



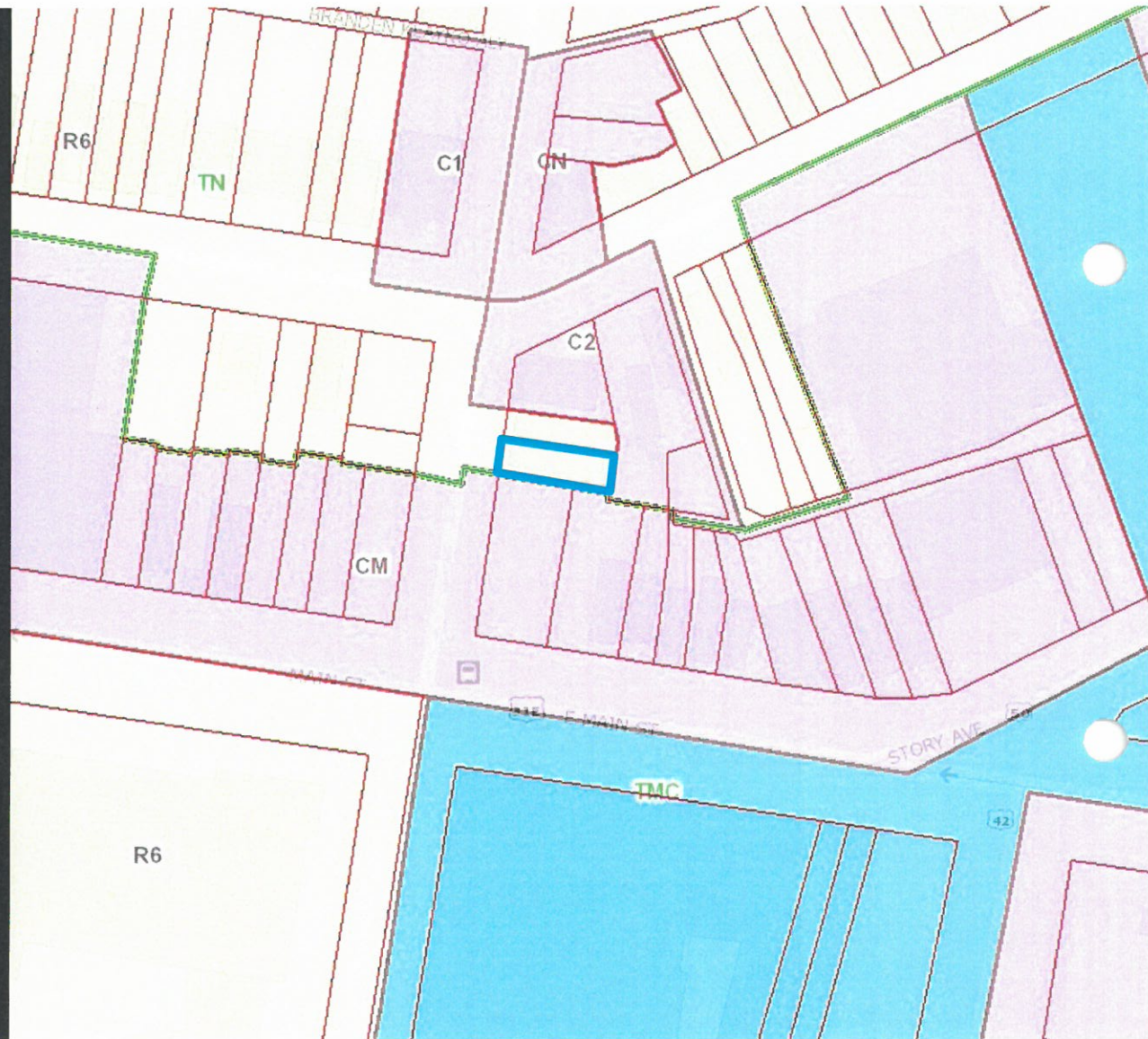
CHANGE IN ZONING R-5 TO C-2 111 N.WENZEL

Representatives

Kelli Jones, PLA ~ Andrew Blieden

Zoning Map

NORTH: R6
SOUTH: CM
EAST: C2
WEST: R6
OTHER: M2, M3, CN,
CR, C1, R8A,
EZ1, OR3



Aerial Map

1. Office
2. Private Residence
3. Plumbers Supply
4. Cultured
5. Forme Millinery
6. Big Nitas Cheesecakes
7. CORE Real Estate
8. Butcher Block Barber Shop
9. Pho Ba Luu
10. Pyro Gallery
11. Ten20 Craft Brewery
12. Naïve Kitchen + Bar
13. Retail Space
14. Air B&B
15. Bar



