

- **ZONING Application:**
23-ZONE-0047

Applicant: Kimberly Bunch

Project: Dongo Storage

Zoning Application Request:
R-4, Single-Family Residential
To
CM, Commercial Manufacturing

1305, 1295 & 1285 OLD FERN VALLEY ROAD

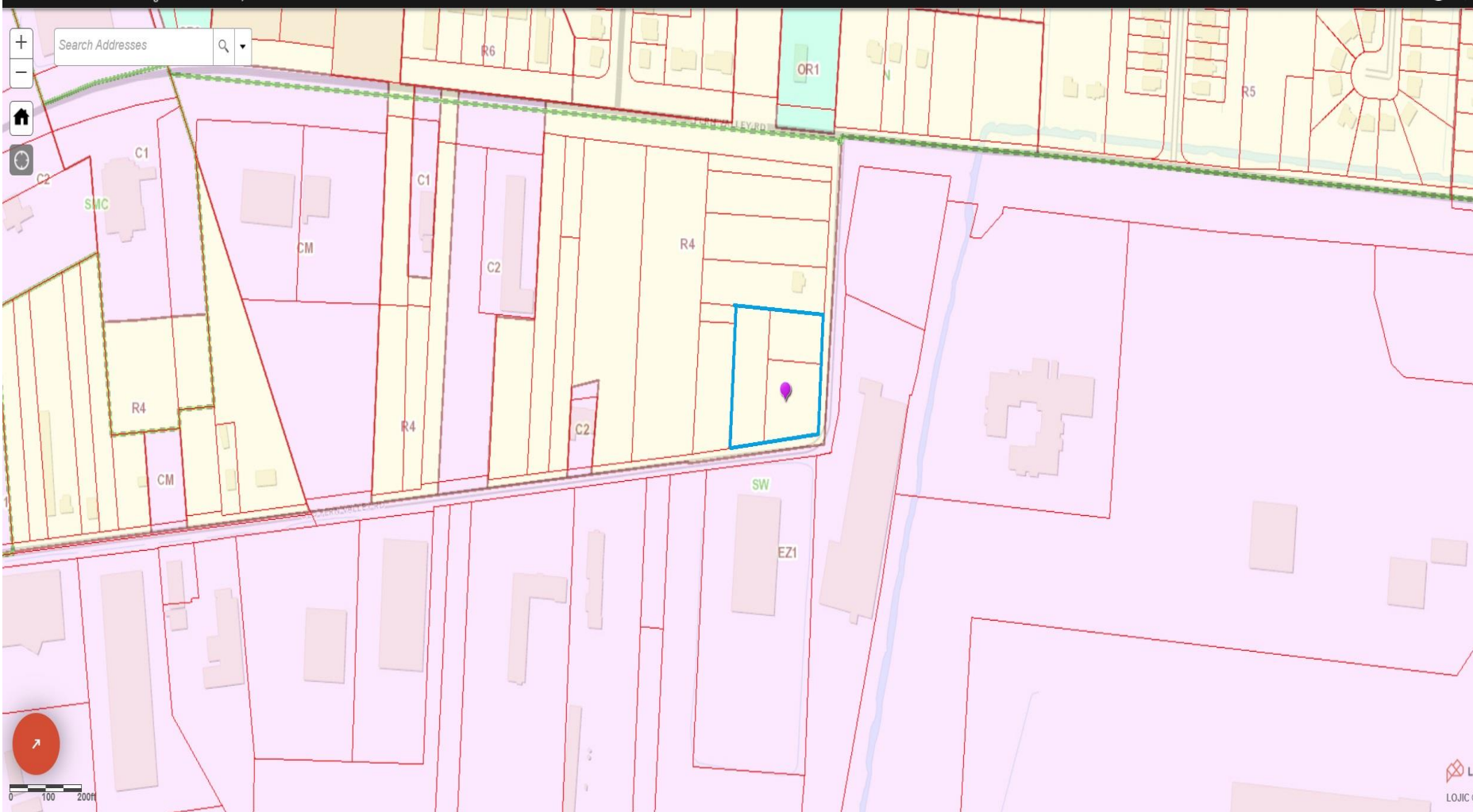
Louisville Metro Planning Commission
September 21, 2023 – Public Hearing



