

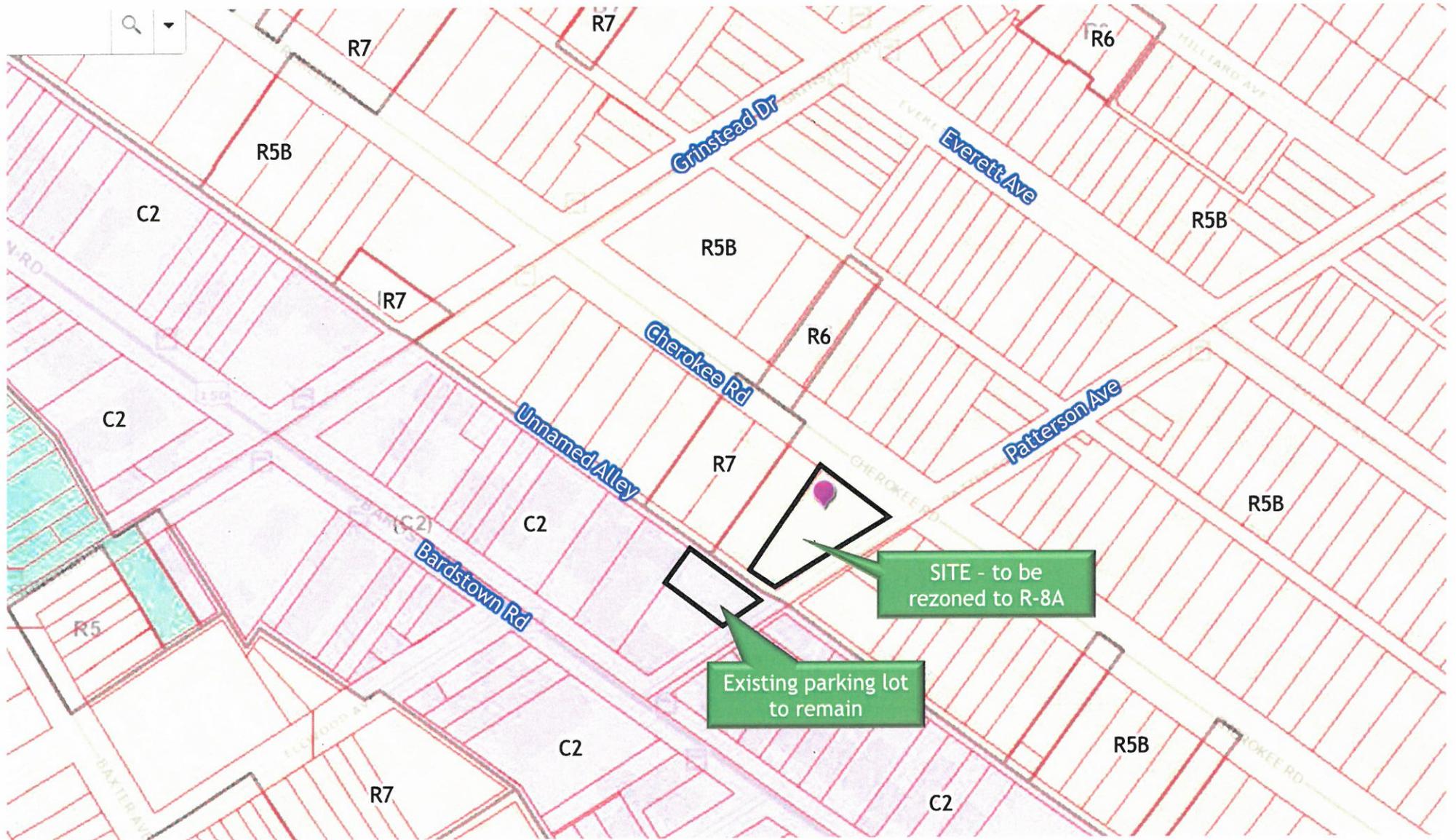
Louisville Metro Planning Commission Public Hearing - October 20, 2022
Land Development & Transportation Committee - September 22, 2022
Neighborhood Meeting - June 29, 2022

