

1764 FRANKFORT AVE LOT DESCRIPTION:

Beginning at a set magnetic nail with identifier ring stamped "ETS 3675" on the south right-of-way line of Frankfort Avenue and on the west right-of-way line of Pope Street; thence with the right-of-way line of Pope street, 150' to a set magnetic nail with identifier ring stamped "ETS 3675" on the north right-of-way line of a 20' alley; thence with the alley right-of-way line, being parallel with Frankfort Avenue, 55' to a set magnetic nail with identifier ring stamped "ETS 3675"; thence leaving the alley right-of-way line, being parallel with Pope Street, 150' to a set magnetic nail with identifier ring stamped "ETS 3675" on the south right-of-way line of Frankfort Avenue; thence with the right-of-way line of Frankfort Avenue 55' to the point of beginning containing 0.19 acres.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

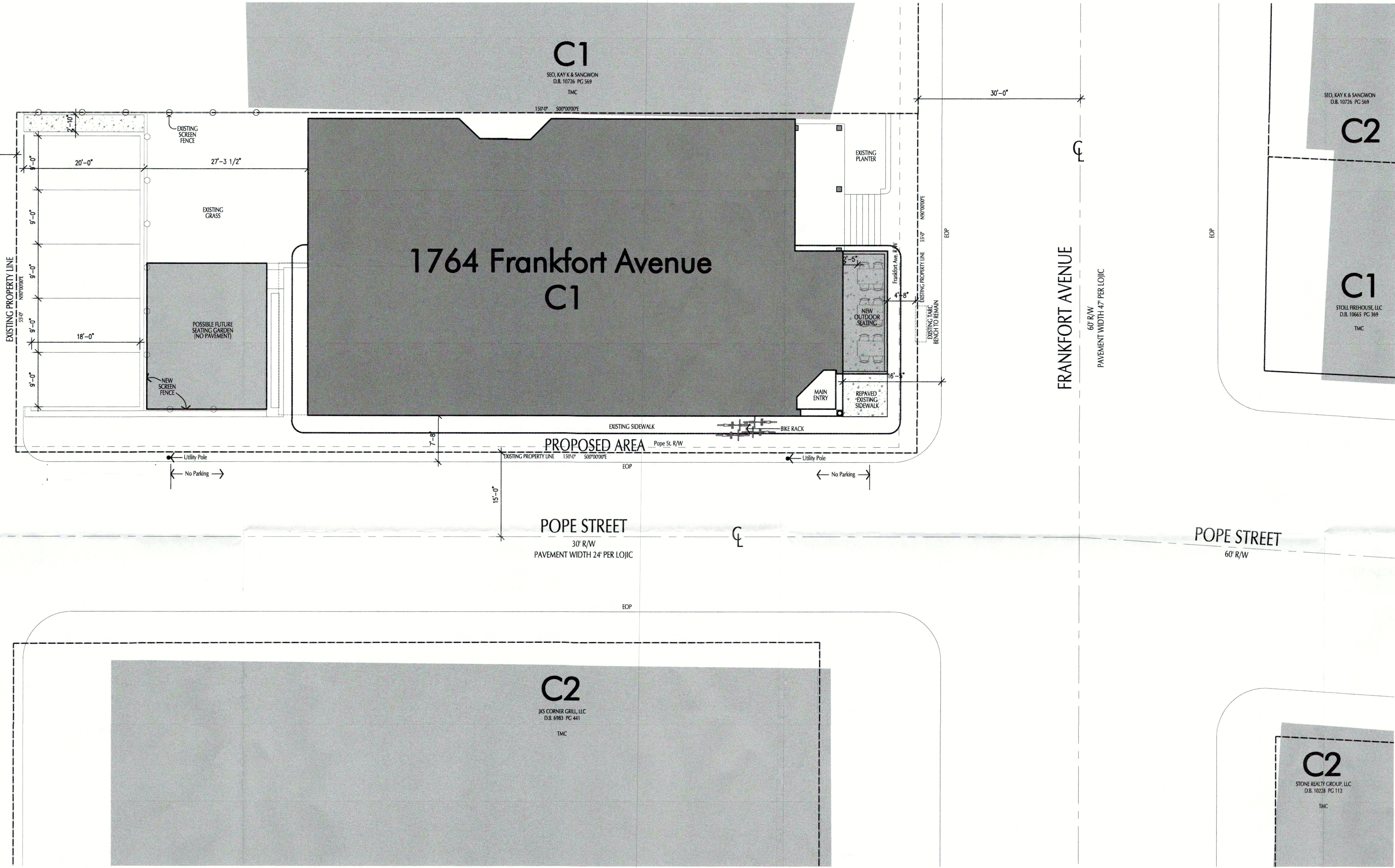
BY: *Tony Kelly*
DATE: *11-29-17*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

