



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

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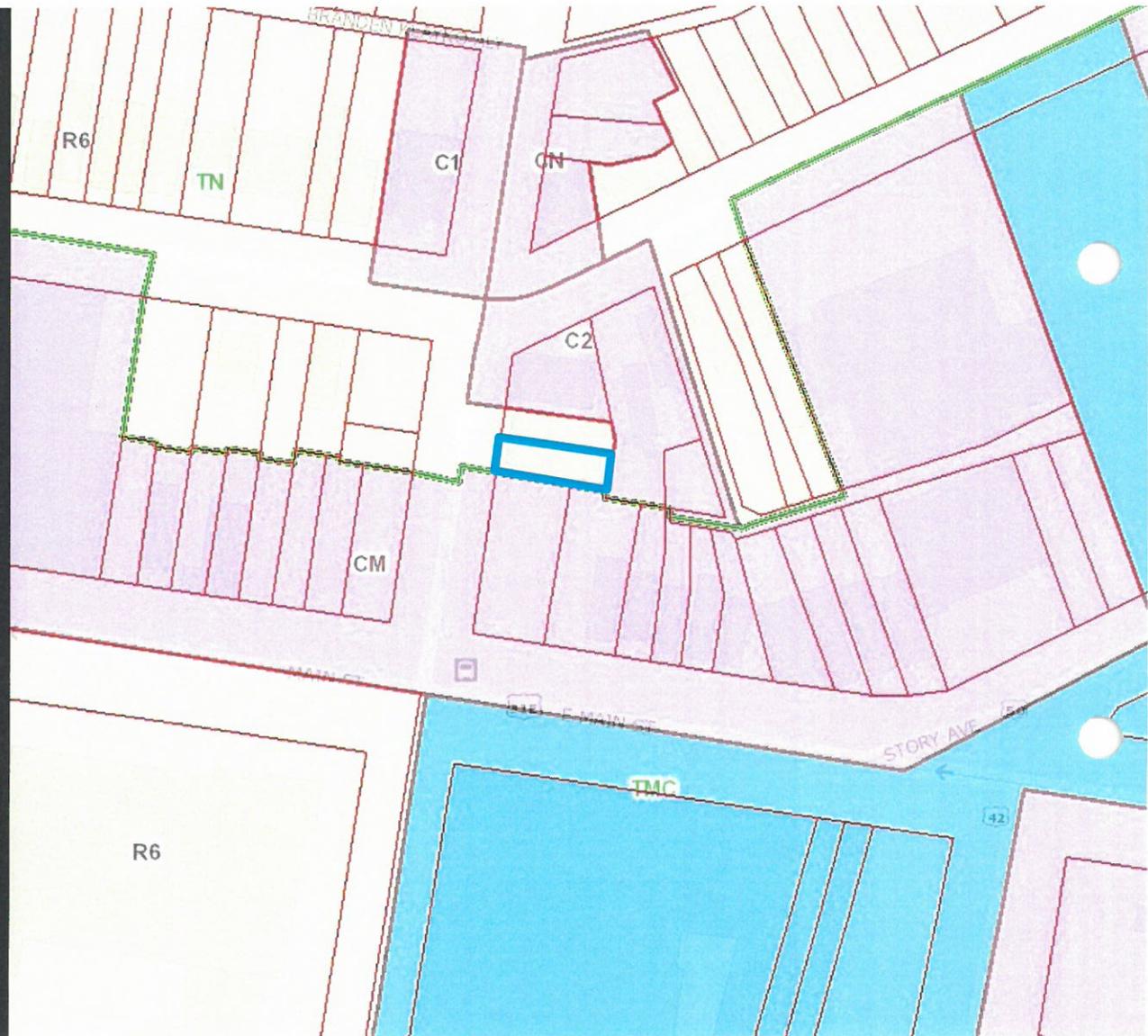
## Representatives

Kelli Jones, PLA ~ Andrew Blieden

# Zoning Map

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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. Naive Kitchen + Bar
- 13. Retail Space
- 14. Air B&B
- 15. Bar