Site Photos



N. Wenzel Street

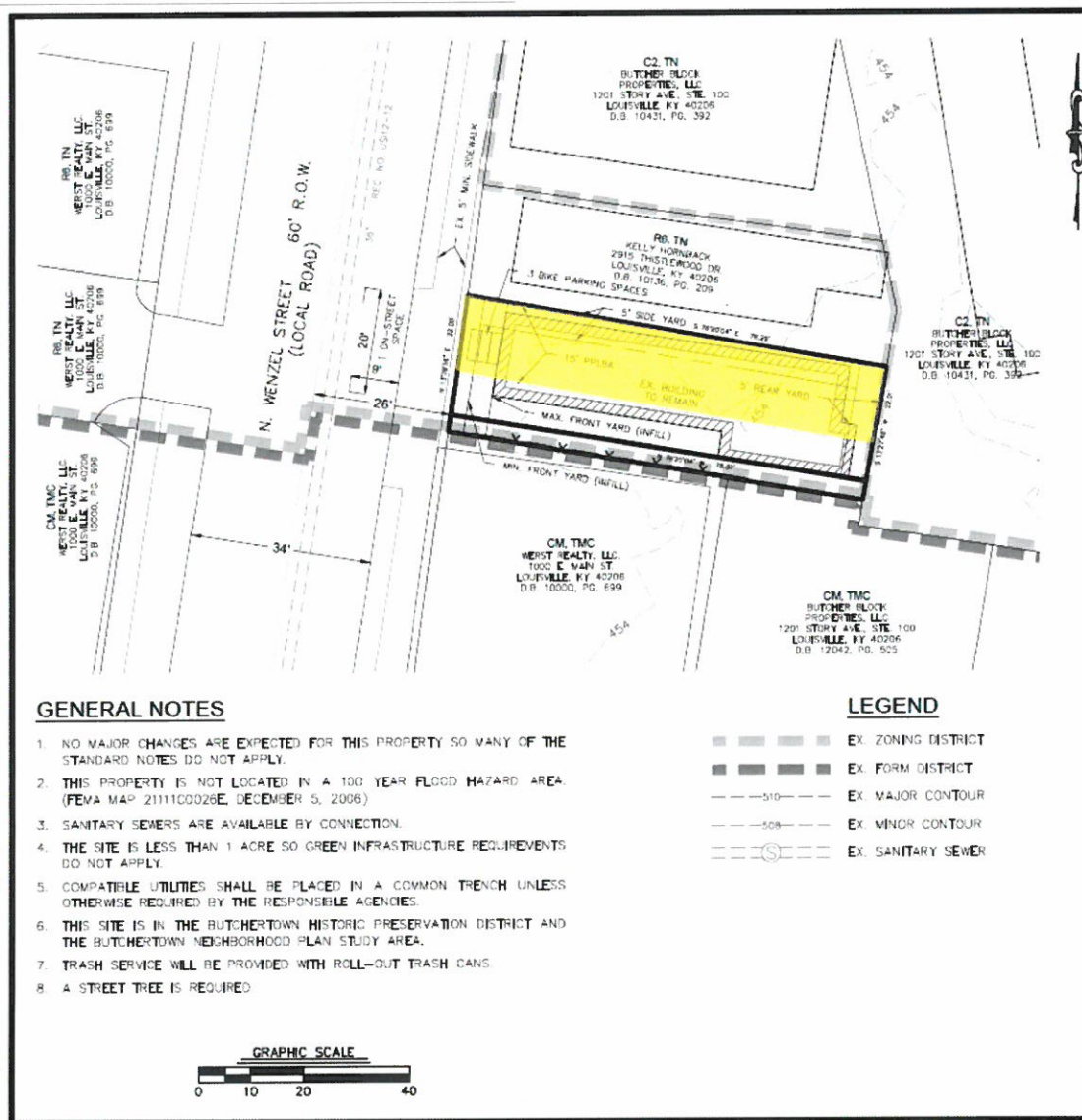


E. Main Street



E. Washington Street

PROJECT TITLE: BUTCHER BLOCK 111 111 N. WENZEL ST. LOUISVILLE, KY 40208 TAX BLOCK 196, LOTS 56 & 57 BUTCHER BLOCK PROPERTIES, LLC 1201 STORY AVENUE, ST. 100 LOUISVILLE, KY 40206 D.B. 12490, PG. 195	SHEET TITLE: DETAILED DEVELOPMENT PLAN	JOB NO. 297/5 SCALE 1"=20' DATE: 02/08/23	REV: 03/30/23 REV: 04/12/23
		JOB NO. 297/5 SCALE 1"=20' DATE: 02/08/23	REV: 03/30/23 REV: 04/12/23



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 0.5F

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 51.2.

SHEET TITLE:

HEET TITLE:
DETAILED DEVELOPMENT PLAN

JOB NO. 2975
SCALE: 1"=20'

PROJECT TITLE: BUTCHER BLOCK 111

1111 N. WENZEL ST.
LOUISVILLE, KY 40206
TAX BLOCK 196 LOTS 56 & 57

BUTCHER BLOCK PROPERTIES, LLC
201 STORY AVENUE, ST. 100
LOUISVILLE, KY 40208
D.B. 12490, PG. 165

OWNER/
DEVELOPER:

ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 608 S. 7TH STREET, SUITE 200
 THE MEYER CLAY BUILDING
 MINNEAPOLIS, MN 55415
 (612) 594-4300
 REV: 04

CASE # 23-70NB- RELAYED CASE # 23-70NBPB-0076

Before & After

BECAUSE WHO DOESN'T
LOVE A GOOD BEFORE &
AFTER PHOTO?

TEN20 BREWERY
BEST ADAPTIVE RE-USE 2020



1016 E. WASHINGTON ST.



1007 E. Main Street



BUTCHER BLOCK
BEST ADAPTIVE RE-USE 2018



1013 E. Main Street



1011 E. Main Street



1019 E. Main Street



QUESTIONS?
