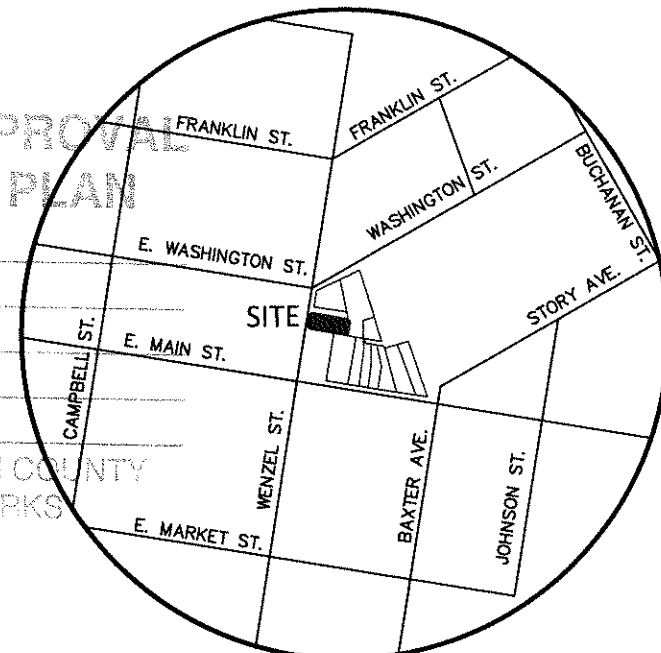


PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: *Sam Gruber*
DATE: 4/14/23

LOUISVILLE/JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



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

IMPERVIOUS AREA CALCULATIONS

THERE IS NO PROPOSED CHANGE TO IMPERVIOUS AREA FOR THIS LOT.

ADDITIONAL REQUESTS

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 5.1.2.

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

PRELIMINARY APPROVAL

Condition of Approval:

Development Review *4-14-23* Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT



SHEET TITLE:
DETAILED DEVELOPMENT PLAN

PROJECT TITLE: BUTCHER BLOCK 111

111 N. WENZEL ST.
LOUISVILLE, KY 40206
TAX BLOCK 19G, LOTS 56 & 57

BUTCHER BLOCK PROPERTIES, LLC
1201 STORY AVENUE, ST. 100
LOUISVILLE, KY 40206
D.B. 12490, PG. 165

OWNER/
DEVELOPER:



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202

JOB NO. 2975
SCALE: 1"=20'
DATE: 02/08/23
REV: 03/30/23
REV: 04/12/23

CASE # 23-ZONE-0016, RELATED CASE # 23-ZONEPA-0016