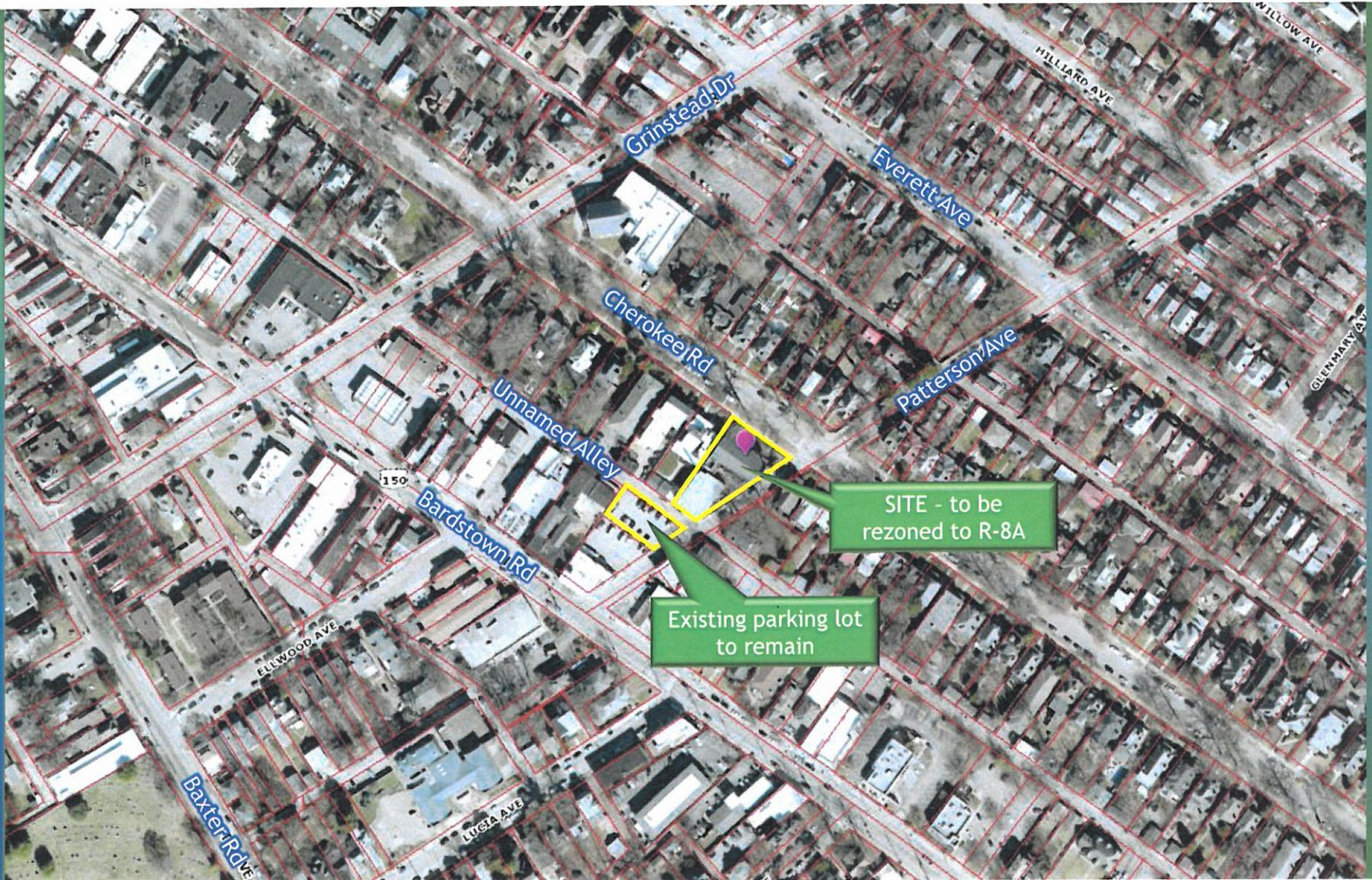
DOCKET NO. 22-ZONE-0097

- + PROPOSED ZONE CHANGE FROM R-5B TO R-8A TO ALLOW
- + THE RE-USE OF THE EXISTING PROPERTY FOR A 19-UNIT
- APARTMENT COMMUNITY ON PROPERTY LOCATED AT
- 1140 CHEROKEE ROAD



Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: QK4





Grinstead Dr

Everett Ave

HILLIARD AVE

WILLOW AVE

GLEMARRY AVE

Cherokee Rd

Patterson Ave

Unnamed Alley

150

Bardstown Rd

SITE - to be rezoned to R-8A

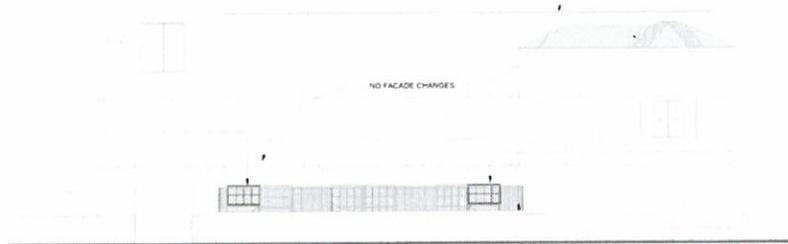
Existing parking lot to remain

ELLWOOD AVE

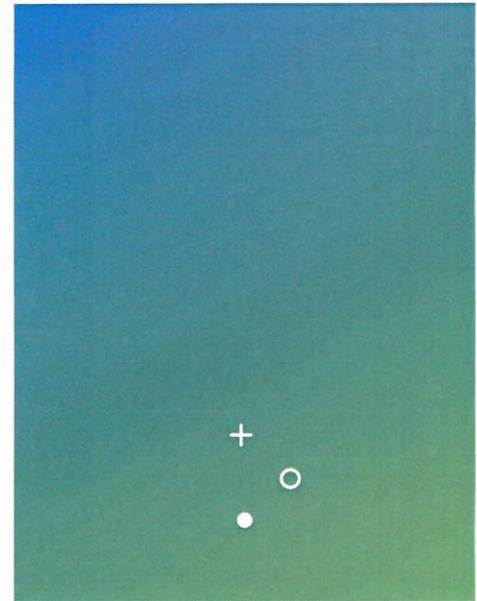
Baxter Rd

LYLES AVE

3RD FLOOR
 112' - 3"
 REMOVE PART OF WINDOW AND
 REPLACE WITH A NEW DOOR WITH
 OVERHEAD TRANSOM IN EXISTING
 WINDOW OPENING
 2ND FLOOR
 102' - 10"
 1ST FLOOR
 90' - 4"

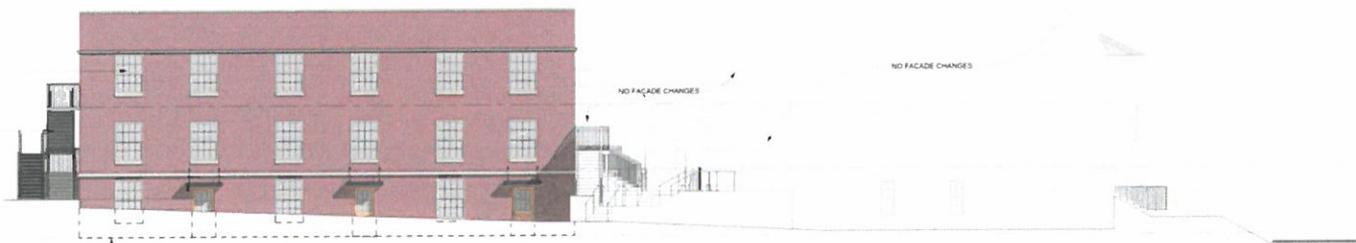


REMOVE PART OF WINDOW AND REPLACE
 WITH A NEW DOOR WITH OVERHEAD
 TRANSOM IN EXISTING WINDOW OPENING
 NEW WROUGHT IRON GUARDRAIL
 NEW TERRACE LEVEL