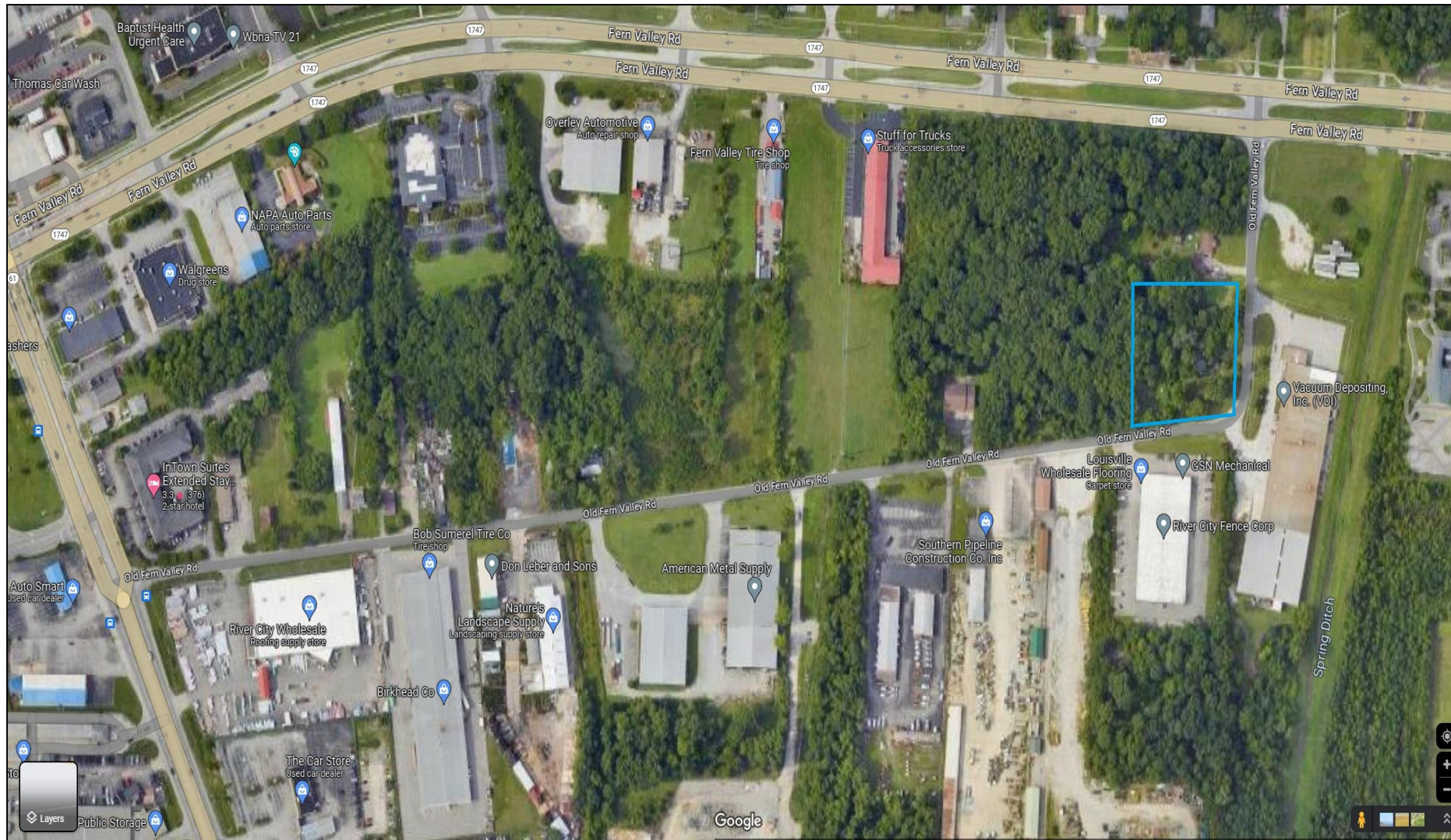
SUBJECT SITE: 1285, 1295 & 1305 OLD FERN VALLEY ROAD

