parking spaces, including a designated area for a proposed dumpster enclosure and bike parking.
- Landscaping and Buffers:** A 15' landscape buffer area and setback along the north boundary, and a 10' vehicular use area landscape buffer along the south boundary. A 30' parkway buffer is shown along the east boundary.
- Infrastructure:** A sanitary sewer line runs along the south boundary, and a 5' wide sidewalk is proposed along the south boundary. A 10' stormwater compensation area is located in the northwest corner.
- Setbacks:** Various setbacks are indicated, including a 15' setback along the east boundary and a 25' setback along the south boundary.
- Adjacent Properties:** The site is adjacent to a 1-story house to the west and a 25' building limit to the east.

The plan also shows existing features such as a 10' sewer and drain easement, a 10' electric and telephone easement, and a 10' floodplain area. The overall site dimensions are 318.53' by 120.00'.

OUTER LOOP - R/W VARIES  
MAJOR ARTERIAL (130' MIN. R/W)



Questions?