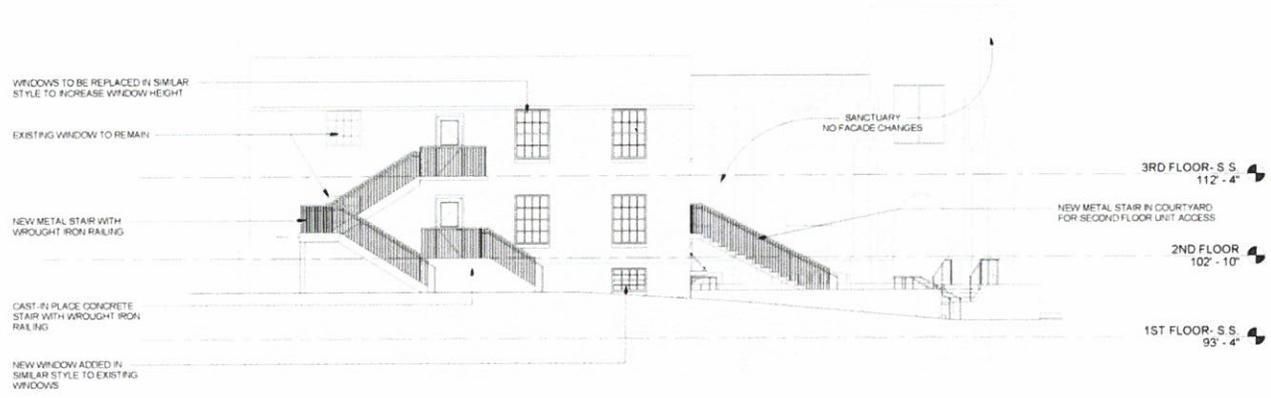
1 NORTH ELEVATION- CHEROKEE
1/8" = 1'-0"

REPLACE ALL WINDOWS IN SUNDAY
 SCHOOL ALONG PATTERSON
 ELEVATION IN SIMILAR STYLE TO
 INCREASE WINDOW HEIGHT
 NEW METAL STAIR FOR ACCESS TO
 SECOND AND THIRD FLOOR UNITS
 NEW CANOPY BUILT OVER
 UNIT ENTRY DOOR
 EXISTING GROUND TO BE
 LOWERED FOR UNIT ENTRY

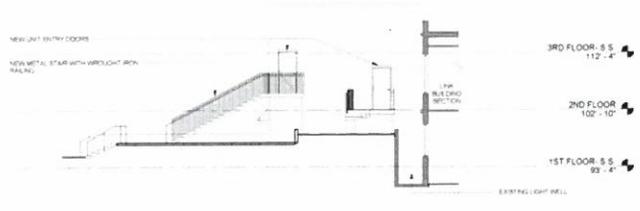


3RD FLOOR- S.S.
 112' - 4"
 2ND FLOOR
 102' - 10"
 1ST FLOOR- S.S.
 93' - 4"
 1ST FLOOR
 90' - 4"

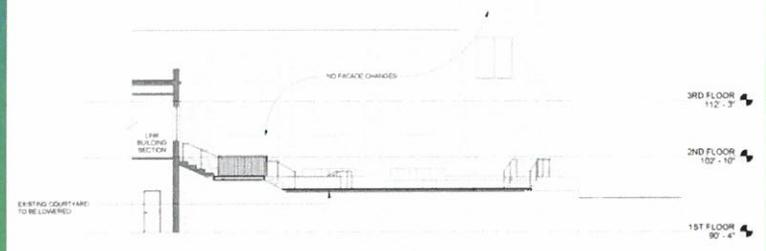
2 EAST ELEVATION- PATTERSON
1/8" = 1'-0"