LOJIC Online

A GIS Partnership to Meet the
Growing Needs of Louisville, KY



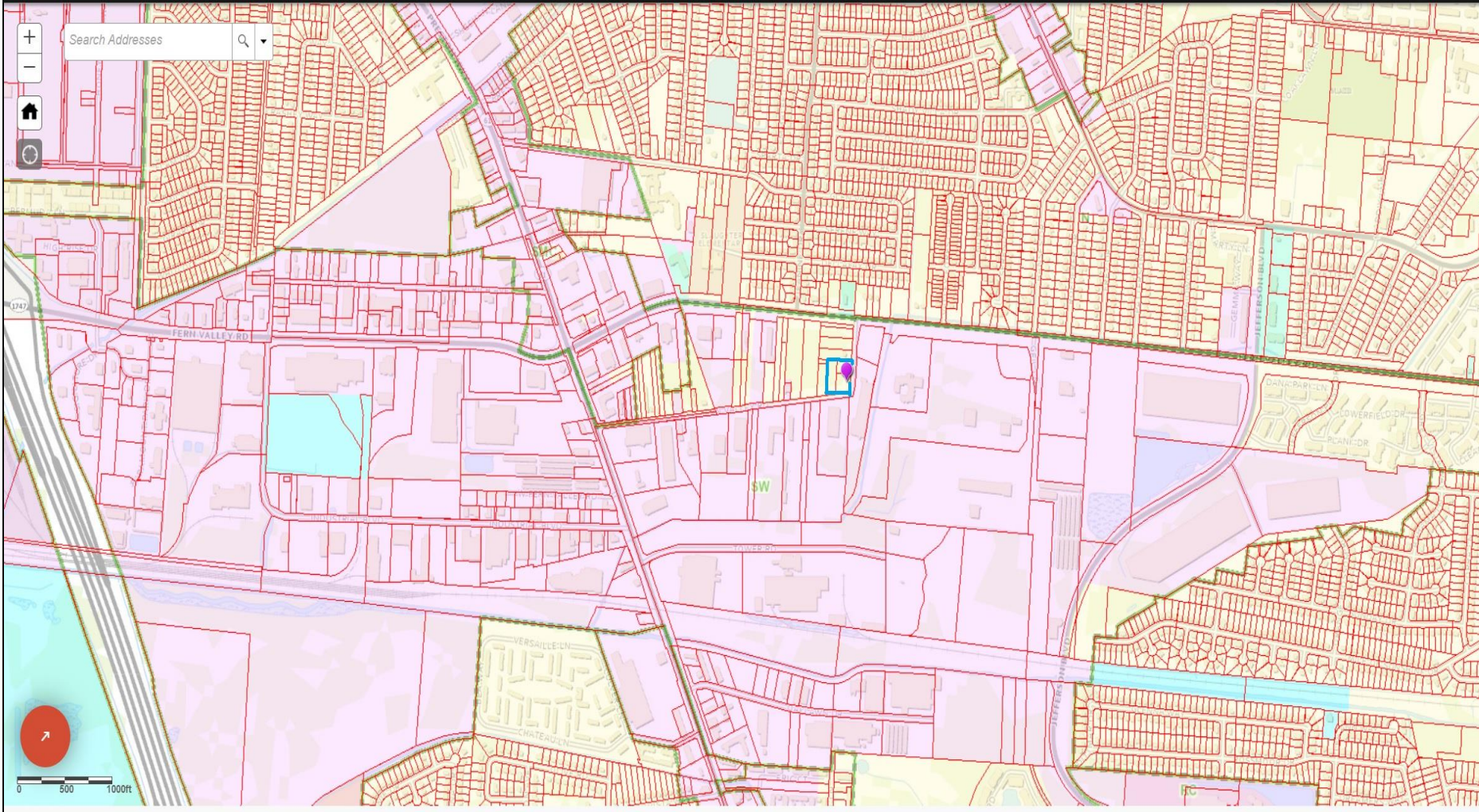
ARIAL OF SITE & SURROUNDING AREA



ZONING IN GREATER SURROUNDING AREA

LOJIC Online