# Site Photos

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N. Wenzel Street

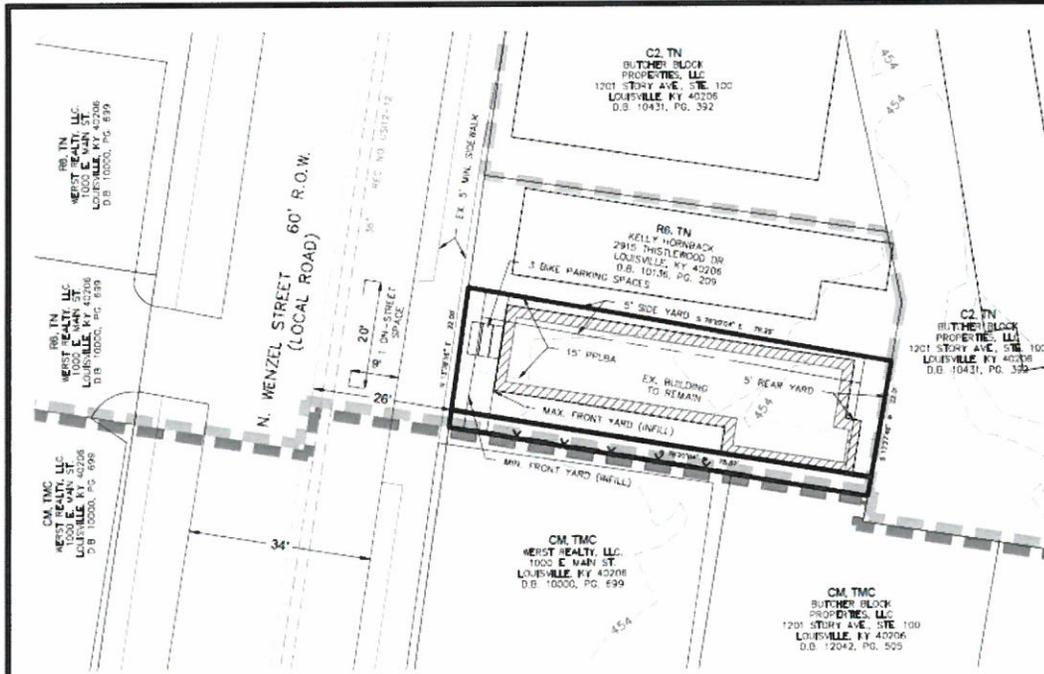


E. Main Street



E. Washington Street

# Site Plan



**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 SF
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**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 ENCRACH INTO REQUIRED YARDS PER LDC 51.2.

**GENERAL NOTES**

- NO MAJOR CHANGES ARE EXPECTED FOR THIS PROPERTY SO MANY OF THE STANDARD NOTES DO NOT APPLY.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA (FEMA MAP 21111C0026E, DECEMBER 5, 2006)
- SANITARY SEWERS ARE AVAILABLE BY CONNECTION.
- THE SITE IS LESS THAN 1 ACRE SO GREEN INFRASTRUCTURE REQUIREMENTS DO NOT APPLY.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
- THIS SITE IS IN THE BUTCHERTOWN HISTORIC PRESERVATION DISTRICT AND THE BUTCHERTOWN NEIGHBORHOOD PLAN STUDY AREA.
- TRASH SERVICE WILL BE PROVIDED WITH ROLL-OUT TRASH CANS.
- A STREET TREE IS REQUIRED.

