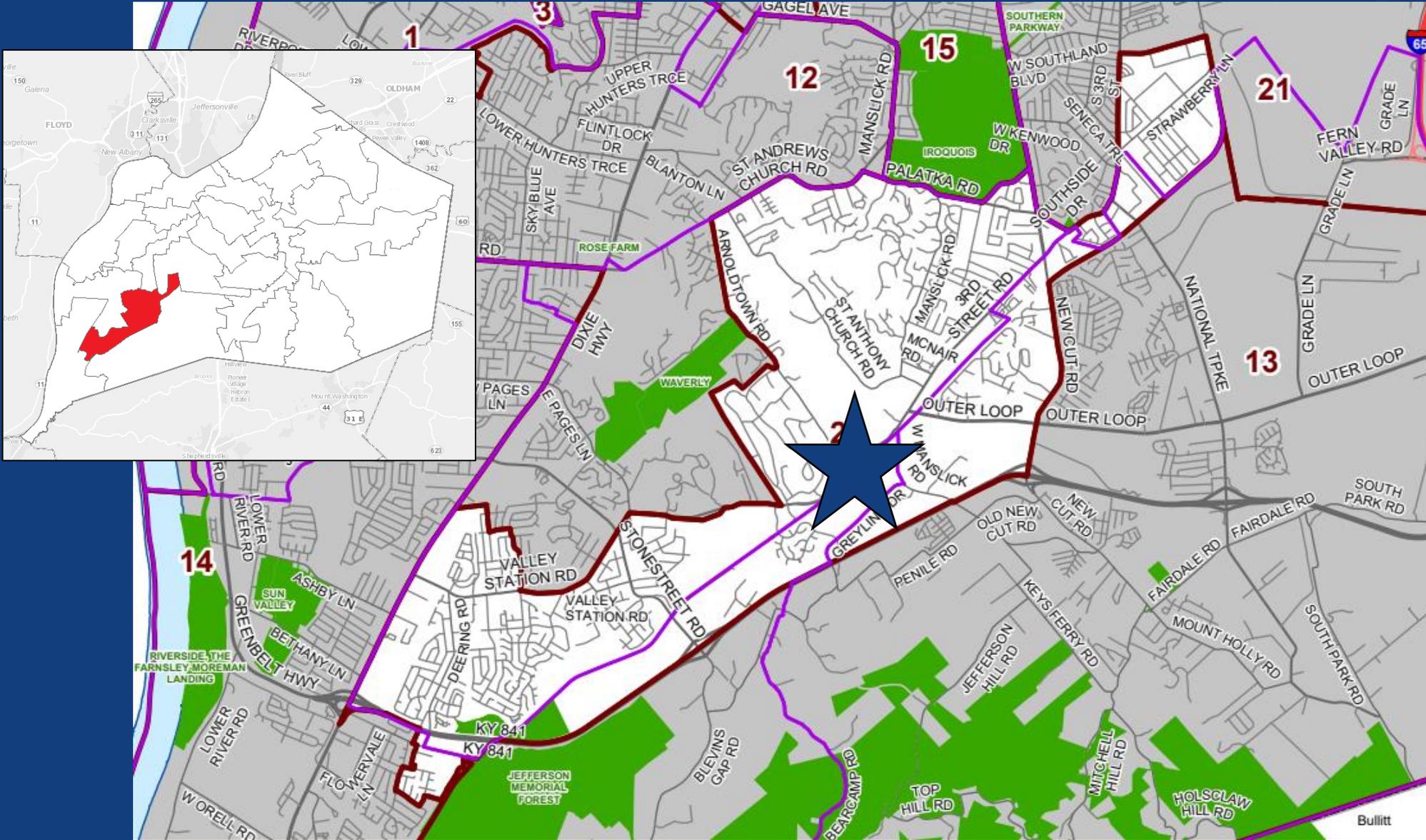


# **23-ZONE-0001**

# **8319 Third Street Rd**

**Planning & Zoning Committee**  
June 13, 2023





**8319 Third Street Road**  
**District 25 – Khalil Batshon**

**23-ZONE-0001**

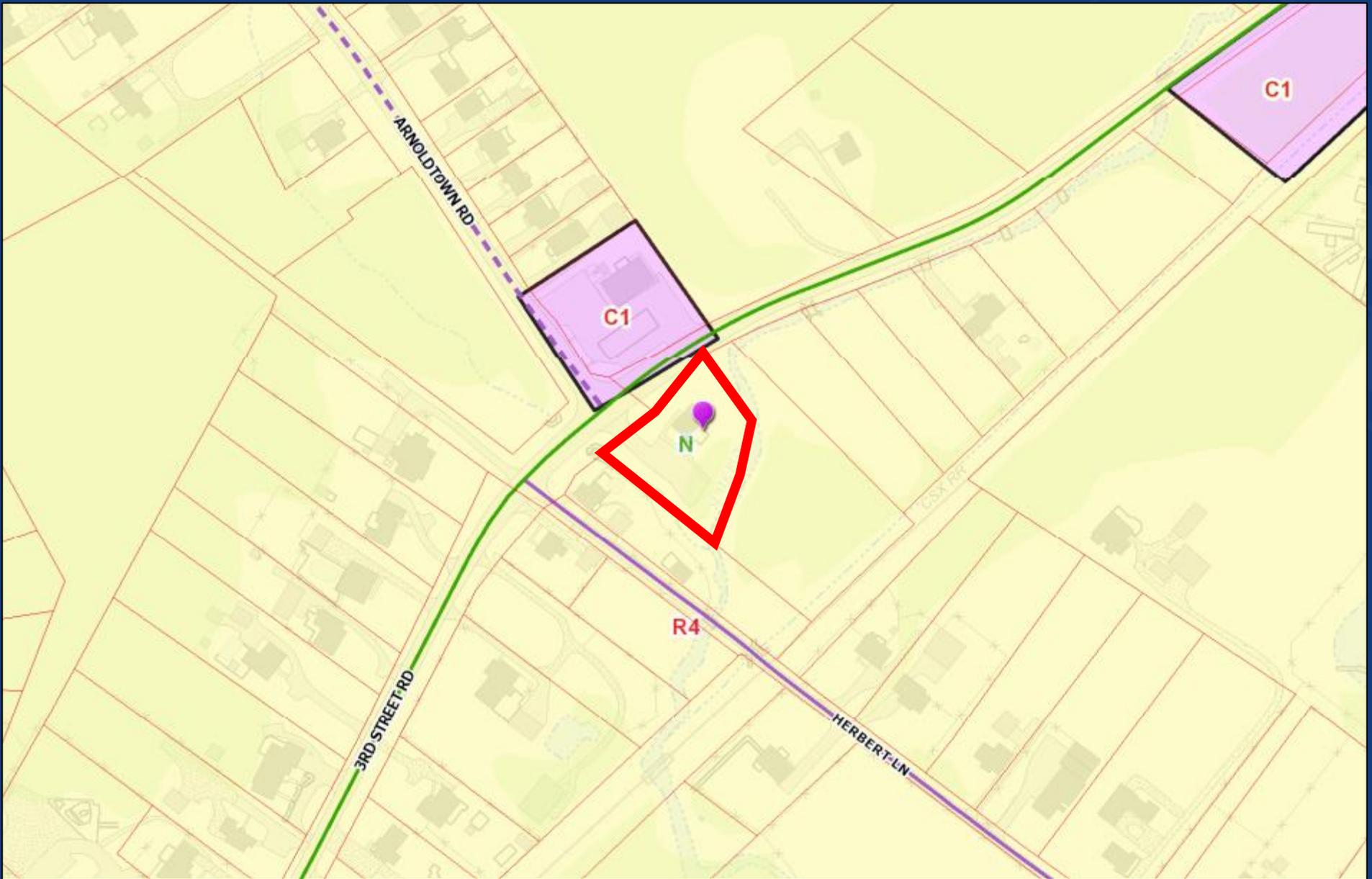




Existing: Residential  
Proposed: Office

23-ZONE-0001





Existing: R-4/N  
Proposed: OR/N

23-ZONE-0001



# REQUESTS

- Change in zoning from R-4 to OR
- Detailed District Development plan with binding elements

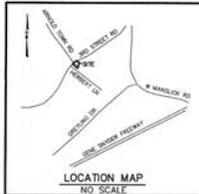


# CASE SUMMARY

- The applicant is proposing to renovate a vacant day care facility into a mix of residential and office space.
- No exterior alterations proposed at this time.
- The site approximately 0.67 acres