1 SOUTH ELEVATION- ALLEY
1/8" = 1'-0"

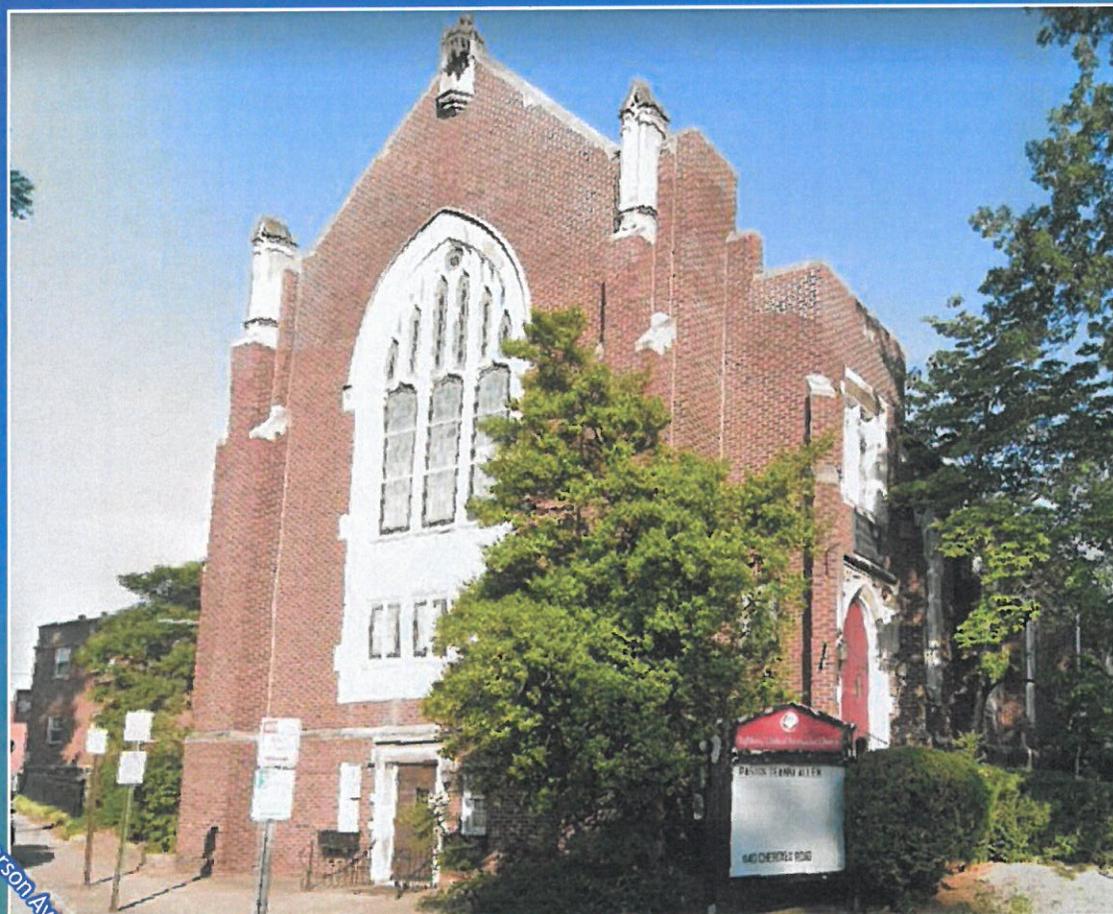


2 COURTYARD ELEVATION- SUNDAY SCHOOL
1/8" = 1'-0"



3 COURTYARD ELEVATION- SANCTUARY
1/8" = 1'-0"

View of site looking southwest from Patterson Ave. and Cherokee Road

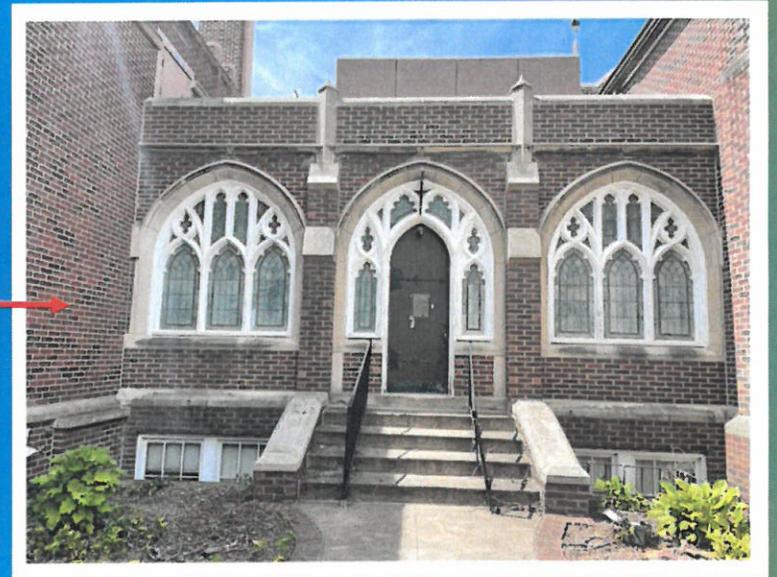




