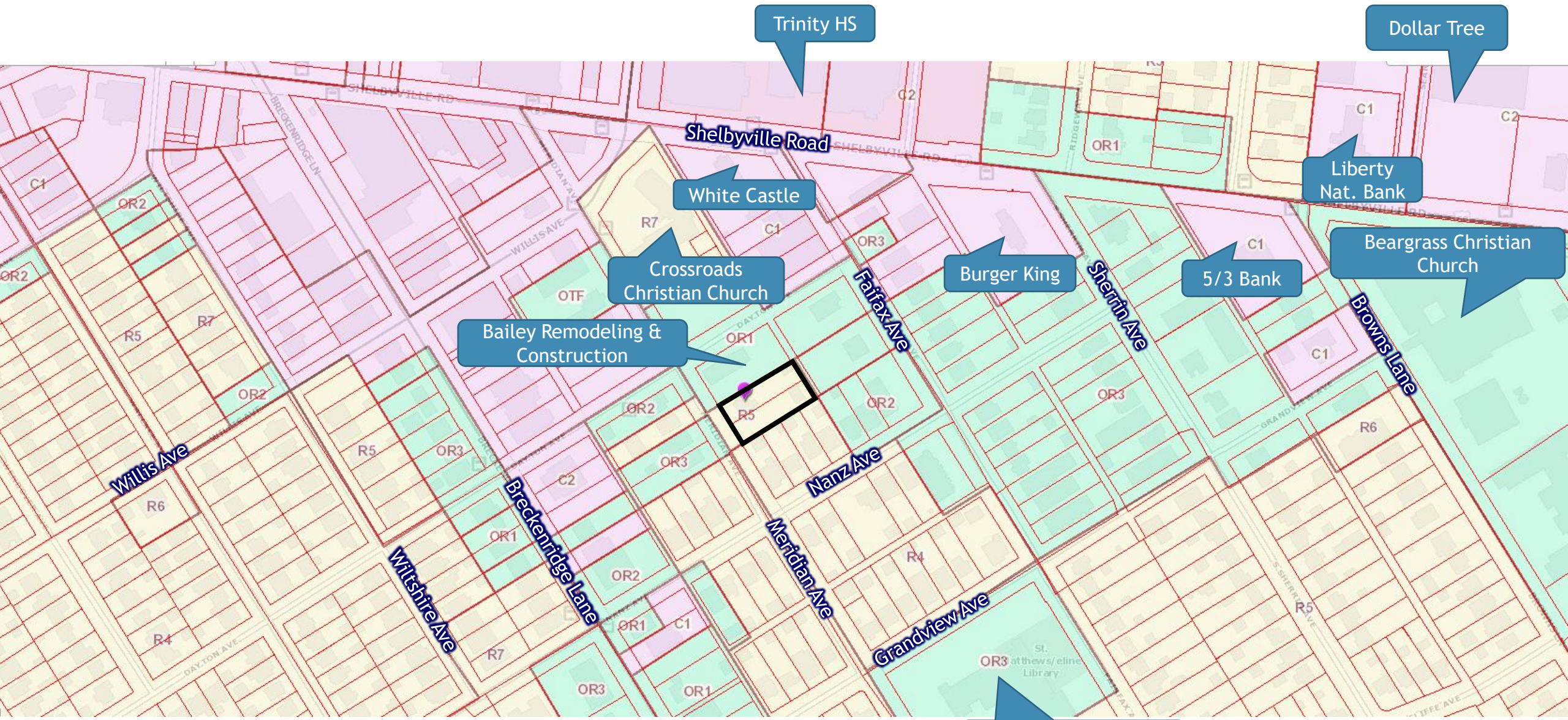


Louisville Metro Planning Commission - December 15, 2022
Louisville Metro Land Development & Transportation Committee - November 10, 2022
Neighborhood Meeting - April 25, 2022

Docket No. 22-ZONE-0065 & 22-STRCLOSURE-0022

Zone Change from R-5 to R-6 to allow an 8-unit townhome style community and closure of an unimproved unnamed alley on property located at 205 & 207 Meridian Avenue

c/o Dan & Cheryl Fultz



Trinity HS

Dollar Tree

Shelbyville Road

White Castle

Liberty Nat. Bank

Crossroads Christian Church

Burger King

5/3 Bank

Beargrass Christian Church

Bailey Remodeling & Construction

R5

St. Matthews/Eline Library

Willis Ave

Witshire Ave

Breckenridge Lane

Meridian Ave

Grandview Ave

Fairfax Ave

Sherin Ave

Browns Lane

Breckenridge Ln

OTF

OR2

OR3

OR1

OR1

OR3

OR1

OR2

OR1

OR3

OR2

OR3

OR2

OR2

OR2

OR2

OR2

C2

OR1

C1

C2

C1

C1

R6

R5

R4

OR2

OR2

OR1

C1

R7

C1

R7

R5

R7

OR2

OR2

St. Matthews/Eline Library



Fleet Feet

Drake's

Trinity HS

Dollar Tree

Shelbyville Road

White Castle

St. Matthew's Animal Clinic

Liberty Nat. Bank

Nanz & Kraft

Crossroads Christian Church

Taziki's Cafe

Burger King

5/3 Bank

Beargrass Christian Church

Pearson Funeral Home

Pilate Village Bailey Remodeling & Construction

St. Matthews/Eline Library

Site is in the City of Louisville,
not St. Matthews





House to remain

House to be removed

View of site from Meridian Ave.



SITE

View of Meridian Ave Looking south. Site is to the left.