# DEVELOPMENT PLAN



**GENERAL NOTES:**

- (- - -) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PUNYIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE CITY OF LOUISVILLE LOC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
  - THE DEVELOPMENT MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY).
  - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCY.
- THIS PROJECT LIES WITHIN THE CITY LIMITS OF LOUISVILLE.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN, ALL APPLICABLE SECTIONS OF THE LAND DEVELOPMENT CODE (LDC) AND AGREED UPON BINDING ELEMENTS UNLESS AMENDED PURSUANT TO THE LAND DEVELOPMENT CODE. ANY CHANGES/ADDITIONS/ALTERATIONS OF THE PLAN SHALL BE SUBMITTED TO THE CITY OF LOUISVILLE METRO OFFICE OF PLANNING AND DESIGN SERVICES, FOR REVIEW AND APPROVAL. ANY CHANGES/ADDITIONS /ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
- NO SIDEWALK TO BE PROVIDED ALONG THE THIRD STREET ROAD FRONTAGE. A FEE IN LIEU OF SIDEWALKS SHALL BE PAID TO LOUISVILLE METRO.

**NOTE**

- NO NEW CONSTRUCTION PROPOSED.
- NO ALTERATIONS TO EXISTING DRAINAGE PATTERNS.
- MSD FLOODPLAIN PERMIT REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- KDOW APPROVAL REQUIRED PRIOR TO MSD APPROVAL.

**PRELIMINARY DRAINAGE CALCULATIONS**

CHANGE IN RUNOFF COEFFICIENT, C = 0  
 SITE AREA = 0.67 ACRES  
 INCREASED RUNOFF = 0.00 AC-FT

**INCREASED IMPERVIOUS SURFACE**

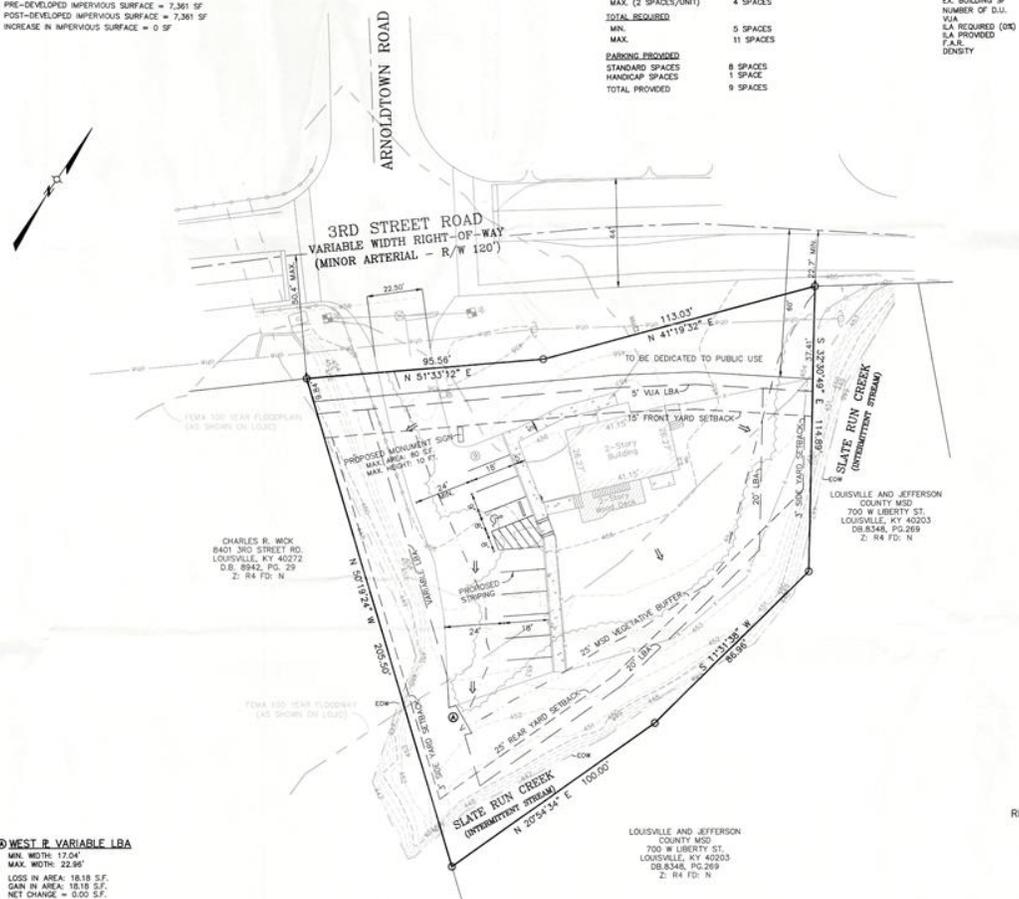
PRE-DEVELOPED IMPERVIOUS SURFACE = 7,361 SF  
 POST-DEVELOPED IMPERVIOUS SURFACE = 7,361 SF  
 INCREASE IN IMPERVIOUS SURFACE = 0 SF

