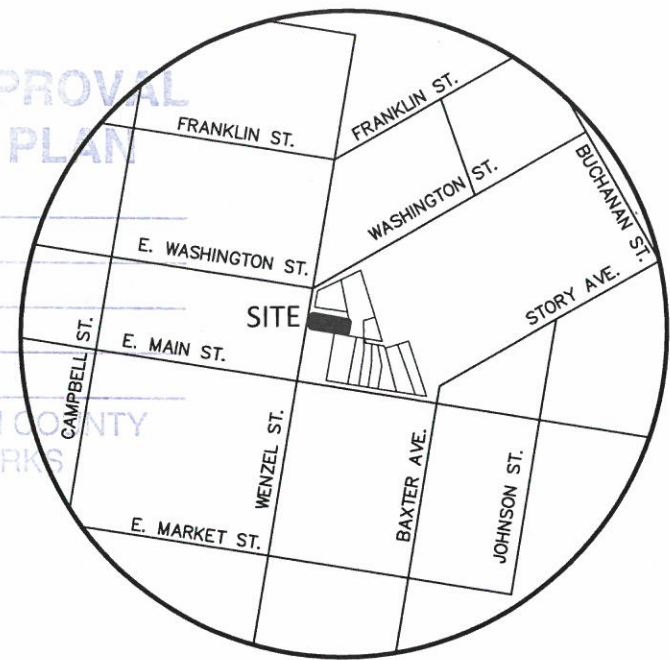


PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: *Sam Graham*
DATE: 4/14/23

LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA:	0.048 ACRES
EXISTING ZONING:	R6
PROPOSED ZONING:	C2
EXISTING FORM DISTRICT:	TRADITIONAL NEIGHBORHOOD
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	COMMERCIAL
FOOTPRINT:	1,208 SF
GROSS FLOOR AREA:	1,350 SF
FAR:	0.65

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED (1/1,000 SF)	1 SPACES
MAXIMUM PARKING ALLOWED (1/200 SF)	7 SPACES
PROPOSED PARKING	1 ON-STREET SPACE

BICYCLE PARKING CALCULATIONS

BICYCLE PARKING REQUIRED:	3 SPACES
PARKING PROVIDED:	3 SPACES

TREE CANOPY CALCULATIONS

PER LDC 10.1.2, WITH NO INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE, THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.1.

VUA CALCULATIONS

PROPOSED VUA AREA	0 SF
-------------------	------

IMPERVIOUS AREA CALCULATIONS

THERE IS NO PROPOSED CHANGE TO IMPERVIOUS AREA FOR THIS LOT.

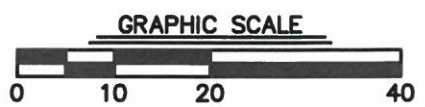
ADDITIONAL REQUESTS

1. WAIVER OF LDC 10.2.4 TO WAIVE THE PROPERTY PERIMETER LBA REQUIREMENT (INCLUDING ALL PLANTING) ALONG THE NORTH PROPERTY LINE.

NOTE: VARIANCES AREN'T REQUIRED WHERE EXISTING BUILDINGS ENCROACH INTO REQUIRED YARDS PER LDC 5.1.2.

GENERAL NOTES

1. NO MAJOR CHANGES ARE EXPECTED FOR THIS PROPERTY SO MANY OF THE STANDARD NOTES DO NOT APPLY.
2. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0026E, DECEMBER 5, 2006)
3. SANITARY SEWERS ARE AVAILABLE BY CONNECTION.
4. THE SITE IS LESS THAN 1 ACRE SO GREEN INFRASTRUCTURE REQUIREMENTS DO NOT APPLY.
5. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
6. THIS SITE IS IN THE BUTCHERTOWN HISTORIC PRESERVATION DISTRICT AND THE BUTCHERTOWN NEIGHBORHOOD PLAN STUDY AREA.
7. TRASH SERVICE WILL BE PROVIDED WITH ROLL-OUT TRASH CANS.
8. A STREET TREE IS REQUIRED.



NOTICE
PERMITS SHALL BE ISSUED
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.

LEGEND

- EX. ZONING DISTRICT
- EX. FORM DISTRICT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. SANITARY SEWER

PRELIMINARY APPROVAL

Condition of Approval: _____

Development Review: *M. L. L. L.* Date: 4-14-23

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED
APR 12 2023
PLANNING & DESIGN
SERVICES

SHEET TITLE:
DETAILED DEVELOPMENT PLAN

PROJECT TITLE: BUTCHER BLOCK 111

JOB NO. 2975
SCALE: 1"=20'
DATE: 02/08/23

REV: 03/30/23
REV: 04/12/23

OWNER/DEVELOPER:
BUTCHER BLOCK PROPERTIES, LLC
1201 STORY AVENUE, ST. 100
LOUISVILLE, KY 40206
D.B. 12490, PG. 165



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(502) 584 - 6271

CASE # 23-ZONE-111 RELATED CASE # 23-ZONEPA-0016

23-ZONE-0046

Binding Elements – 23-ZONE-0046

1. The development shall be in accordance with the approved district 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 any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

PRELIMINARY APPROVAL	
Condition of Approval: _____	

Development Review	Date
<i>Melita</i>	4-14-23
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT	