

User: abartley Plot Date: June 5, 2023 11:02 AM
File Name: U:\22317.000 - 9800 Dixie Venue Civil Site\Drawings\Development Plans\22317-Resone Plan (2023-05-26).dwg

PRELIMINARY APPROVAL
Condition of Approval:

W. A. B. T. K. 7-6-23
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

5305 Citation Road
Edith Gallady
10000x756
R4/NFD

5303 Citation Road
Margaret Wood
10287x324
R4/NFD

5301 Citation Road
Margaret Wood
10998x885
R4/NFD

9808 Dixie Highway
Jack Wood
8190x894
R4/NFD

5305 Velle Vista Drive
Jose Valcorcel
12040x577
R4/NFD

5304 Velle Vista Drive
Donald & Mary Dougherty
3584x4
R4/NFD

9317 Fiesta Way
Jason Dennison
10138x144
R4/NFD

9714 Dixie Highway
Jack Wood
6789x584
R4/NFD

SITE DATA
LAND USE: 9718 DIXIE HIGHWAY 40272
SITE ADDRESS: T.B. 1047; T.L. 22
TAX BLOCK & LOT: R4
EXISTING ZONING DISTRICT: C2
PROPOSED ZONING DISTRICT: NFD
EXISTING FORM DISTRICT: CHURCH
EXISTING USE: EVENT CENTER, SHORT TERM RENTAL
PROPOSED USE: 2.55 ACRES
EXISTING PARCEL AREA: 12136X992
DEED BOOK & PAGE: 0.06

BUILDING DATA/OPEN SPACE
BUILDING HEIGHT: ONE STORY
BUILDING FOOTPRINT: 6,839 S.F.
GROSS FLOOR AREA: 6,839 S.F.
FLOOR TO AREA RATIO: 0.06

PARKING CALCULATIONS
MINIMUM PARKING REQUIRED: DETERMINED BY PLANNING DIRECTOR
MAXIMUM PARKING PERMITTED: DETERMINED BY PLANNING DIRECTOR
PARKING PROVIDED: 37 SPACES
ACCESSIBLE PARKING PROVIDED: 2 VAN
BIKE PARKING REQUIRED: 3 SPACES

TREE CANOPY CALCULATIONS
SITE AREA: 111,078 S.F.
EXISTING TREE COVERAGE: 11.5% (12,730 S.F.)
PRESERVED TREE CANOPY: 11.5% (12,730 S.F.)
NEW TREE CANOPY REQUIRED: 23.5% (26,147 S.F.)
MINIMUM TREES TO BE PROVIDED: 22 TYPE A TREES.

ILAN/UA CALCULATIONS
VEHICULAR USE AREA: 19,059 S.F.
INTERIOR LANDSCAPE AREA REQUIRED/PROVIDED (7.5%): 1,429 S.F.
ILA TREES (1/4000 S.F.) REQUIRED/PROVIDED: 5 TREES

EPSC DATA (IN DISTURBED AREA)
NO INCREASE IN IMPERVIOUS AREA
SENSITIVE FEATURES: NONE
SOIL TYPE: U_YC
HYDROLOGIC SOIL GROUP: ASSUMED C

BUILDING SETBACKS
EXTERIOR OF STRUCTURE IS NOT BEING MODIFIED THEREFOR COMPLIANCE WITH SETBACKS IS NOT REQUIRED.

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:

BY: *James L. B. T. K.*
DATE: 7/6/23
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

AGENCY NOTES

- MSD**
1. THERE WILL BE NO SITE DISTURBANCE - INTERIOR RENOVATIONS AND POSSIBLE PARKING LOT MILL, OVERLAY AND STRIPING ONLY.
 2. SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
- APCD**
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- HEALTH DEPARTMENT**
1. ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- PDS**
1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 2. ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
 3. STREET TREES REQUIRED.
 4. WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

- MPW**
1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 3. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 4. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

LOUISVILLE
METRO
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 23-ZONE-0029
APPROVAL DATE August 17, 2023
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
COMMISSION

LEGEND

- EXISTING**
- EXISTING TOPO
 - LANDSCAPE BUFFER AREA
 - UNDERGROUND ELECTRIC
 - STORM DRAINAGE
 - WATER
 - OVERHEAD UTILITY
 - GAS
 - FENCE
 - FORM DISTRICT
 - SANITARY SEWER
- PROPOSED**
- S - STORM SEWER
 - STORM STRUCTURE
 - DRAINAGE ARROW
- RECEIVED**
JUN 30 2023
PLANNING & DESIGN SERVICES
22-ZONEPA-0087, 23-ZONE-0029

Engineering
Planning

1046 E. Chestnut Street, Louisville, Kentucky 40204
Phone: 502-585-2222 Fax: 502-581-5406 Internet: www.gp4.com
Kentucky - Indiana - Georgia - Tennessee

9718 Dixie Highway
Event Venue
9718 Dixie Highway
Louisville, Kentucky 40272
Owner:
Sarah Downey & Damir Puhovac
9718 Dixie Highway
Louisville, Kentucky 40272

REV#	DATE	DESCRIPTION
1	04/24/23	Agency Comments
2	05/15/2023	Agency Comments
3	05/29/2023	Agency Revisions
4	06/05/2023	Use Update

Rezoning Plan
Job No: 22317.000
Date: December 16, 2022
Scale: 1"=30'
Drawn By: AWB
Checked By: AWB
Drawing Title:
9718 Dixie
Event Venue
Rezoning
Plan

Drawing No:
1 of 1