**LEGEND**

- EX. ZONING DISTRICT
- EX. FORM DISTRICT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. SANITARY SEWER



JOB NO.	2975
SCALE	1"=20'
DATE	02/08/23
REV	03/09/23
REV	04/12/23

**SHEET TITLE: DETAILED DEVELOPMENT PLAN**

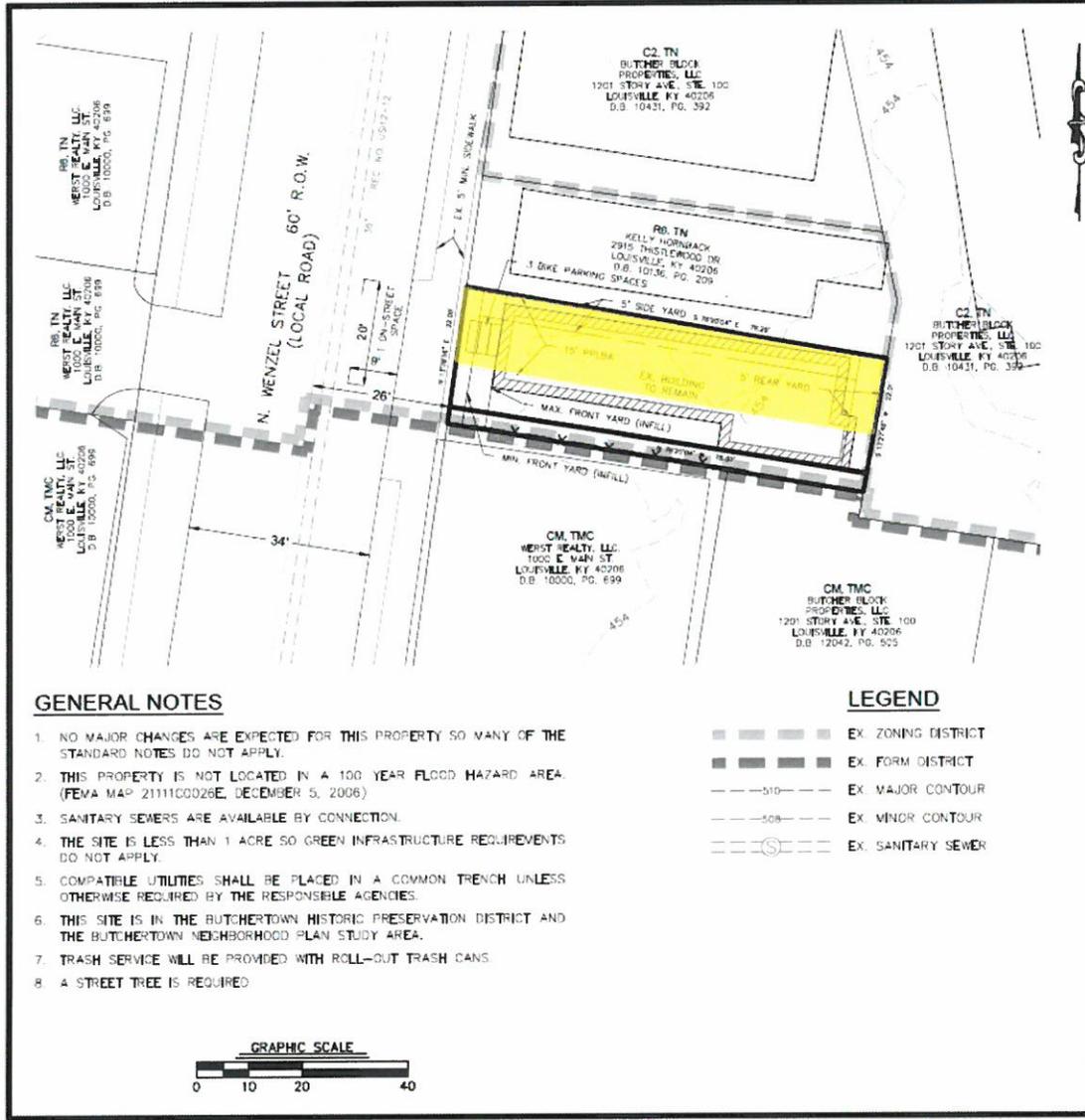
**PROJECT TITLE: BUTCHER BLOCK 111**  
111 N. MENZEL ST.  
LOUISVILLE, KY 40206  
TAX BLOCK 160, LOTS 56 & 57