View of site from Cherokee Road



View of site from Patterson Ave.



View of site from Patterson Ave.



View of rear of site from unnamed alley

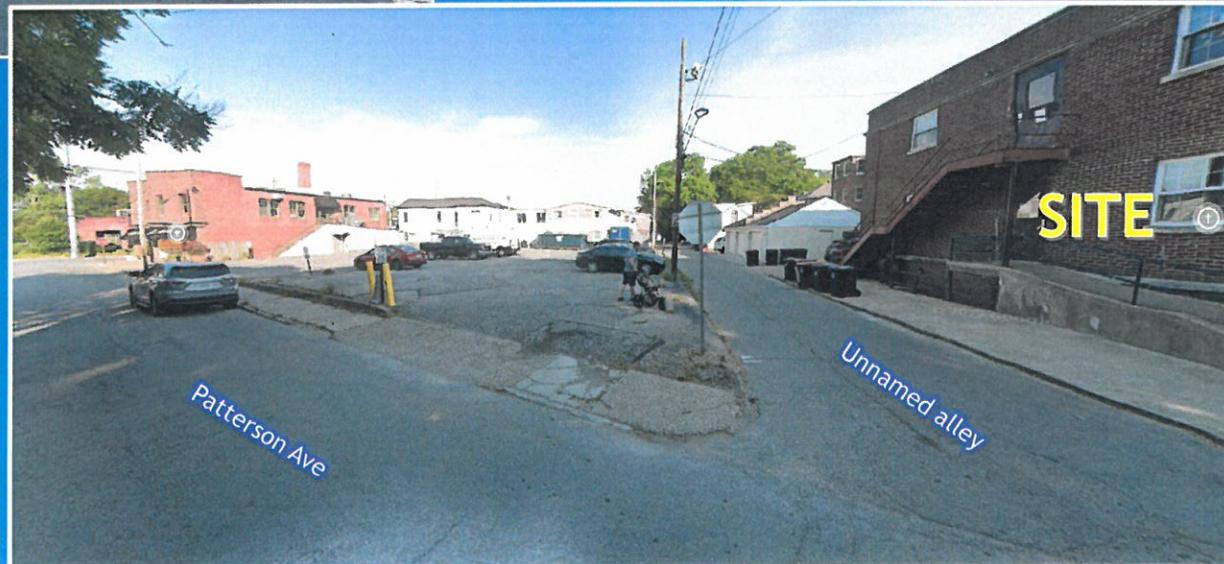


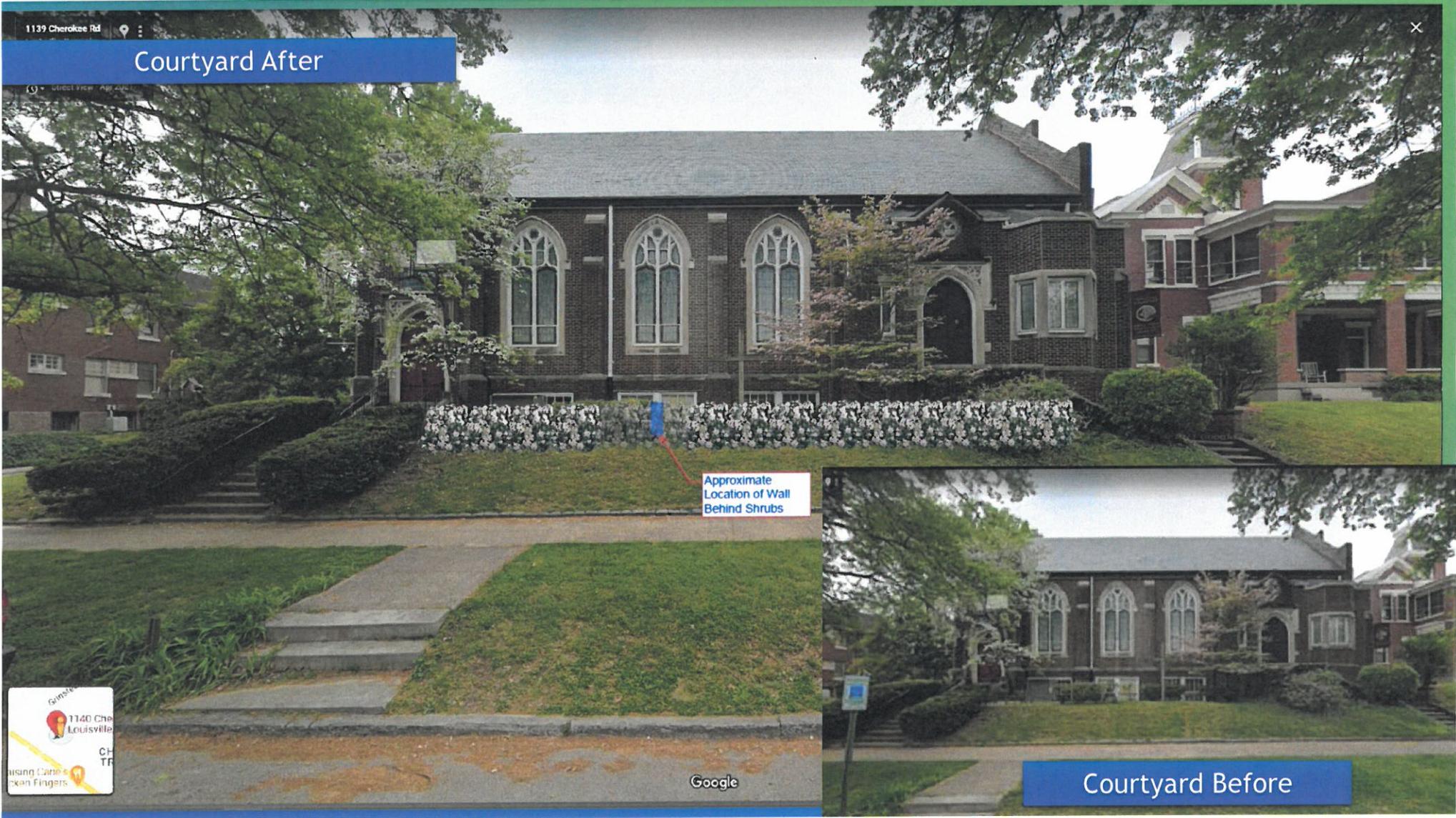
View of west side of bldg. from unnamed alley



