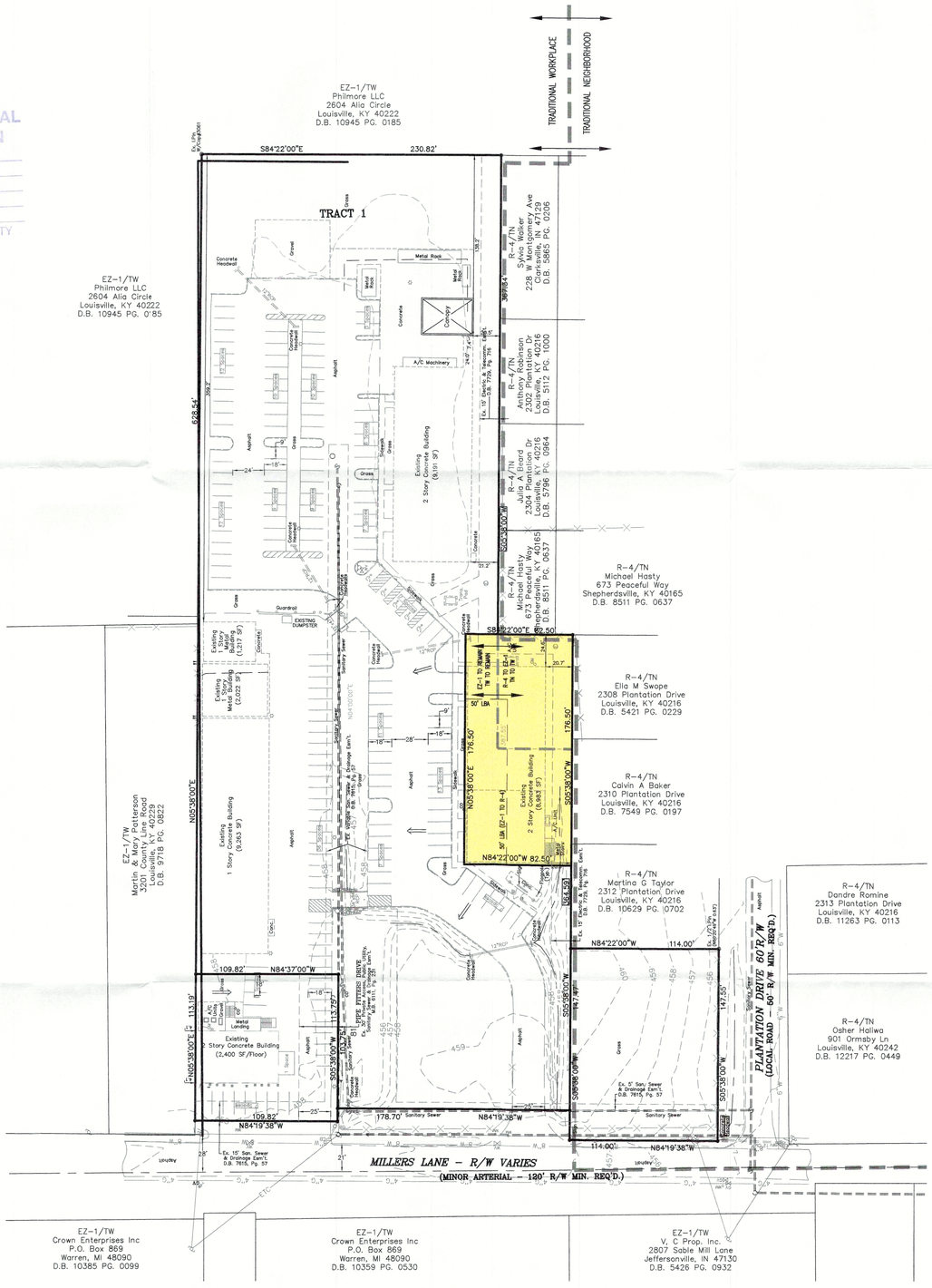
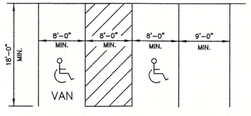
PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY:
DATE: 4/12/23
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS



LEGEND

• Bollard	⟹ Existing Drainage Patterns
Sign	RCP Reinforced Concrete Pipe
Utility Pole	CMP Corrugated Metal Pipe
Guy Anchor	A/C Air Conditioner
Light Pole	—8"W— Underground Water Line
Ground Light	—4"G— Underground Gas Line
CB Catch Basin	—OHE— Overhead Electric Line
Electric Manhole	—ETC— Overhead Electric, Telephone & Cable Lines
Fire Hydrant	Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"
WM Water Meter	
WV Water Valve	
GM Gas Meter	
GV Gas Valve	
S Sanitary Sewer Manhole	
CO Sanitary Clean-Out	



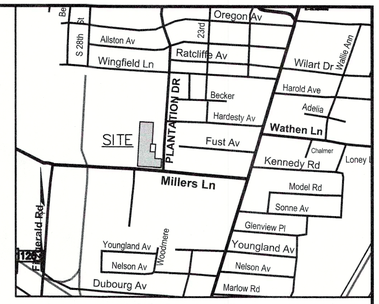
24' MINIMUM WIDTH OF AISLEWAY

TYPICAL PARKING SPACE LAYOUT
NO SCALE

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

WAIVER REQUESTED:

A WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 50' LANDSCAPE BUFFER BETWEEN THE EZ-1 AND R-4 PORTION OF THE SITE TO 20' ALONG THE EASTERN PROPERY LINE AND 24' ALONG THE NORTHERN PROPERTY LINE..