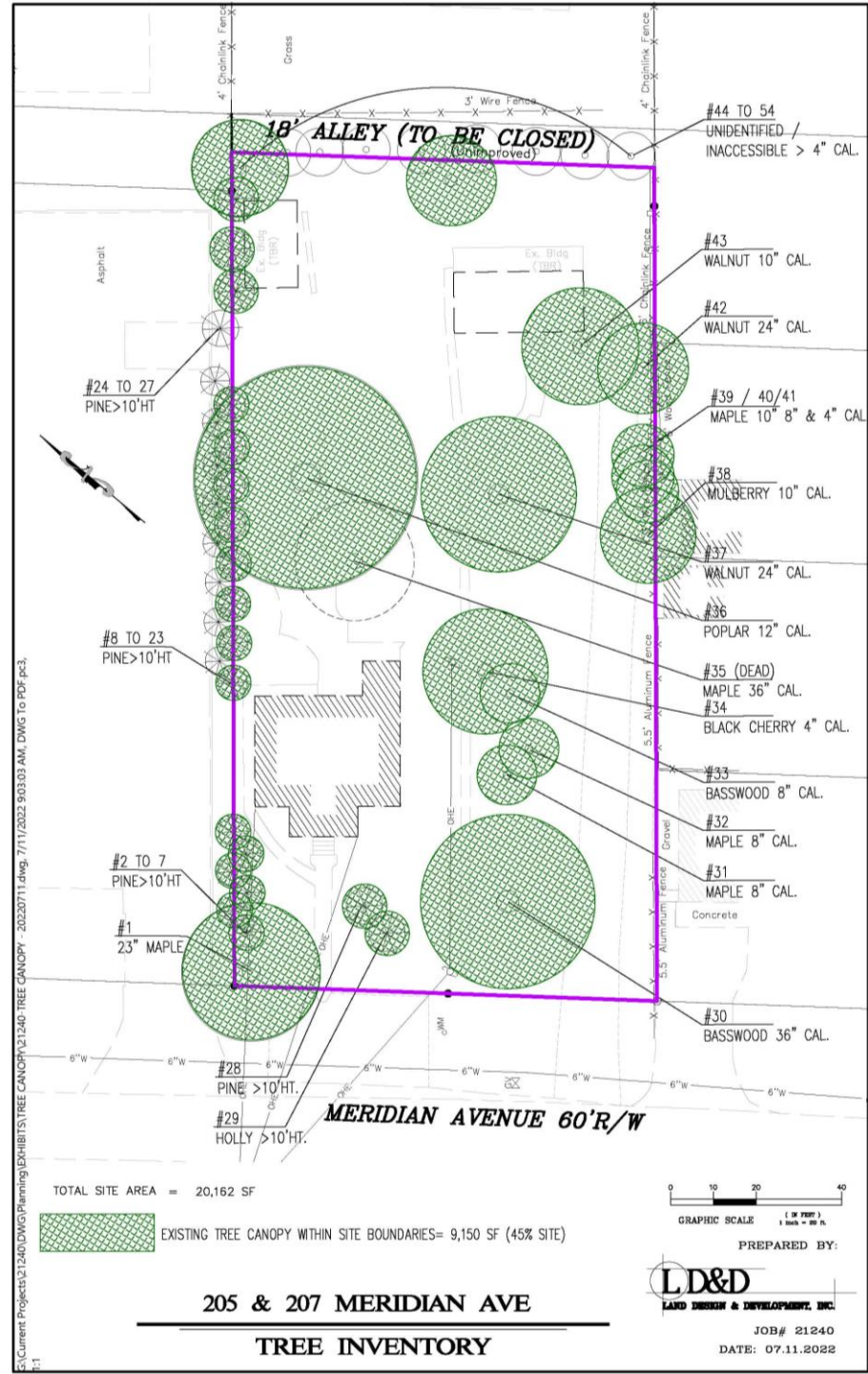
SITE

View of Meridian Ave looking north. Site is to the right.



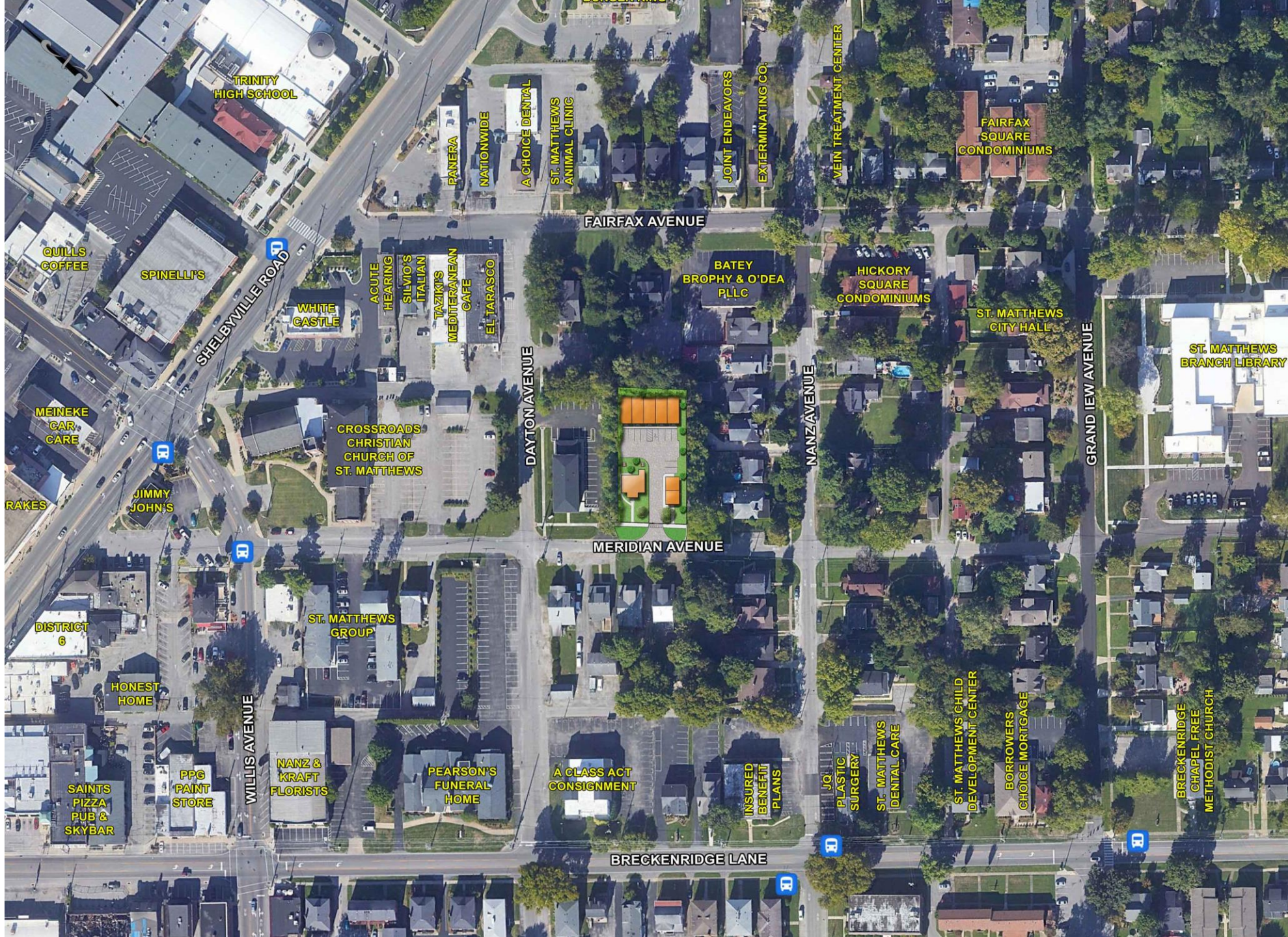
View of neighbors across Meridian Ave.