View of rear of site looking north from Patterson Ave and unnamed alley.

View of existing parking lot from Patterson Ave and unnamed alley.





1139 Cherokee Rd

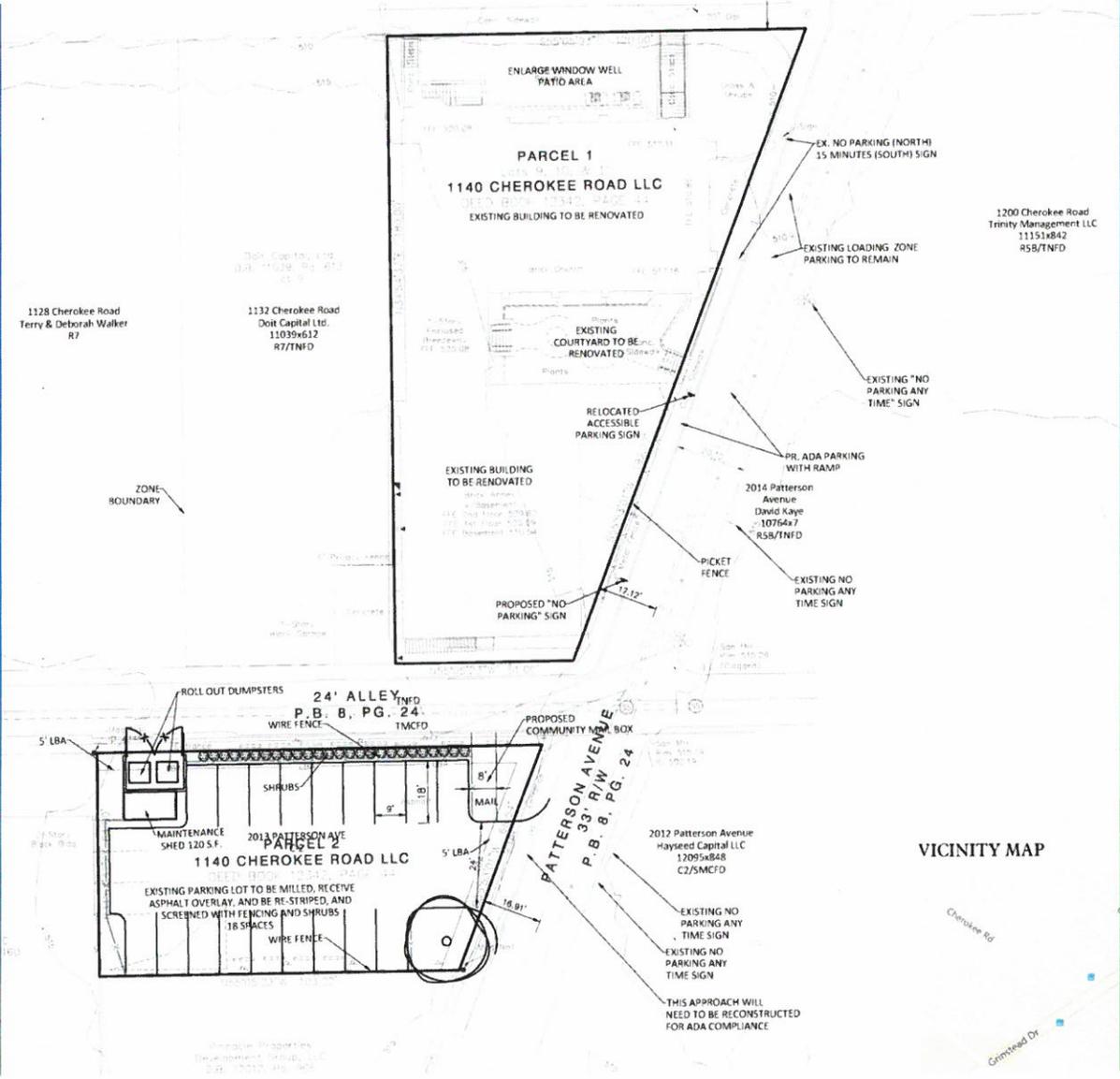
Courtyard After

Approximate Location of Wall Behind Shrubs

1140 Cherokee Rd
Louisville, KY
Using Cane & Open Fingers

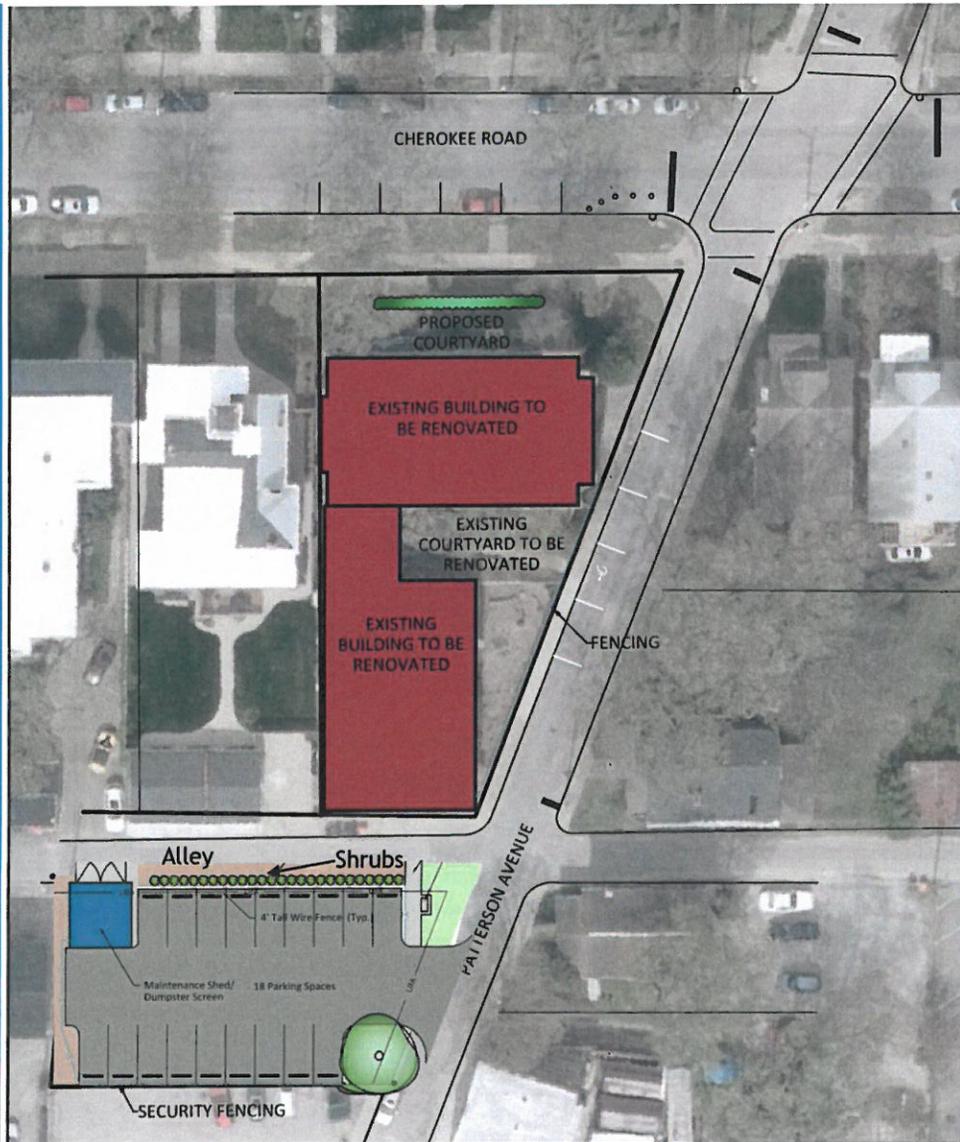
Google

Courtyard Before

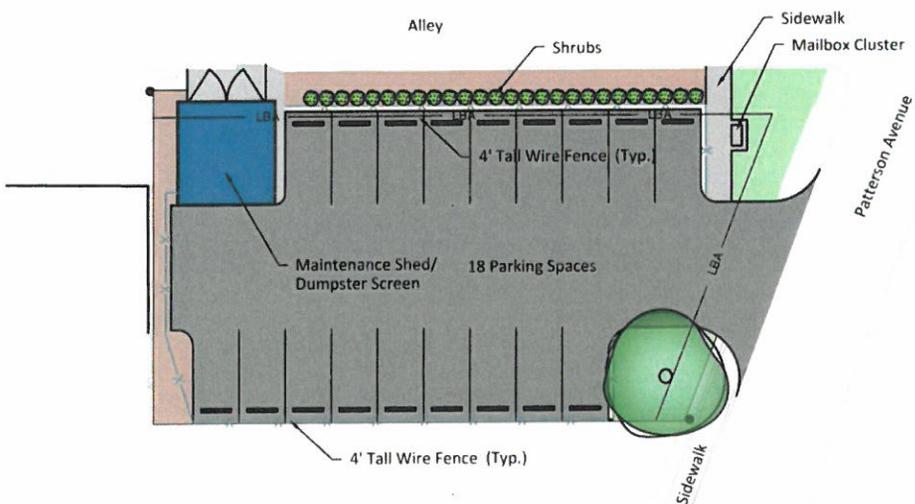
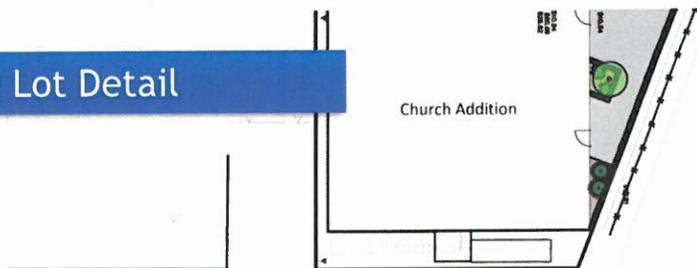