LOCATION MAP
NOT TO SCALE

OVERALL PROJECT DATA

TOTAL SITE AREA	= 4.91± Ac. (213,789 SF)
EXISTING ZONING	= EZ-1/R-4 TO EZ-1 (REZONING PORTION)
EXISTING FORM DISTRICT	= TRADITIONAL WORKPLACE/TRADITIONAL NEIGHBORHOOD
PROPOSED FORM DISTRICT	= TRADITIONAL WORKPLACE
EXISTING USE	= OFFICE / TRADE SCHOOL
PROPOSED USE	= OFFICE / TRADE SCHOOL
BUILDING HEIGHT	= 1&2 STORY (45' MAX. ALLOWED)
BUILDING AREA	
EXISTING BUILDINGS	= 43,173 SF
TOTAL BUILDING AREA	= 43,173 SF
F.A.R.	= 0.20 (5.0 MAX. ALLOWED)

EXISTING PARKING	MIN.	MAX.
1 SP/750 S.F. MIN.	= 57 SPACES	
1 SP / 150 S.F. MAX.	=	288 SPACES
EXISTING PARKING SPACES	= 172 SPACES	

TOTAL VEHICULAR USE AREA	= 74,396 SF
EXISTING IMPERVIOUS	= 110,652 SF
AREA TO BE REZONED R-4 TO EZ-1	= 5,049 SF
TOTAL AREA INCLUDED IN REQUEST	= 14,561 SF

REQUEST AREA PROJECT DATA

SITE AREA	= 0.33± Ac. (14,561 SF)
EXISTING ZONING	= EZ-1/R-4 TO EZ-1 (REZONING PORTION)
EXISTING FORM DISTRICT	= TRADITIONAL WORKPLACE/TRADITIONAL NEIGHBORHOOD
PROPOSED FORM DISTRICT	= TRADITIONAL WORKPLACE
EXISTING USE	= OFFICE / TRADE SCHOOL
PROPOSED USE	= OFFICE / TRADE SCHOOL
BUILDING HEIGHT	= 1&2 STORY (45' MAX. ALLOWED)
BUILDING AREA	
EXISTING BUILDINGS	= 8,983 SF
TOTAL BUILDING AREA	= 8,983 SF
F.A.R.	= 0.62 (5.0 MAX. ALLOWED)
TOTAL VEHICULAR USE AREA	= 0 SF
EXISTING IMPERVIOUS	= 8,983 SF
AREA TO BE REZONED R-4 TO EZ-1	= 5,049 SF
TOTAL AREA INCLUDED IN REQUEST	= 14,561 SF

PRELIMINARY APPROVAL
Condition of Approval:
Will defer for T.R. 4-12-23
Development Review Date
LOUISVILLE & JEFFERSON COUNTY
METROPLOITAN SEWER DISTRICT

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 14,561 S.F.
EXISTING TREE CANOPY AREA	= 0% (0 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (5,096 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (5,096 S.F.)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
8. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
9. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
10. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
11. No Karst features were observed on site during a site visit on May 3, 2022, by Theodore Bernstein, RLA
12. Construction plans, bond, and permit are required by Metro Public Works prior to constructioin approval.
13. No site work proposed with this zoning application.

RECEIVED
APR 10 2023
PLANNING & DESIGN SERVICES

SITE ADDRESS:
2327 MILLERS LANE
LOUISVILLE, KY 40216
TAX BLOCK 1004, LOT 0025 SUBLOT 0001
D.B. 6974, PG. 0650

SITE ADDRESS:
2329 MILLERS LANE
LOUISVILLE, KY 40216
TAX BLOCK 1004, LOT 0079
D.B. 6974, PG. 0650

SITE ADDRESS:
2327 MILLERS LANE
LOUISVILLE, KY 40216
TAX BLOCK 1004, LOT 0025 SUBLOT 0002
D.B. 6974, PG. 0650

SITE ADDRESS:
2323 MILLERS LANE
LOUISVILLE, KY 40216
TAX BLOCK 1097, LOT 0091
D.B. 6974, PG. 0650

CASE # 22-CAT2-0031

COUNCIL DISTRICT - 3
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISVILLE

WATER/SUB#

NO.	DATE	DESCRIPTION	BY
1	3/6/23	Revised Per Agency Comments	TB

REVISIONS

SURVEYOR'S SEAL

ENGINEER'S SEAL

PROJECT DATA
FILE NAME: 21229-REZONING PLAN
DATE: 3/6/23
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: TB

REZONING PLAN
BAYUS
MILLERS LANE
OWNER/DEVELOPER
PIPE FITTER JOINT EDUCATION AND TRAINING
2335 MILLERS LANE
LOUISVILLE, KY 40216

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING · LAND SURVEYING · LANDSCAPE ARCHITECTURE
529 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222
PHONE: 502.426.9375
FAX: 502.426.9714
WEB SITE: WWW.LDDINC.COM

JOB NO. 21229

SHEET 1 OF 1

23-ZONE-0019