Tree Inventory



205 & 207 MERIDIAN AVE

TREE INVENTORY



TRINITY
HIGH SCHOOL

QUILLS
COFFEE

SPINELLI'S

WHITE
CASTLE

ACUTE
HEARING

SILVO'S
ITALIAN

TAZKIS
MEDITERRANEAN
CAFE

EL TARASCO

FAIRFAX AVENUE

CROSSROADS
CHRISTIAN
CHURCH OF
ST. MATTHEWS

DAYTON AVENUE

BATEY
BROPHY & O'DEA
PLLC

HICKORY
SQUARE
CONDOMINIUMS

ST. MATTHEWS
CITY HALL

ST. MATTHEWS
BRANCH LIBRARY

MEINEKE
CAR
CARE

JIMMY
JOHN'S

DISTRICT
6

HONEST
HOME

ST. MATTHEWS
GROUP

MERIDIAN AVENUE

NANZ AVENUE

GRAND IEW AVENUE

SAINTS
PIZZA
PUB &
SKYBAR

PPG
PAINT
STORE

NANZ &
KRAFT
FLORISTS

PEARSON'S
FUNERAL
HOME

A CLASS ACT
CONSIGNMENT

INSURED
BENEFIT
PLANS

JQ
PLASTIC
SURGERY

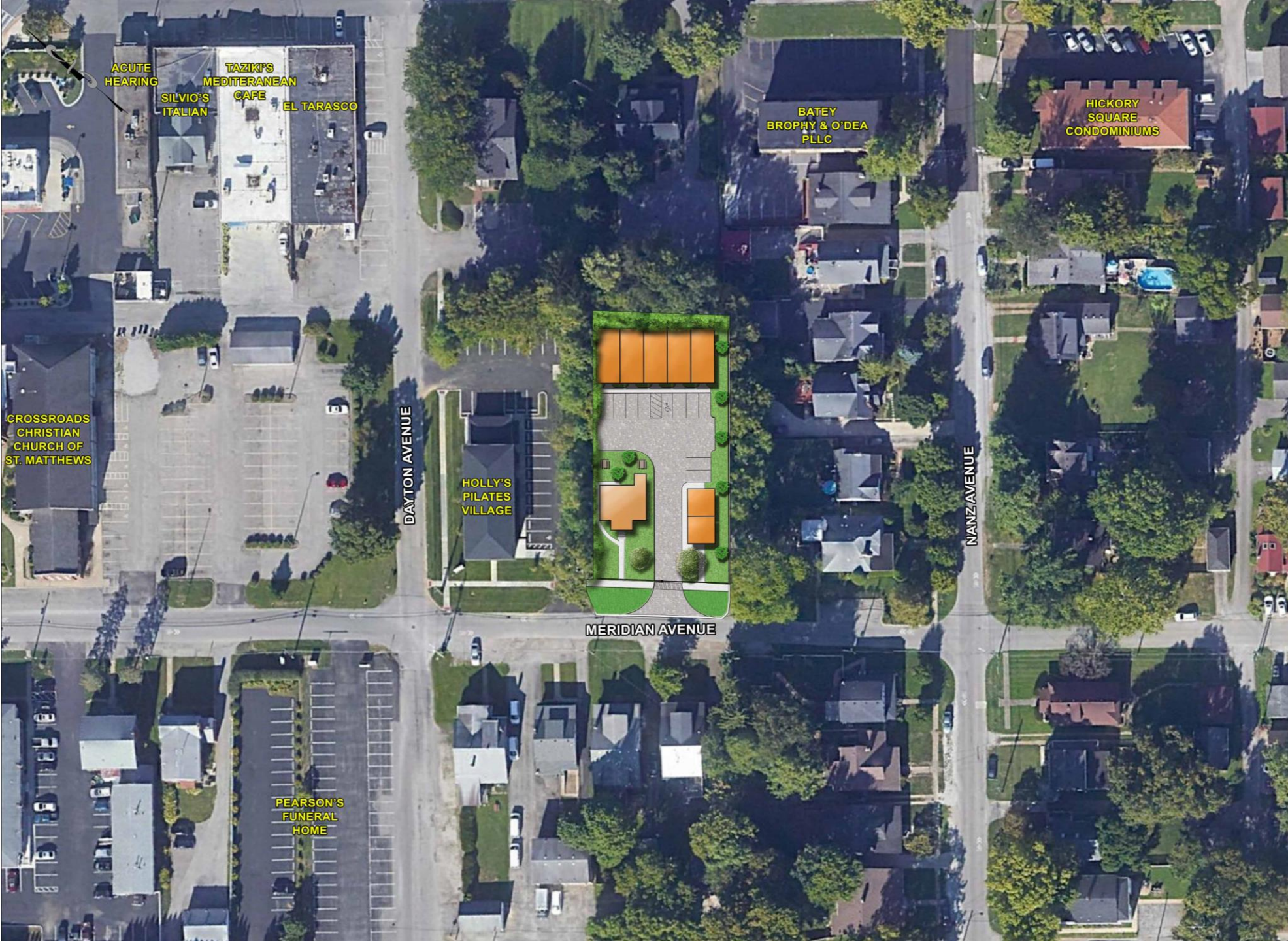
ST. MATTHEWS
DENTAL CARE

ST. MATTHEWS CHILD
DEVELOPMENT CENTER

BORROWERS
CHOICE MORTGAGE

BRECKENRIDGE
CHAPEL FREE
METHODIST CHURCH

BRECKENRIDGE LANE



ACUTE HEARING

TAZIKI'S MEDITERANEAN CAFE

SILVIO'S ITALIAN

EL TARASCO

CROSSROADS CHRISTIAN CHURCH OF ST. MATTHEWS

DAYTON AVENUE

HOLLY'S PILATES VILLAGE

MERIDIAN AVENUE

BATEY BROPHY & O'DEA PLLC

HICKORY SQUARE CONDOMINIUMS

PEARSON'S FUNERAL HOME

NANZ AVENUE



Existing home to remain

Existing home to be removed