**PARKING SUMMARY**

**REQUIRED**  
 OFFICE (FIRST FLOOR: 1,040 SF) 3 SPACES  
 MIN. (1 SPACE/400 SF)  
 MAX. (1 SPACE/150 SF) 7 SPACES  
 MULTI-FAMILY (SECOND FLOOR: 2 UNITS)  
 MIN. (1 SPACE/UNIT) 2 SPACES  
 MAX. (2 SPACES/UNIT) 4 SPACES  
**TOTAL REQUIRED**  
 MIN. 5 SPACES  
 MAX. 11 SPACES  
**PARKING PROVIDED**  
 STANDARD SPACES 8 SPACES  
 HANDICAP SPACES 1 SPACE  
 TOTAL PROVIDED 9 SPACES

**PROJECT SUMMARY**

EXISTING ZONING RA  
 PROPOSED ZONING OR  
 FORM DISTRICT N  
 EXISTING USE DAYCARE CENTER  
 PROPOSED USE OFFICE AND MULTI-FAMILY RESIDENTIAL  
 SITE ACREAGE 0.67 AC. (28,185 SF)  
 EX. BUILDING SF 2,080 SF  
 NUMBER OF D.U. 2 UNITS  
 V.I.A. 312 SF  
 LA REQUIRED (DMS) 0 SF  
 LA PROVIDED 0 SF  
 F.A.R. 0.07  
 DENSITY 2.89 D.U./AC.



RECEIVED  
 MAR 23 2021  
 PLANNING & DESIGN SERVICES

CASE #23-ZONE-0001  
 RELATED CASE # 22-ZONEPA-0159,  
 B-14084-10

**DETAILED DISTRICT DEVELOPMENT PLAN (FOR REZONING)**

8319 THIRD STREET ROAD

8319 3RD STREET ROAD  
 LOUISVILLE, KY 40214  
 OWNER/DEVELOPER  
 TAMM W. HALL  
 126 SPRING LAKE CT  
 LOUISVILLE, KY 40229  
 502.628.1628  
 TAM.HALL@TAMHALLDESIGN.COM



**Milestone design group**  
 108 Doveentry Lane, Suite 300 Louisville, KY 40223  
 502.327.7075 www.milestonedesign.com

8319 THIRD STREET ROAD

DATE: 1/3/2021  
 DRAWN BY: S.E.M.  
 CHECKED BY: J.M.M.  
 SCALE: 1"=50' (HORZ)  
 SCALE: N/A (VERT)

**REVISIONS**

NO.	AGENCY COMMENTS	DATE
1		
2		
3		
4		
5		
6		

<b>DDDP</b>
<b>JOB NUMBER</b> 22042
<b>1</b>
<b>OF</b>
<b>1</b>



23-ZONE-0001

# SITE PHOTOS – SUBJECT PROPERTY



23-ZONE-0001

# SITE PHOTOS – SUBJECT PROPERTY



23-ZONE-0001

# SITE PHOTOS – ADJACENT PROPERTY



23-ZONE-0001

# SITE PHOTOS



23-ZONE-0001

# PUBLIC MEETINGS

- Neighborhood Meeting on November 29, 2022
- LD&T Meeting on April 13, 2023
- Planning Commission Public Hearing on May 11, 2023
  - Motion to recommend approval of the change in zoning from R-4 to OR passed by a vote of 7-0.

