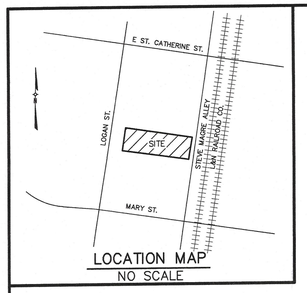


LOCATION MAP
NO SCALE

WAIVER(S) REQUESTED

(W1) WAIVER FROM SECTION 10.2.4 OF THE LDC TO REDUCE THE REQUIRED 20' LBA TO 0' AND TO NOT PROVIDE THE REQUIRED SCREENING & PLANTINGS ALONG BOTH SIDE PROPERTY LINES.

PRELIMINARY APPROVAL
Condition of Approval:
Development Review — Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PARKING SUMMARY

REQUIRED

RESTAURANT/RETAIL

*MIN.	0 SPACES
MAX. (1 SPACE / 100 S.F.)	49 SPACES

*STRUCTURE >50 YEARS OLD, THEREFORE NO MIN. PARKING REQUIREMENT

PARKING PROVIDED

ON-STREET SPACES	2 SPACES
GARAGE SPACES (EMPLOYEE ONLY)	2 SPACES
TOTAL PROVIDED	4 SPACES

BICYCLE PARKING

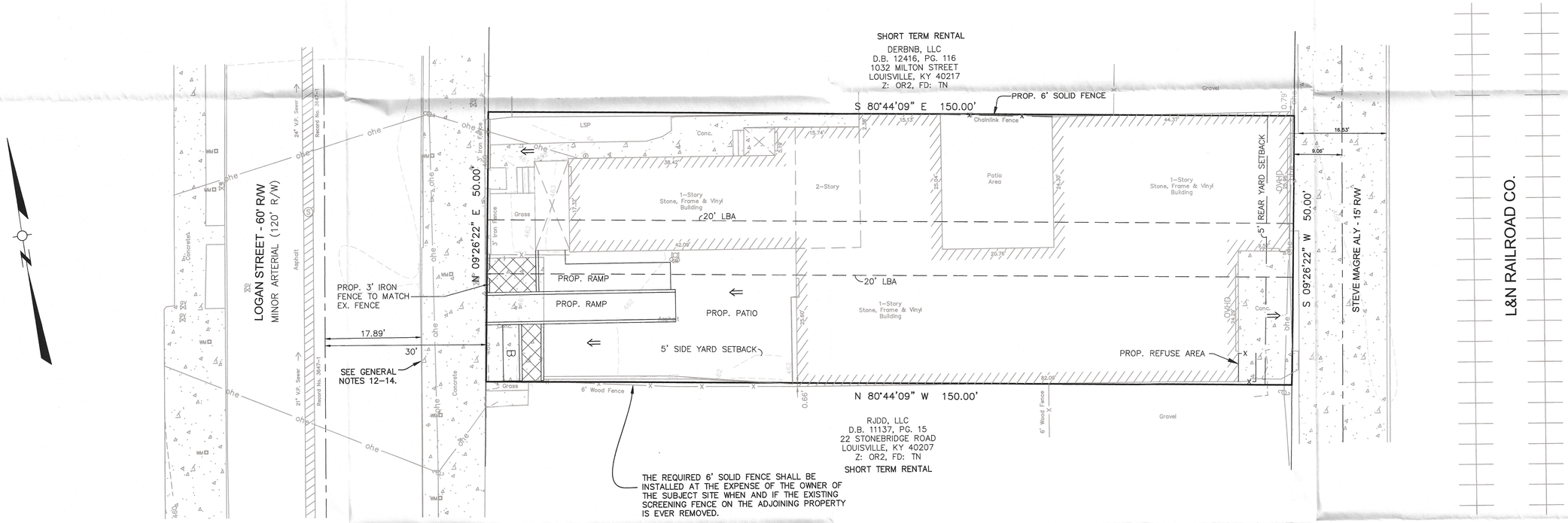
REQUIRED

3 SPACES, OR 10% OF REQUIRED PARKING, WHICHEVER IS GREATER

PROVIDED 9 SPACES

PROJECT SUMMARY

MUNICIPALITY	LOUISVILLE
EXISTING ZONING	OR2
PROPOSED ZONING	C1
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING USE	VACANT
PROPOSED USE	RESTAURANT/RETAIL
SITE ACREAGE	0.17 AC. (7,500 S.F.)
EXISTING BUILDING FOOTPRINT	4,568 S.F.
EXISTING GROSS FLOOR AREA	4,873 S.F.
VUA	0 S.F.
ILA REQUIRED (0%)	0 S.F.
F.A.R.	0.65
MAX. BUILDING HEIGHT	45'