LDC# LDC 101
D.B. 8028 PG 180

RSA
TN

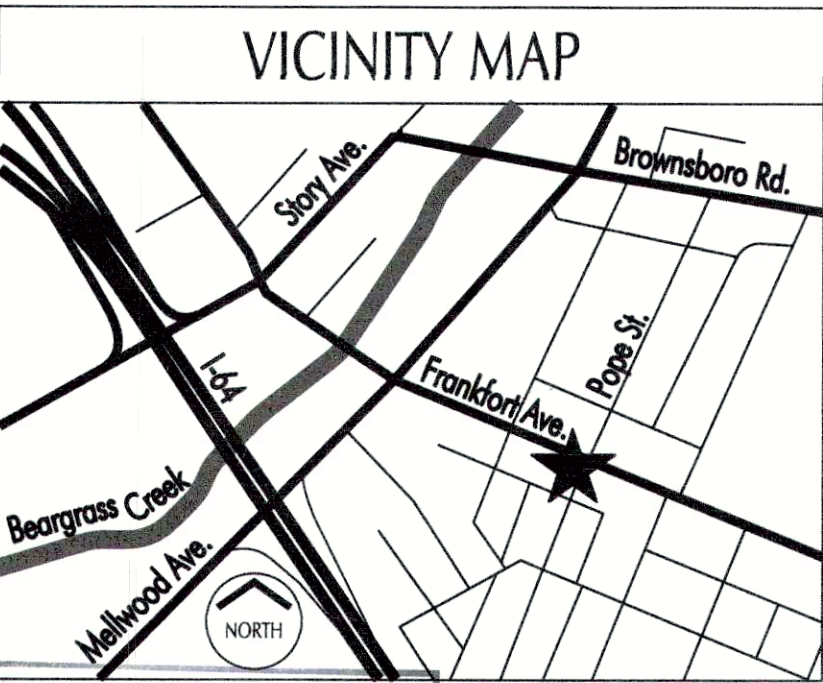
MAP MANAGEMENT LLC
D.B. 8952 PG 25

RSA
TN

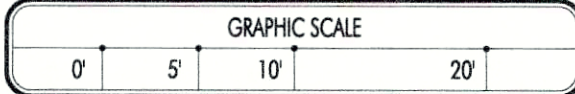


| DETAILED DISTRICT DEVELOPMENT PLAN Archtype Gallery & Bar | |
|--|--|
| ADD. SITE DATA | |
| PARCEL ID | 069K01500000 |
| EXISTING FORM | TMC |
| PROPOSED ZONING | C2 |
| EXISTING DENSITY | 21.41 DU/ac (4 units) |
| proposed DENSITY | 40.54 DU (1 bedroom units) |
| FAR | 1.02 |
| PRESERVATION DISTRICT | CLIFTON |
| PARKING SUMMARY | |
| EXISTING PARKING | 5 |
| EXISTING PARKING REQUIRED | 7 (9.1.3.F) |
| ADD. PROPOSED PARKING | 0 |
| PROPOSED PARKING REQUIRED (min.) | 17 |
| 10% tarc | 1.7 |
| 10% Residential use @ 25% | 1.7 |
| 20% National Register Eligible | 3.4 |
| PROPOSED PARKING REQUIRED (min.) | 10 (9.1.3.F) |
| ADD. PARKING REQUIRED | 3 (9.1.3.B.2c) |
| PROPOSED TOTAL REQUIRED (min.) | 8 (existing + Add.) |
| Joint-use Parking @ 1752 | 3 Spaces |
| TARC AVAILABILITY | |
| ROUTE 15 | 35 WEEKDAY TRIPS |
| ROUTE 31 | 20 WEEKDAY TRIPS |
| TREE CANOPY | N/A (10.1.2.b) |
| LANDSCAPE BUFFERS | N/A (10.A.2.A) |
| PARKING NOTES | |
| ESTIMATED PARKING REQUIRED | PROPOSED PARKING REQUIRED |
| Yoga Studio: 3 spaces | Tavern: 17 (includes outdoor seats) |
| Gallery: 2 spaces | Gallery: 0 (0.48 spaces) |
| 4 opts: 6 spaces | Yoga: No change |
| | 4 opts: No change |
| Total: 11 SPACES (7 @ 40% REDUCTION) | Total per 9.1.3.B.2.c: 10 (required) - 7 (previously required) = 3 (add. Spaces) |

- DPW Notes:**
1. Bike racks shall be reviewed by Public Works prior to installation. They shall be ADA compliant. If proposed sidewalk location is not compliant then racks will be place on-site.
 2. Right-of-way will be dedicated by minor plat or other legal instrument to incorporate the sidewalks along Frankfort Avenue and Pope Street in the public right-of-way.
- Joint-use Parking:**
- A joint-use parking agreement shall be executed in accordance with LDC, section 9.1.6 prior to final transmittal of plan.



NOV 28 2017
PLANNING &
DESIGN SERVICES



OWNER: 1764 FRANKFORT, LLC
1764 FRANKFORT AVENUE
LOUISVILLE, KY 40206
DEVELOPER: BRADFORD P. STENGEL
1764 FRANKFORT, LLC
SITE ADDRESS: 1764 FRANKFORT AVENUE
LOUISVILLE, KY 40206

GROSS BUILDING FOOTPRINT AREA: 4,179 sf
GROSS FLOOR AREA OF BUILDINGS: 8,358 sf
SITE ACREAGE 0.1868 Ac
NUMBER OF DWELLING UNITS: 4 (Second Floor)

| BUILDING USE | Existing SF | New SF |
|--|-------------|----------|
| First Floor | | |
| Yoga Shop | 910 sf | 910 sf |
| Gallery | 2,411 sf | 804 sf |
| Champagne Bar (includes outdoor seating) | 0 sf | 1,670 sf |
| Second Floor | | |
| Apartments (4) | 3,155 sf | 3,155 sf |

CURRENT ZONING: C1
EXISTING USE: GALLERY
PROPOSED USE: GALLERY/BAR