



PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO DEVELOP THE EXISTING UNDEVELOPED SITE FOR A NEW 3-STORY (6) UNIT MULTIFAMILY RESIDENTIAL APARTMENT BUILDING. GROUND LEVEL UNITS WILL HAVE PRIVATE PATIOS WHILE UPPER LEVEL UNITS WILL HAVE PRIVATE RECESSED BALCONIES.

SITE IMPROVEMENTS INCLUDE PAVED PARKING FOR (6) SPACES IN ADDITION TO (1) ADA ACCESSIBLE HANDICAP PARKING SPACE.

DEVELOPMENT INFO

SITE DATA
 PROJECT: TALBOTT AVENUE APARTMENTS
 ADDRESS: 2552 TALBOTT AVENUE
 LOUISVILLE, KENTUCKY 40205

OWNER:
 BON AIR PROPERTIES, LLC
 3044 BARSTOWN ROAD #1133
 LOUISVILLE, KY 40205

PARCEL ID: 078H000400000
 PARCEL LRSN: 110037
 D.B. 5 PAGE 45.

ZONING: R7
 SPECIAL ZONING: NO
 HISTORIC PRESERVATION: NO
 FORM DISTRICT: TRADITIONAL MARKETPLACE CORRIDOR

LOT AREA: 0.17630 ACRES (7645 SF)

EXISTING USE: PARKING LOT
 PROPOSED USE: MULTIFAMILY APARTMENTS

BUILDING FOOTPRINT: 2422 SF
 MAXIMUM NUMBER OF FLOORS: 3
 PROPOSED NUMBER OF FLOORS: 3
 TOTAL AREA: 7266 SF

MAXIMUM DENSITY (34.8/ACRE): 6 DWELLING UNITS PROPOSED DENSITY: 6 DWELLING UNITS

ALLOWABLE BUILDING HEIGHT: 27'+25%: 33'-8"
 PROPOSED BUILDING HEIGHT: 36'-0"

PARKING SUMMARY
 NO PARKING REQUIRED.
 PARKING SPACES PROPOSED: 6 + 1 ADA VAN
 PARKING AREA LIGHTING PROVIDE IN ACCORDANCE WITH CHAPTER 4 OF THE LDC.

IMPERVIOUS AREA
 EXISTING IMPERVIOUS AREA: 7645 SF (100%)
 PROPOSED IMPERVIOUS AREA: 5822 SF (76%)
 DECREASE IN IMPERVIOUS AREA: -1823 SF (-24%)

LANDSCAPING SUMMARY
 LANDSCAPE PLAN TO BE PROVIDED.

STREET TREES ARE REQUIRED FOR ALL LAND USES ALONG ALL PUBLIC RIGHTS OF WAY (EXCLUDING ALLEYS). STREET TREES SHALL BE SELECTED AND PLACED WITH THE APPROVAL OF PLANNING AND DESIGN SERVICES WITH CONSULTATION FROM THE DIRECTOR OF PUBLIC WORKS OR DESIGNER.

ALL ACCESSORY STRUCTURES TO BE SCREENED IN ACCORDANCE WITH LDC10.2.6 & 44.

10'-0" (B2) LEVEL LANDSCAPE BUFFER BETWEEN MULTIFAMILY AND ADJACENT R5 PROPERTIES WITH 1.5X DENSITY MULTIPLIER.

5'-0" LANDSCAPE BUFFER AT VEHICLE USE AREA, VEHICLE USE AREA (VUA): 2901 SF
 INTERIOR LANDSCAPE AREA (IIA): 0.5F (<10 P9)

WAIVER REQUEST

WAIVER TO SECTION 5.4.1
 RELIEF FROM FOUR AREAS OF TRADITIONAL NEIGHBORHOOD DESIGN PRIVATE YARD REQUIREMENT.