NANZ AVE



18' ALLEY (TO BE CLOSED)
 S29°30'34"E 98.92'
 (Unimproved)

PROPOSED 2-STORY TOWNHOME 1,360 SF 26'-8" TALL
 PROPOSED 2-STORY TOWNHOME 1,360 SF 26'-8" TALL
 PROPOSED 2-STORY TOWNHOME 1,360 SF 26'-8" TALL
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 PROPOSED 2-STORY TOWNHOME 1,360 SF 26'-8" TALL
 PROPOSED 2-STORY TOWNHOME 1,360 SF 26'-8" TALL

PROPOSED 2-STORY UNIT 800 SF 27'-6" TALL
 PROPOSED 2-STORY UNIT 800 SF 27'-6" TALL

2 Story Brick House To Remain 30' Tall

MERIDIAN AVENUE 60'R/W
 LOCAL ROAD - 60' R/W MIN.

DERBY CITY INVESTMENTS LIMITED LIABILITY
 1055 ALTA VISTA RD
 LOUISVILLE, KY 40205
 D.B. 11997, PG. 701

TC TIES LLC
 1714 AN AVE
 KY 40207
 PG. 361

OR-3/TC
 MED WHOLESALE LLC
 141 BRICKENRIDGE LN
 SENRIDGE, IN

OR-3/TC
 CIAMAR INC
 DORSEY JOI

OF
 COLES
 FISNEI
 3939
 LOUISVIL
 D.B. 111

NM.
 LOU
 D.E

LOR
 D

5/TC
 FT FLOREST INC
 SENRIDGE, IN

Sanitary Sewer
 No. 03534A-5

4' Chainlink Fence

3' Wire Fence

4' Chainlink Fence

6" Wood Fence

6" Wood Fence

10' LBA
 5.5" Aluminum Fence

5.5" Aluminum Fence

Gravel

Concrete

Vinyl Garage

Vinyl Garage

Wood Garage

Vinyl Garage

IN FILL ESTABLISHED SETBACK

MAX.

MIN.