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Sam Graber
DATE: 6/27/24
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

MSD NOTES

1. MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 7,232 S.F.
POST-DEVELOPED IMPERVIOUS SURFACE = 7,328 S.F.
NO INCREASE IN IMPERVIOUS SURFACE
AREA OF DISTURBANCE = 654 S.F. (0.02 AC.)

FLOOD NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0042E.

GENERAL NOTES:

1. (⟸) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
2. ALL LUMINARIES 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 (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
3. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
4. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
5. ANY SITE LIGHTING SHALL COMPLY WITH THE METRO LOUISVILLE LDC.
6. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
7. ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHOLES, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. ALL COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH.
10. STREET TREES SHALL BE PROVIDED PER LDC SECTION 10.2.8.
11. WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING 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.
12. EXISTING CURB CUT ON LOGAN STREET TO BE REMOVED AND SIDEWALK AND CURB TO BE RESTORED. TREE WELLS SHALL BE CONSTRUCTED AND STREET TREES SHALL BE INSTALLED AS DETERMINED BY KYTC.
13. NO CO OR TCO SHALL BE GRANTED BY LOUISVILLE METRO PRIOR TO THE COMPLETION OF THE LOGAN STREET RIGHT-OF-WAY IMPROVEMENTS REQUIRED BY KYTC.
14. A KYTC ENCROACHMENT PERMIT IS REQUIRED OFR ALL WORK DONE WITHIN THE STATE RIGHT-OF-WAY.
15. REFUSE AREA TO BE SCREENED ACCORDING TO LDC SECTION 4.4.9.

LEGEND

	= EX. UTILITY POLE
498	= EX. CONTOUR
	= EX. FIRE HYDRANT
ohe	= EX. OVERHEAD ELECTRIC
	= EX. SIGN
	= EXISTING LIGHT
TBR	= TO BE REMOVED
(#)	= PARKING COUNT
	= EX. CONCRETE
OHD	= EX. OVERHEAD DOOR
D	= EX. DUMPSTER
	= PROPOSED STORMWATER DRAINAGE
	= PROPOSED SANITARY SEWER
	= EX. BOLLARD
DS	= EX. DOWN SPOUT
MB	= EX. MAILBOX
B	= PROP. BIKE RACK (9 SPACES)
	= CONC. TO BE REMOVED

0' 10' 20'
GRAPHIC SCALE
1"=10'

CASE# 24-ZONE-0024
RELATED CASE# 23-ZONEPA-0136

DETAILED DISTRICT DEVELOPMENT PLAN
(FOR REZONING)

LOGAN STREET COMMERCIAL

1113 & 1115 LOGAN ST.
LOUISVILLE, KY 40204

OWNER:
JEFFREY WIESNER
1113 LOGAN ST.
LOUISVILLE, KY 40204
D.B. 12301 PG. 904
TAX BLOCK: 25A LOT: 94

APPLICANT:
RAPHAEL COLLAZO
10404 LARK PARK DR.
LOUISVILLE, KY 40299

WM #

Milestone design group
108 Daventry Lane, Suite 300 Louisville, KY 40223
502.327.7073 www.milestonedesign.org

LOGAN STREET COMMERCIAL

DATE: 2/19/2024
DRAWN BY: S.R.M.
CHECKED BY: J.M.M.
SCALE: 1"=10' (HORZ)
SCALE: N/A (VERT)

REVISIONS
1. 3/20/24 AGENCY CMNTS
2. 6/11/24 SETBACK & REFUSE
3. 6/18/24 KYTC COMMENTS
4.
5.
6.
7.

DDDP

JOB NUMBER
24009

1 OF 1