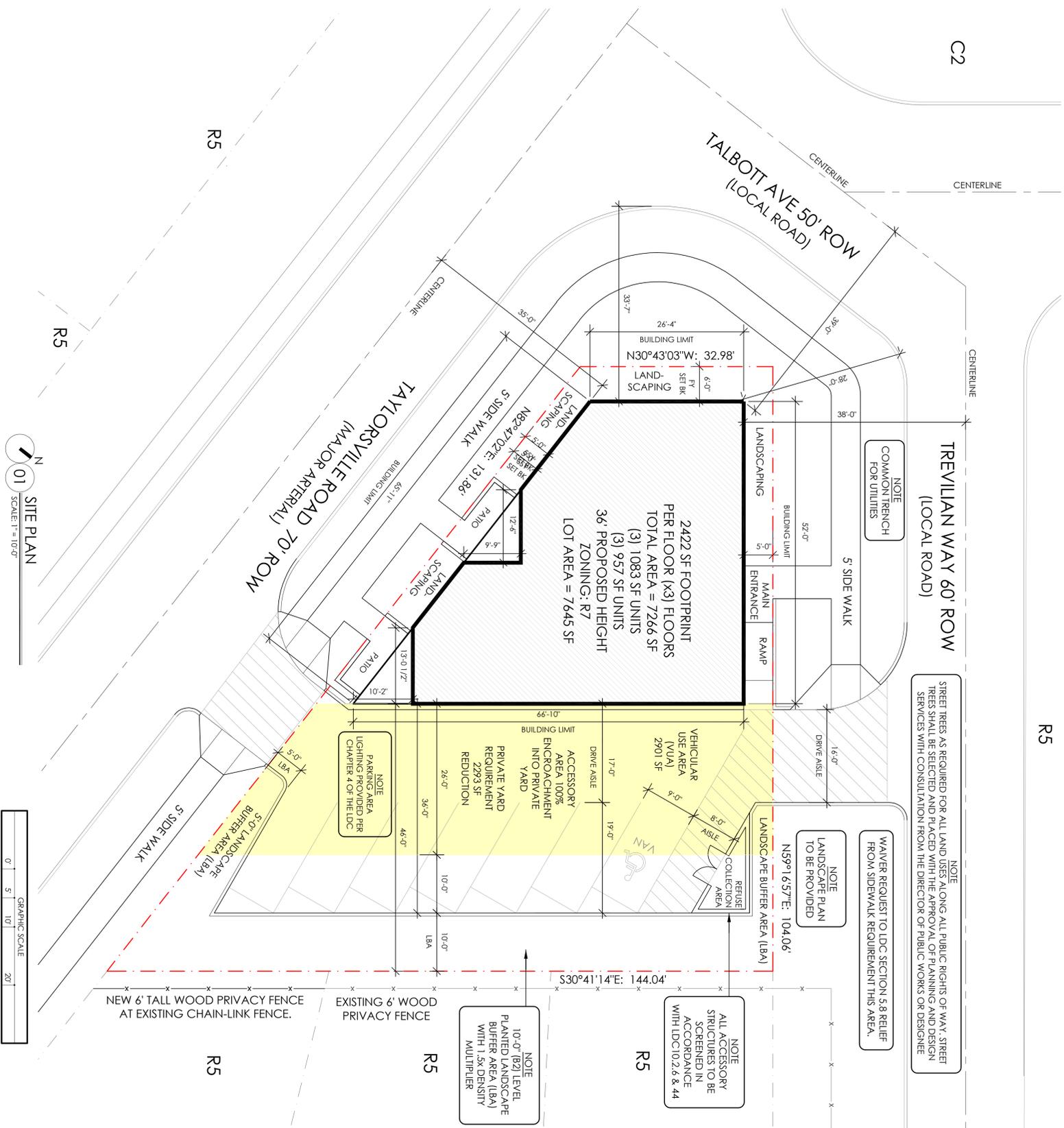
ACCESSORY AREA TO ENCRONACH 100% INTO PRIVATE YARD AREA.

REQUIRED PRIVATE YARD: 7645 SF X 30% = 2293 SF
 PROPOSED REDUCTION OF 2293 SF

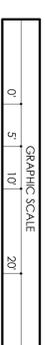
WAIVER TO SECTION 5.8.
 RELIEF FROM SMALL SECTION OF SIDEWALK REQUIREMENT ALONG TREVELIAN WAY AT NORTH CORNER OF PROPERTY.

SITE PLAN LEGEND

- PROPERTY LINE
- - - NEIGHBORING PROPERTY LINE
- - - STREET CENTERLINE
- - - OUTLINE OF NEW STRUCTURE
- - - EXISTING FENCE
- - - EXISTING CURB
- - - NEW CURB



01 SITE PLAN
 SCALE: 1"=10'-0"



TALBOTT AVENUE APARTMENTS
 2552 TALBOTT AVENUE
 LOUISVILLE, KENTUCKY 40205

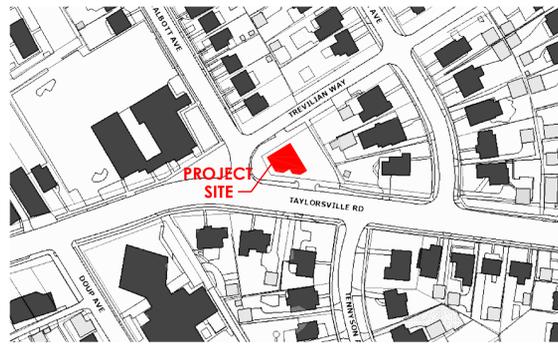
WAIVER PLAN

17 OCTOBER 2023
 30 OCTOBER 2023

drawn by: MIF
 03 OCTOBER 2023

W1.0

23P08



VACINITY MAP
NOT TO SCALE

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HISTORIC PRESERVATION: NO
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5'-0 LANDSCAPE BUFFER AT VEHICLE USE AREA.
VEHICLE USE AREA (VUA): 2901 SF
INTERIOR LANDSCAPE AREA (ILA): 0 SF (<10 PS)

VARIANCE REQUESTS

VARIANCE TO SECTION 5.1.12
ENCROACH 9'-0" INTO REQUIRED 15'-0" SETBACK FROM TALBOT AVENUE PROPERTY LINE.
PROPOSED SETBACK = 6'-0".