VICINITY MAP





Parking Lot Detail

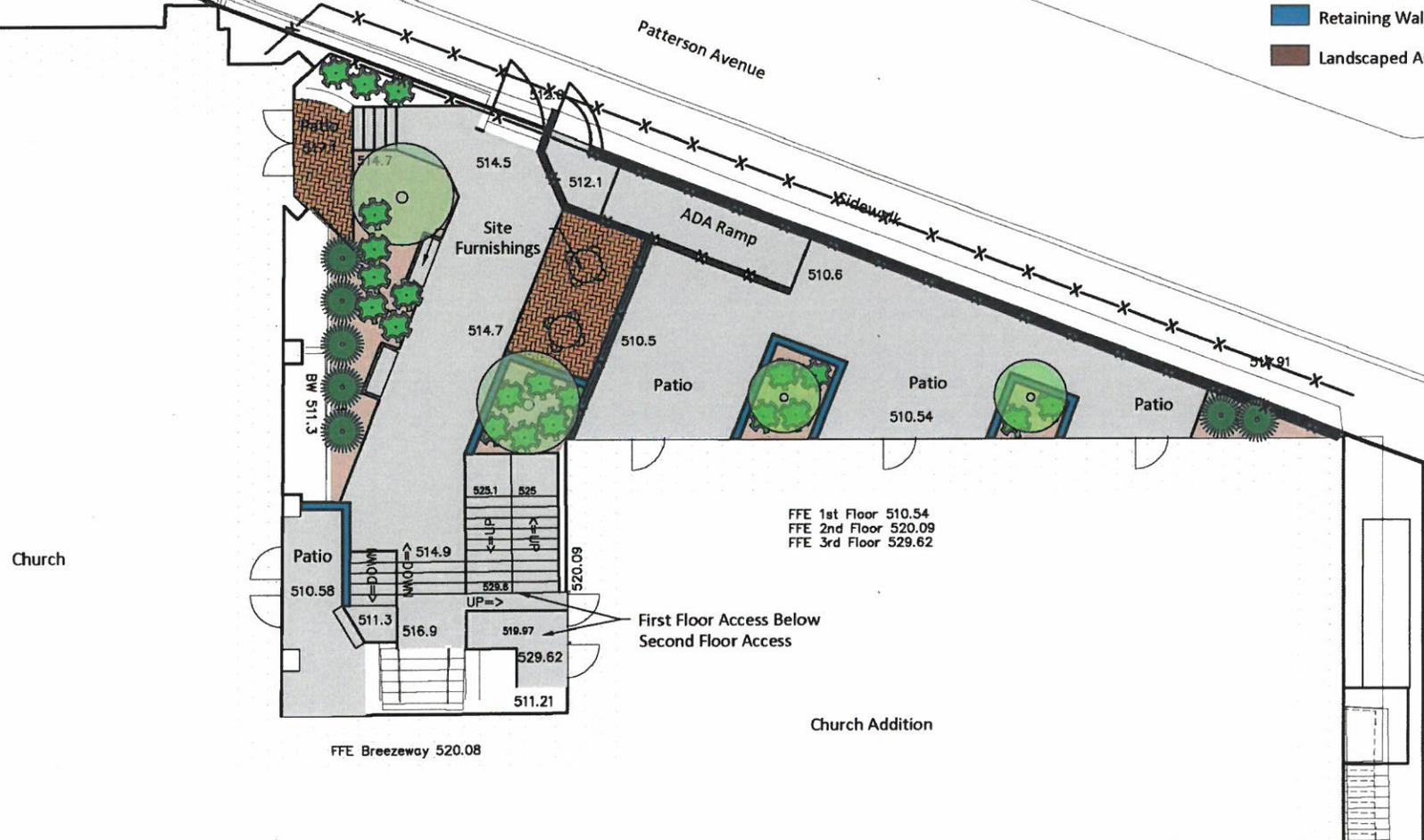


Additional street parking on Patterson

Additional street parking on Cherokee

Courtyard Detail

- Legend**
-  Concrete
 -  Pavers
 -  Brick Band
 -  Retaining Wall
 -  Landscaped Area