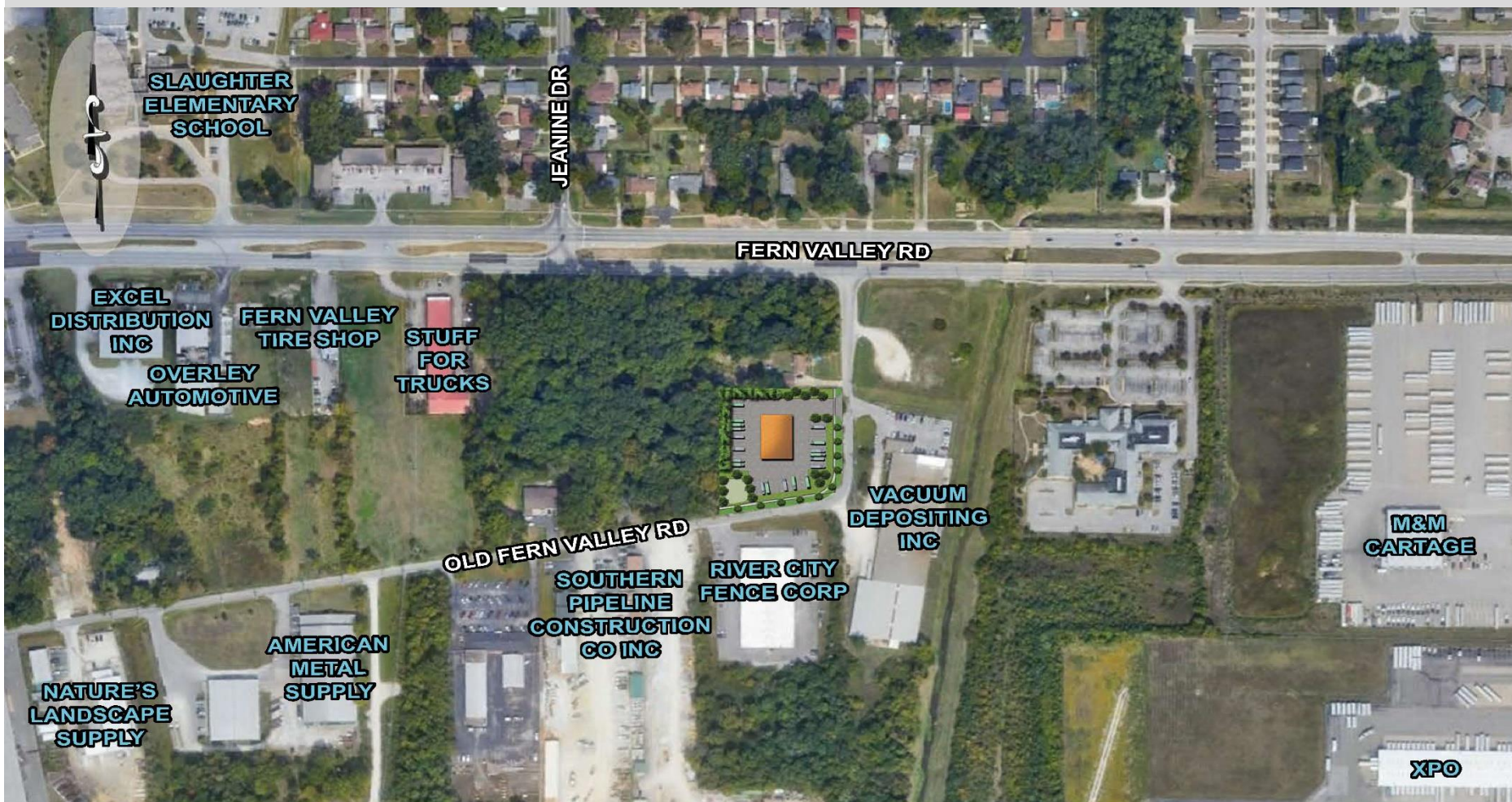
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ZONING IN SURROUNDING AREA



ROADWAY CLASSIFICATION IN AREA

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NO FLOODPLAIN ON SUBJECT SITE