**OWNER/DEVELOPER:**  
BUTCHER BLOCK PROPERTIES, LLC  
1201 STORY AVENUE, ST. 100  
LOUISVILLE, KY 40206  
D.B. 12493, PG. 165

**ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS:**  
SABAK, WILSON & LINGO, INC.  
THE MENTH CLAY  
608 S. THIRD STREET, SUITE 40202  
LOUISVILLE, KY 40202  
(502) 584-4371

CASE # 23-CM-ZONE-111-RELATED CASE # 23-2-CM-ZONE-0016

# Waiver Exhibit



### GENERAL NOTES

1. NO MAJOR CHANGES ARE EXPECTED FOR THIS PROPERTY SO MANY OF THE STANDARD NOTES DO NOT APPLY.
2. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0026E, DECEMBER 5, 2006)
3. SANITARY SEWERS ARE AVAILABLE BY CONNECTION.
4. THE SITE IS LESS THAN 1 ACRE SO GREEN INFRASTRUCTURE REQUIREMENTS DO NOT APPLY.
5. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
6. THIS SITE IS IN THE BUTCHERTOWN HISTORIC PRESERVATION DISTRICT AND THE BUTCHERTOWN NEIGHBORHOOD PLAN STUDY AREA.
7. TRASH SERVICE WILL BE PROVIDED WITH ROLL-OUT TRASH CANS.
8. A STREET TREE IS REQUIRED.

### LEGEND

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- EX. FORM DISTRICT
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. SANITARY SEWER



LOCATION MAP  
NOT TO SCALE

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### IMPERVIOUS AREA CALCULATIONS

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### ADDITIONAL REQUESTS

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JOB NO.	2915
SCALE	1" = 20'
DATE	02/08/23

REV.	03/30/23
REV.	04/12/23

SHEET TITLE: DETAILED DEVELOPMENT PLAN  
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. 13480, PG. 165

OWNER / DEVELOPER:  
**SABAK, WILSON & LINGO, INC**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
THE HENRY CLAY  
608 S. THIRD STREET  
LOUISVILLE, KY 40202  
(502) 581-4371

RELATED CASE # 23-000000-0000

## Before & After

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

**TEN20 BREWERY**  
BEST ADAPTIVE RE-USE 2020



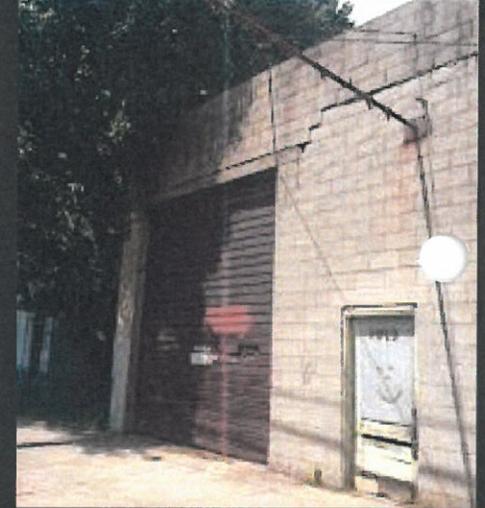
1016 E. WASHINGTON ST.



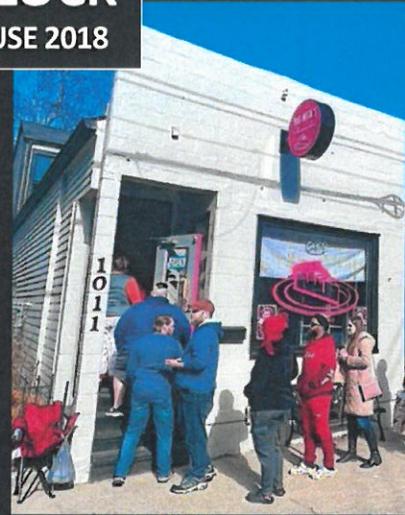
1007 E. Main Street



**BUTCHER BLOCK**  
BEST ADAPTIVE RE-USE 2018



1013 E. Main Street



1011 E. Main Street



1019 E. Main Street



QUESTIONS?

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