9' MAX MIN

PROPOSED 4' WALK

PROPOSED 5' WALK

PROPOSED 5' WALK

PROPOSED 5' WALK

N58°13'51"E 186.00'

N58°13'51"E 186.00'

N29°30'34"E 50.00'

N29°30'34"E 48.92'

R=25'

R=25'

15' RCP

15' RCP

56'

54'

2' G

2' G

2' G

2' G

2' G

2' G

ETC

ETC

ETC

ETC

TBM

Building to be removed and replaced with 5, 2-story tall townhomes

Existing home to remain

2, 2-story Townhomes proposed



LEGEND

- Ex. I.Pin W. Cap
Cap Stamped "WINK 3492"
(Unless Otherwise Noted)
- Ex. Mag Nail W/Washer Stamped
"LD&D SURVEYING 3492"

PPH Properties LLC
D.B. 11061 Pg. 361
"201 Meridian Avenue"

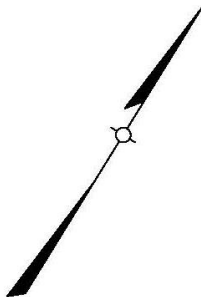
ALLEY 18' R/W
P.B. 3, Pg. 52

Fairfax Properties LLC
D.B. 9888 Pg. 0081
"114 Fairfax Avenue"

N57°53'00"E
9.01'

Ex. I. Pin
"Schroll #3570"
Point of Beginning
(Tract B)

LOCATION MAP
Not To Scale



Magnolia Subdivision
P.B. 3 Pg. 52

TRACT A
890.53 S.F.

TRACT B
891.01 S.F.

Lot 21
Dan L & Cheryl Fultz
D.B. 11499 Pg. 707
"205 Meridian Avenue"
Zoning: R-5
Form District: Town Center

98.92'
50.00'
98.97'

99.03'

48.92'
N29°30'34"W
N29°30'34"W
S29°30'34"E

S29°30'34"E

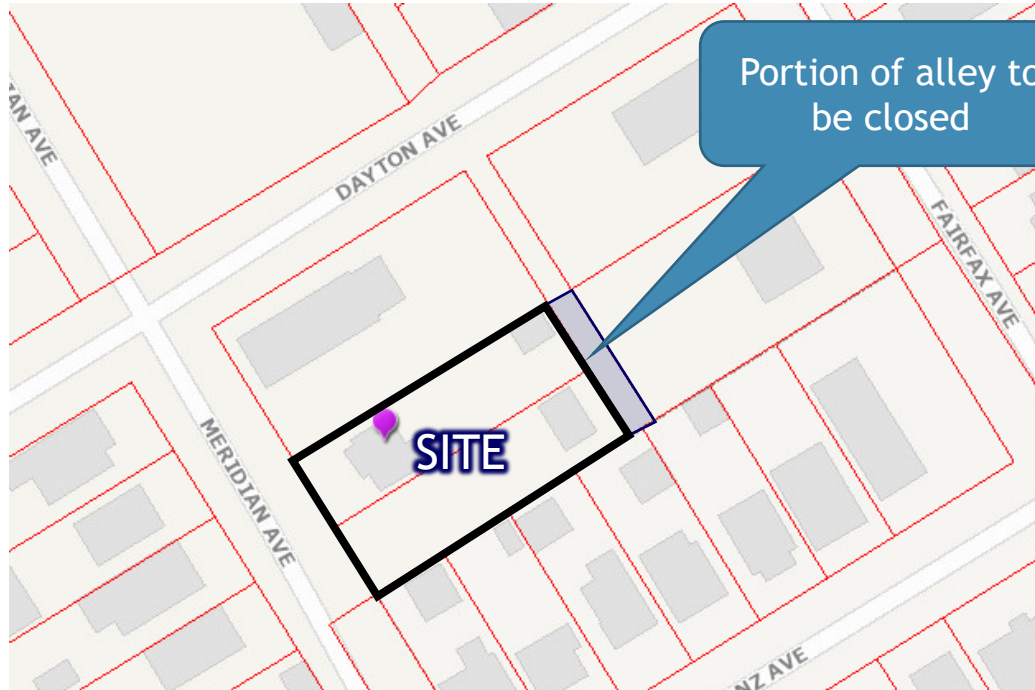
Derby City Investments
Limited Liability Company
D.B. 11997 Pg. 701
"122 Fairfax Avenue"
Zoning: OR-3
Form District: Town Center

Point of Beginning
(Tract A)
S58°13'51"W
9.01'

Ex. I. Pin
"Design #976"
S58°13'51"W
9.01'

Siena Wahl Kennedy
D.B. 11396 Pg. 849
"3937 Nanz Avenue"

