

VARIANCE REQUESTED:

1. A VARIANCE IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.1.8. TO ALLOW A PROPOSED BUILDING TO EXCEED THE 5' MAXIMUM SETBACK REQUIREMENT.

WAIVERS REQUESTED:

1. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.10 TO ALLOW PAVEMENT WITHIN THE VUA LANDSCAPE BUFFER AREA ADJACENT TO BROADWAY.
2. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.5.1.A.3, AND 5.9.2.C. TO ALLOW A DRIVE LANE IN FRONT OF THE PROPOSED BUILDING.
3. A WAIVER IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 10.2.10 TO ALLOW EXISTING PAVEMENT AND A PROPOSED DUMPSTER TO ENCR OACH INTO THE 10' REQUIRED LANDSCAPE BUFFER AREA ALONG 13TH STREET AND BROADWAY.

PROJECT DATA		
TOTAL SITE AREA	= 3.52± ACRES (153,147 SF)	
EXISTING ZONING	= C-2	
FORM DISTRICT	= TRADITIONAL MARKETPLACE CORRIDOR	
EXISTING USE	= RETAIL	
PROPOSED USE	= RETAIL AND RESTAURANT	
EXISTING BLDG AREA	= 33,720 SF	
PROPOSED BLDG AREA:		
RETAIL	= 4,000 SF	
RESTAURANT	= 2,100 SF	
TOTAL BLDG AREA	= 39,820 SF	
FLOOR AREA RATIO	= 0.26 (5.0 MAX ALLOWED)	
PARKING REQUIRED:		
RETAIL: (37,720 SF)	MIN.	MAX.
1/500 SF MIN.	= 75 SPACES	
1/200 SF MAX.	=	189 SPACES
RESTAURANT: (2,100 SF)		
1/250 SF MIN.	= 8 SPACES	
1/125 SF MAX.		17 SPACES
-10% TARC CREDIT	= -8 SP	
TOTAL PARKING REQUIRED	= 75 SP	206 SP
TOTAL PARKING PROVIDED	= 94 SP	(8 ADA SP INCLUDED)
BICYCLE PARKING REQUIRED:		
RETAIL	= 2 LONG TERM/2 SHORT TERM	
RESTAURANT	= 2 LONG TERM/2 SHORT TERM	
TOTAL BICYCLE PARKING REQUIRED:	= 4 LONG TERM/4 SHORT TERM	
TOTAL BICYCLE PARKING PROVIDED:	= 4 SHORT TERM	(4 LONG TERM PROVIDED INDOORS)
TOTAL VEHICULAR USE AREA		
INTERIOR LANDSCAPE AREA REQUIRED	= 53,488 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 4,012 SF (7.5%)	
EXISTING IMPERVIOUS AREA	= 119,699 SF	
PROPOSED IMPERVIOUS AREA	= 117,324 SF (1.98% DECREASE)	

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - An encroachment permit and bond will be required for all work done in the right-of-way.
 - No increase in drainage run off to state roadways.
 - There shall be no commercial signs in the Right of Way.
 - Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
 - Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.
 - Construction plans, bond and KTC permit will be required prior to construction approval by MPW.
 - A crossover access agreement between the subject site and 1201 W. Broadway is recorded in D.B. 5314, PG. 441.
 - Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.

- MSD NOTES:**
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
 - Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request has been approved by MSD.
 - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0041 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (==>) is for conceptual purposes.
 - If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
 - Site will be subject to MSD Regional Facilities Fee.
 - All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MSD and MSD Design Manual requirements.
 - Drainage shall be designed to sheet flow to existing drainage system. Any new pipes required shall tie into existing internal system.
 - All retail shops must have individual connections per MSD's fats, oils and grease policy.
 - Lowest finished floor to be at or above 455.77 and lowest machinery to be at or above 456.77.