FFE 1st Floor 510.54
 FFE 2nd Floor 520.09
 FFE 3rd Floor 529.62

First Floor Access Below
 Second Floor Access

Church Addition

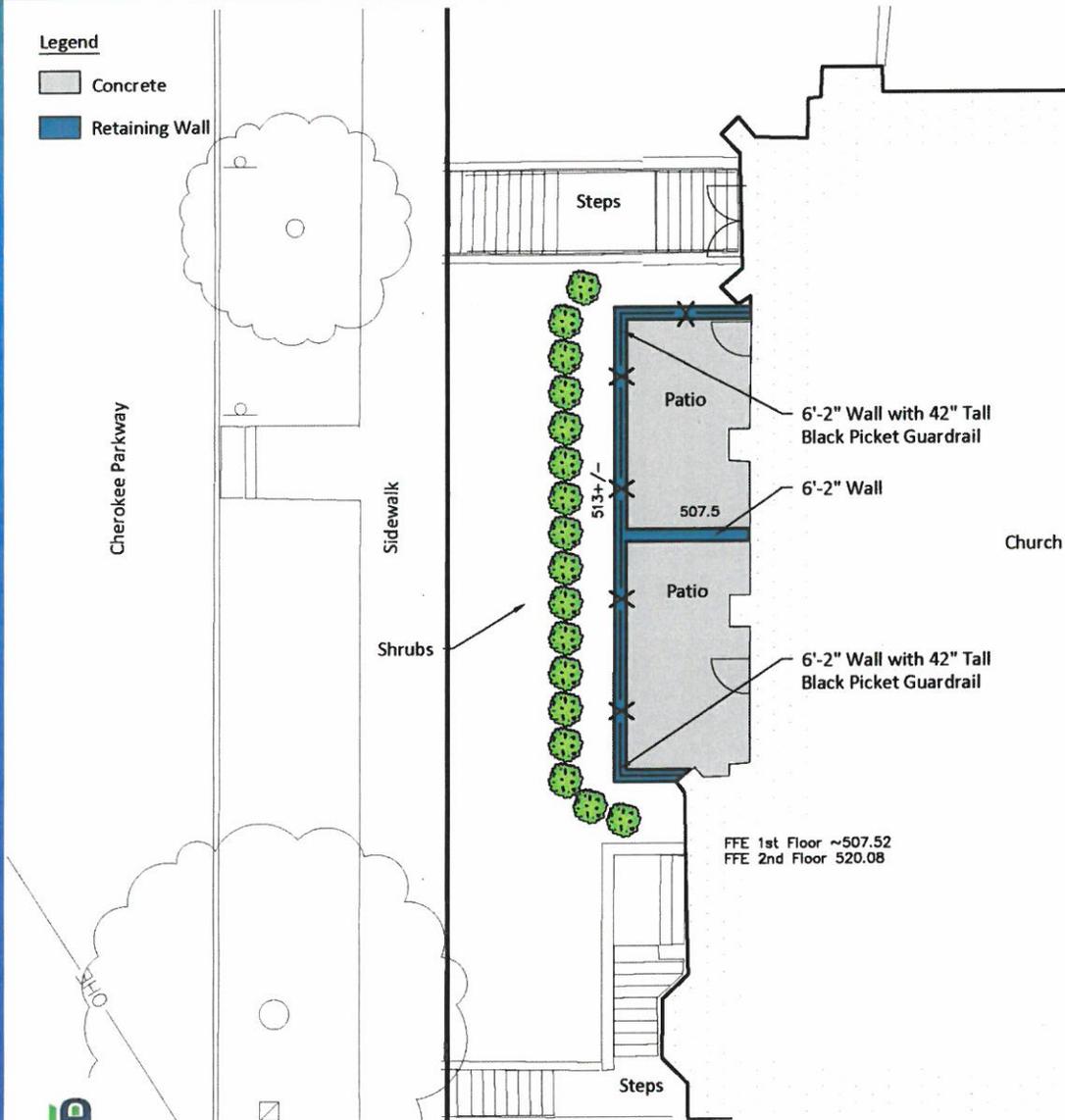
FFE Breezeway 520.08

Alley

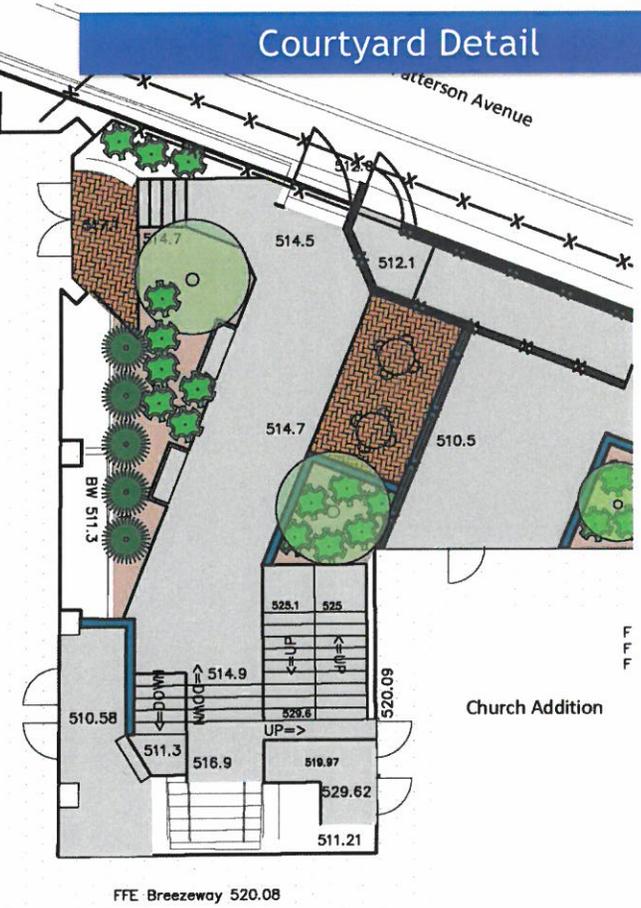


Legend

- Concrete
- Retaining Wall



Courtyard Detail



Maintenance and Dumpster Building Material



Dumpster Gate



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Our dumpster gates are made of durable, non-corrosive, recycled aluminum. To start with highly durable PVC deck planks and add our proprietary extruded aluminum stiffener between each plank for strength. The combination makes a gate infill that can stand up to the elements in any climate.



Mission
(#1 Most Popular)



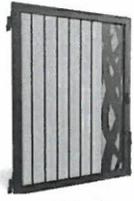
Madison
(#2 Most Popular)



Redondo



Augusta



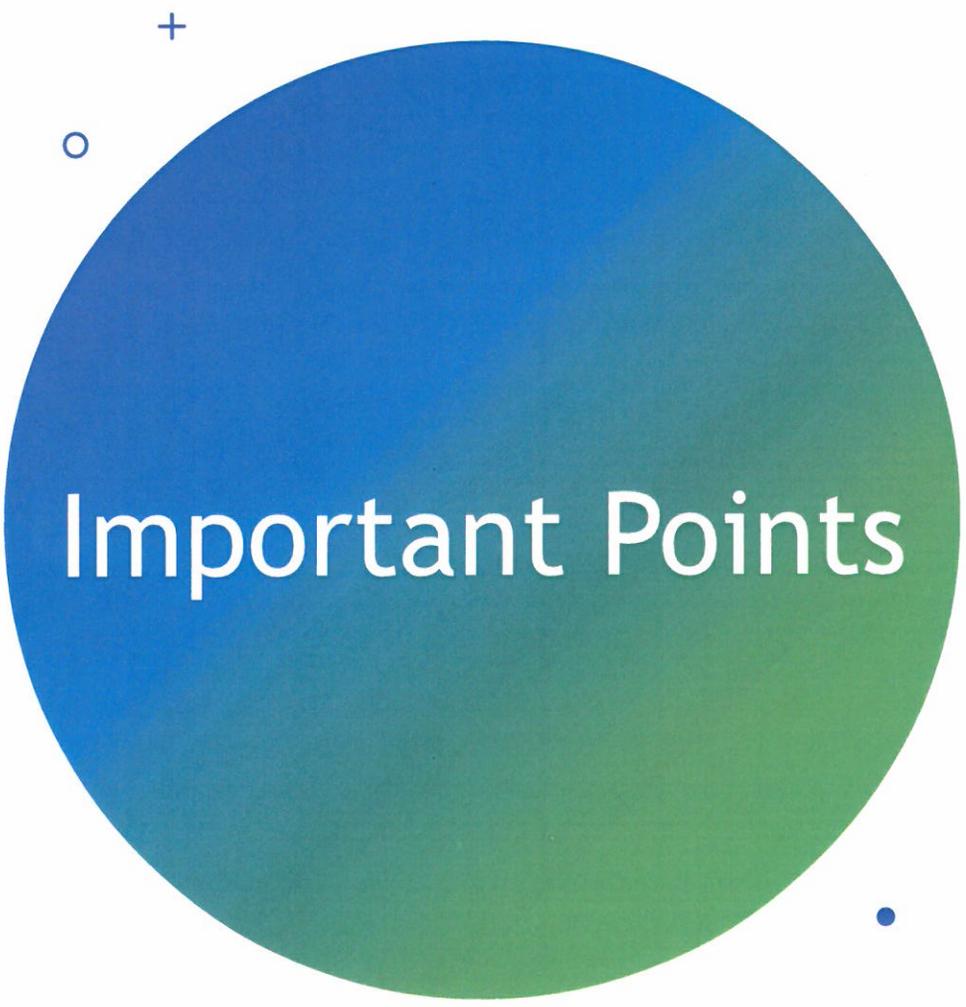
Muir Woods



Sequoia

Wire Fence around Parking





Important Points

- Preserves historic site, adapted to new use
 - Greatly improves site and reverses deterioration
 - Improves safety and inhibits loitering
 - Appropriate parking provided
 - Desired “Missing Middle Housing”
 - Residential use appropriate for character of area
- 

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QUESTIONS?