Lauren Coles & Brittany Fisner
D.B. 11977 Pg. 738
"3939 Nanz Avenue"





EXISTING RESIDENCE

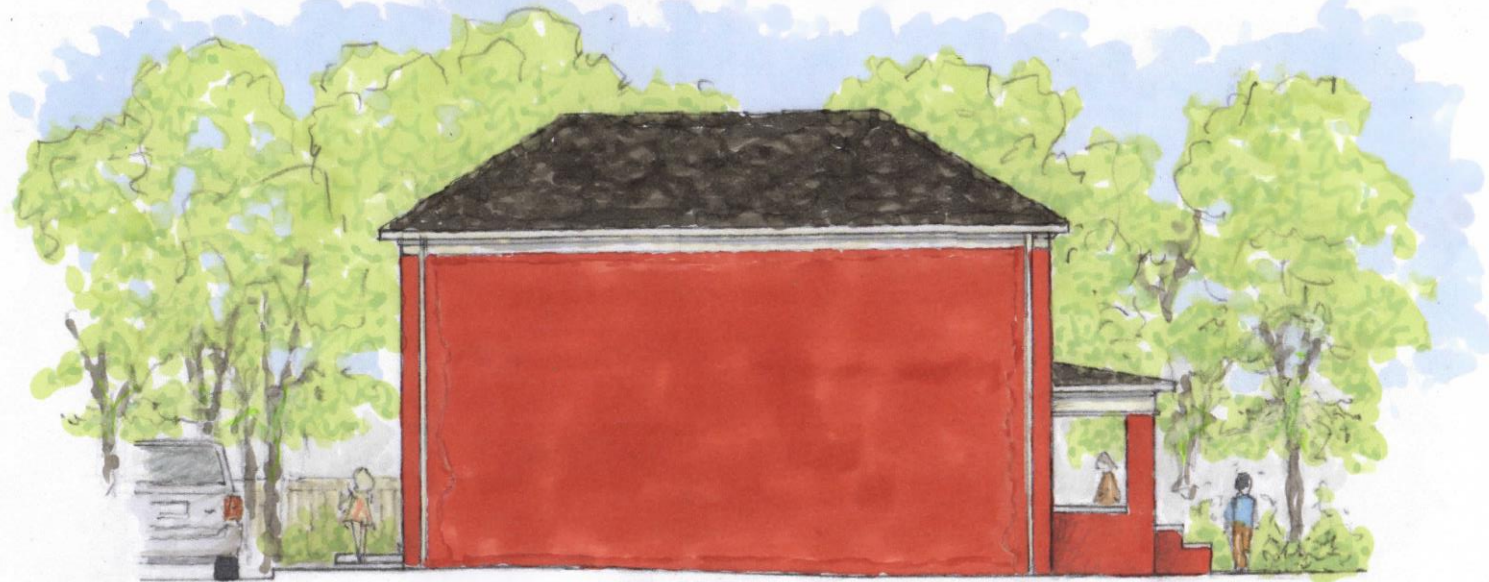
MERIDIAN AVENUE [FRONT] FACADE - UNIT 7



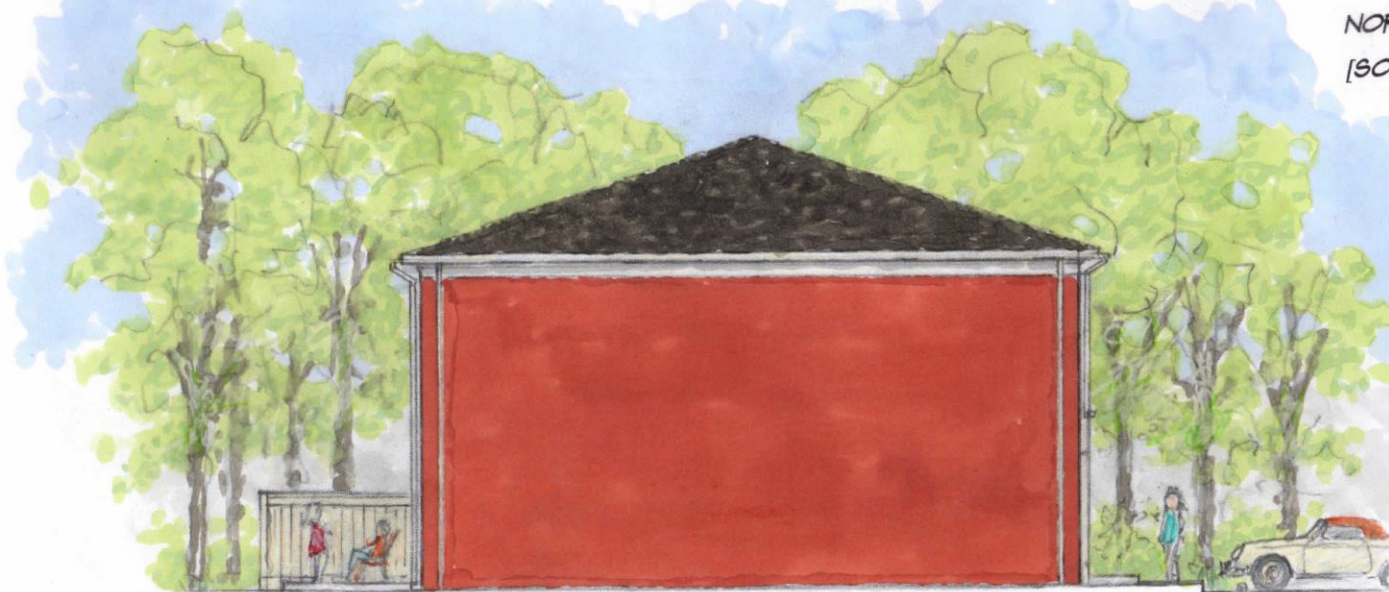
SOUTHWEST [FRONT] FACADE - UNITS 1 - 5



NORTHEAST [REAR] FACADE - UNITS 1 - 5



NORTHWEST [SIDE] FACADE - UNITS 6 & 7
[SOUTHEAST FACADE SIMILAR]



NORTHWEST [SIDE] FACADE - UNITS 1 - 5
[SOUTHEAST FACADE SIMILAR]

From: Martin, James <Jim.Martin@Louisvilleky.gov>

Sent: Tuesday, November 29, 2022 7:55 AM

To: Mike Hill <hill@ldd-inc.com>

Subject: RE: 205 Meridian Ave

Hi Mike,

The only comment I would like to make regarding this proposal, is that the 20' wide drive lane coming into the site be marked as a fire lane and no parking is allowed.

Thanks,

Jim Martin, Sergeant
Louisville Fire Department
Fire Inspector I
Office: (502) 574-2949
Cell: (502) 817-2555
jim.martin@louisvilleky.gov
1135 W. Jefferson St.
Louisville, KY 40203

 Find us on
Facebook



Proposed Additional Binding Element