SITE ADDRESS:
1209 & 1211 W BROADWAY
LOUISVILLE, KY 40203
TAX BLOCK 013G, LOT 0193
D.B. 11235, PG. 0664

CASE NUMBER:
19-CAT2-0008
WM# 12009

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #2

APPROVED:
LOUISVILLE METRO BOARD
OF ZONING ADJUSTMENT
DATE: Aug. 3 2020
BY: [Signature]

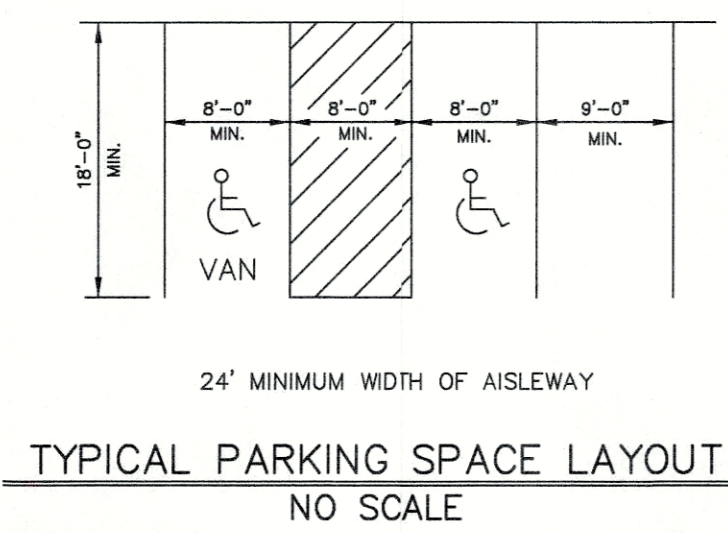
APPROVED:
LOUISVILLE METRO PLANNING
COMMISSION
DATE: 8-3-20
BY: [Signature]

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**
CONDITIONS:

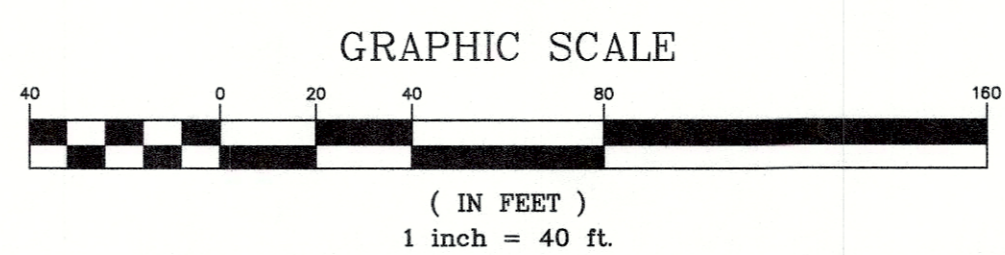
BY: [Signature]
DATE: 07/30/2020
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
[Signature] 7-22-20
Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

LEGEND	
	EX. LIGHT POLE
	EX. UTILITY POLE
	EX. OVERHEAD ELECTRIC LINES
	EX. FENCE
	EXISTING STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
	EXISTING SEWER AND MANHOLE
	EX. CONTOUR



TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 153,147 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 20% (30,629 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (30,960 S.F.)



REVISIONS

NO.	DATE	DESCRIPTION
1	11-6-19	AGENCY COMMENTS
2	3-9-20	AGENCY COMMENTS
3	5-27-20	AGENCY COMMENTS
4	6-18-20	ADJUSTED FENCE/GATE

PROJECT DATA

FILE NAME: 19050-CATEGORY 2-B.dwg
DATE: 10-23-19
CHECKED BY: MH
SCALE: AS SHOWN
DRAWN BY: ARH

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND DESIGN - LANDSCAPE ARCHITECTURE
905 WHEATLAND BLVD. SUITE 400
EVANSVILLE, IN 47710
TEL: 812.424.7278 FAX: 812.424.7271
WEB SITE: WWW.LDD-INC.COM

CATEGORY 2B PLAN

1209 + 1211 WEST BROADWAY
OWNER/DEVELOPER
QUADRANT HOTELS, LLC
9802 BUNSEN WAY
LOUISVILLE, KY 40299

JOB NO. 19050

SHEET 1 OF 1

RECEIVED

JUN 18 2020

PLANNING & DESIGN SERVICES

19-CAT2-0008