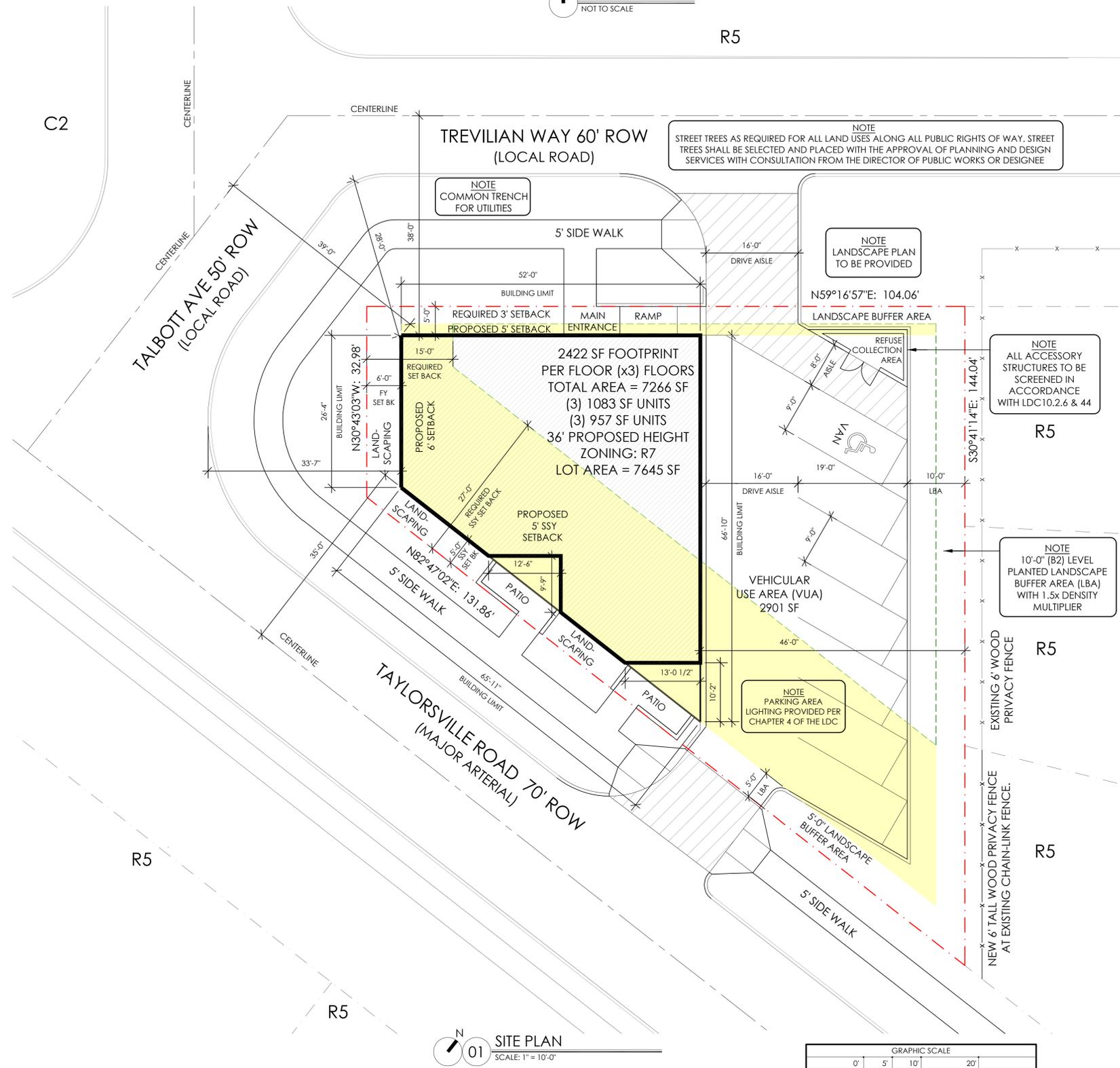
ENCROACH 22'-0" INTO REQUIRED 27'-0" SETBACK FROM TAYLORSVILLE ROAD PROPERTY LINE.
PROPOSED SETBACK = 5'-0".

RETREAT 2'-0" FROM REQUIRED 3'-0" SETBACK FROM TREVILLIAN WAY PROPERTY LINE.
PROPOSED SETBACK = 5'-0".

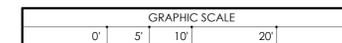
HEIGHT INCREASE OF 2'-4" TO ALLOWABLE 33'-8".
PROPOSED HEIGHT = 36'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- STREET CENTERLINE
- OUTLINE OF NEW STRUCTURE
- EXISTING FENCE
- EXISTING CURB
- NEW CURB
- REQUIRED SET BACK LINE



01 SITE PLAN
SCALE: 1" = 10'-0"



FOXWORTH ARCHITECTURE PLLC

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MARK J. FOXWORTH, AIA, LEED AP, ARCHITECT

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TALBOTT AVENUE APARTMENTS
2552 TALBOTT AVENUE
LOUISVILLE, KENTUCKY 40205

VARIANCE PLAN

17 OCTOBER 2023
REV-1

30 OCTOBER 2023
REV-2

drawn by: MF
03 OCTOBER 2023

V1.0

23P08