OLD FERN VALLEY ROAD INTERSECTS W SOUTHERN FRONTAGE OF FERN VALLEY ROAD



OLD FERN VALLEY ROAD LOOKING WEST ON PRESTON HIGHWAY JUST AFTER THE TURN ON OLD FERN VALLEY ROAD



CURRENT ENTRANCES TO SITE



OLD FERN VALLEY ROAD LOOKING NORTH AT PART OF THE SITE



OLD FERN VALLEY ROAD LOOKING WEST ON PRESTON HIGHWAY JUST AFTER THE TURN ON OLD FERN VALLEY ROAD



EZ-1 USES ON OLD FERN VALLEY ROAD



EZ-1 USES ON OLD FERN VALLEY ROAD



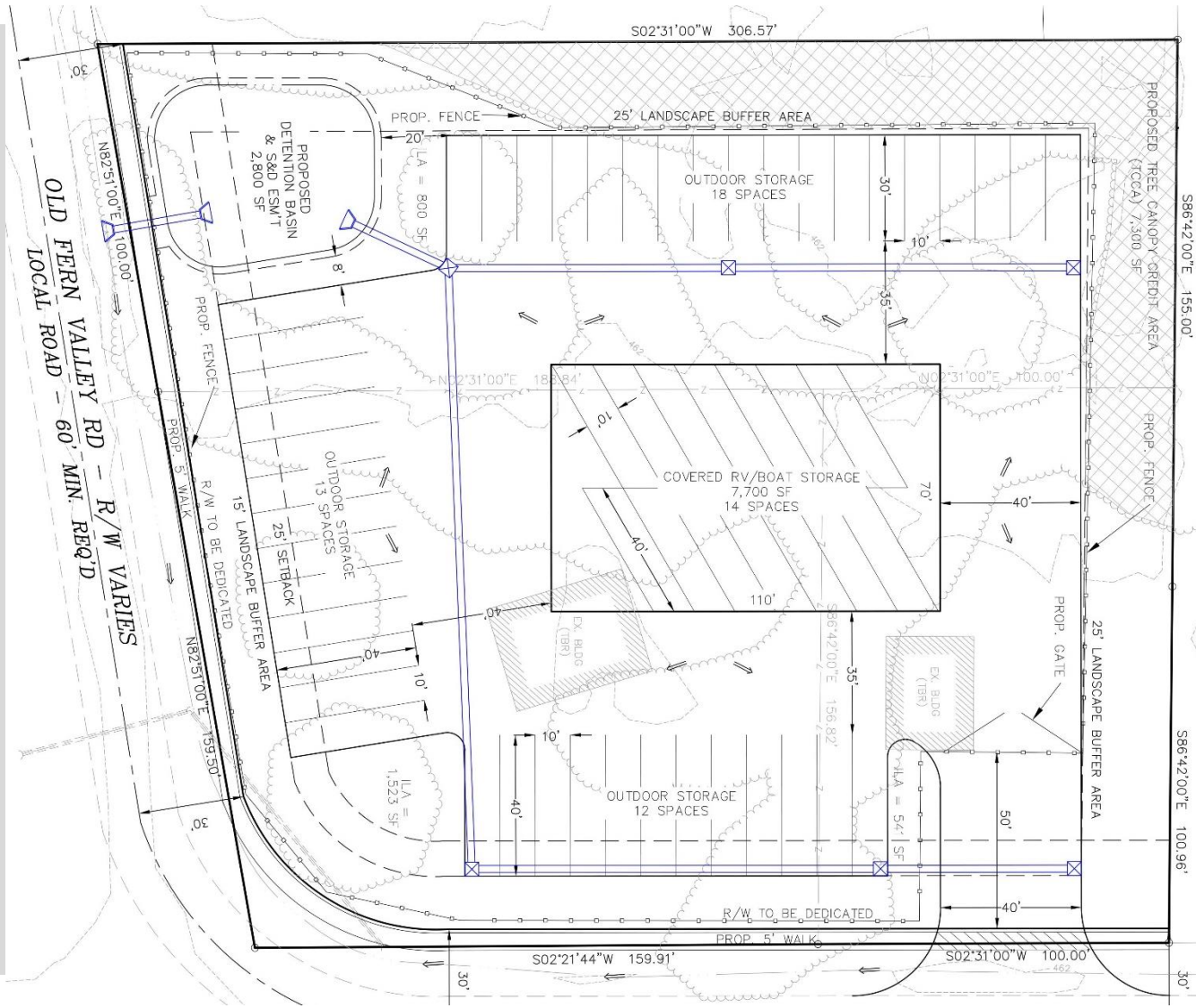
WESTWARD ON OLD FERN VALLEY ROAD TOWARD PRESTON HIGHWAY



WEST TOWARD PRESTON HIGHWAY



PROPOSED DEVELOPMENT PLAN

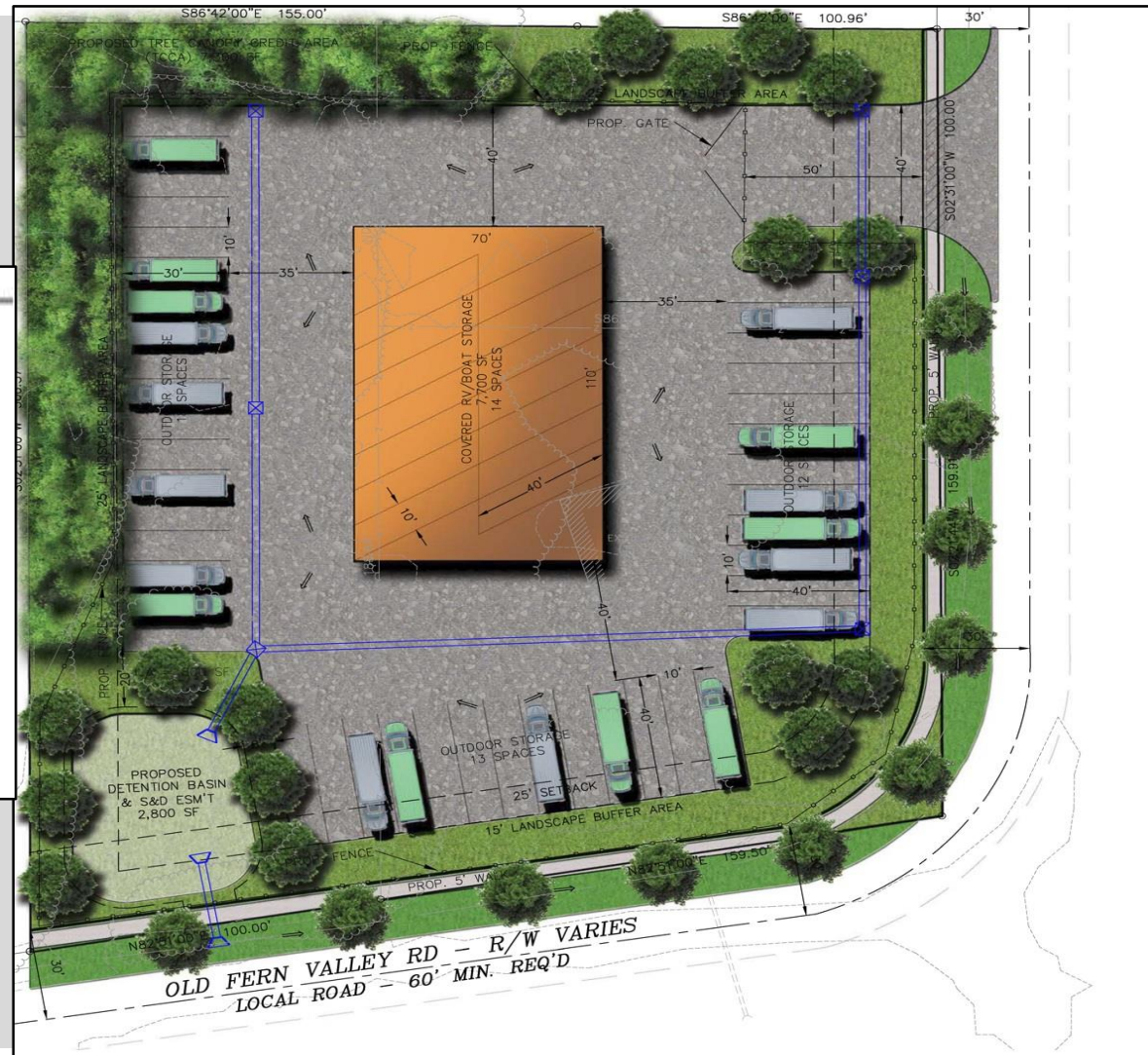


PROPOSED SITE RENDERING

PROJECT DATA

TOTAL SITE AREA	= 1.7±Ac. (72,490 SF)
R/W DEDICATION AREA	= 0.1±Ac. (3,026 SF)
NET SITE AREA	= 1.6±Ac. (69,464 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= C-M
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= SINGLE-FAMILY
PROPOSED USE	= AUTOMOBILE, RV & BOAT STORAGE
BUILDING HEIGHT	= 1-STORY (50' MAX. ALLOWED)
BUILDING AREA	= 7,700 SF
F.A.R.	= 0.11 (5.0 MAX. ALLOWED)

TOTAL VEHICULAR USE AREA	= 37,277 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 2,796 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,864 SF
EXISTING IMPERVIOUS	= 3,775 SF
PROPOSED IMPERVIOUS	= 45,360 SF (58% INCREASE)



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