#7. Applicant shall install a “NO PARKING - FIRE LANE” sign along the drive lane coming into the site.



18' ALLEY (TO BE CLOSED)
 S29°30'34"E 98.92'
 (Unimproved)

PROPOSED 2-STORY TOWNHOME 17
 26'-8" TALL 1,360 SF
 (1)

PROPOSED 2-STORY TOWNHOME 17
 26'-8" TALL 1,360 SF
 (2)

PROPOSED 2-STORY TOWNHOME 17
 26'-8" TALL 1,360 SF
 (3)

PROPOSED 2-STORY TOWNHOME 17
 26'-8" TALL 1,360 SF
 (4)

PROPOSED 2-STORY TOWNHOME 17
 26'-8" TALL 1,360 SF
 (5)

PROPOSED 2-STORY TOWNHOME 17
 26'-8" TALL 1,360 SF
 (6)

PROPOSED 2-STORY UNIT 20
 27'-6" TALL 800 SF
 (7)

PROPOSED 2-STORY UNIT 20
 27'-6" TALL 800 SF
 (8)

MERIDIAN AVENUE 60'R/W
 LOCAL ROAD - 60' R/W MIN.

DERBY CITY INVESTMENTS LIMITED LIABILITY
 1055 ALTA VISTA RD
 LOUISVILLE, KY 40205
 D.B. 11997, PG. 701

Sanitary Sewer No. 03534A-5

TC TIES LLC
 AN AVE
 KY 40207
 PG. 361

IN FILL ESTABLISHED SETBACK
 MAX.
 MIN.

5/TC
 FT FLOREST INC
 SENRIDGE, IN

OR-3/TC
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 141 BRICKENRIDGE LN

OR-3/TC
 CIAMAR INC

R
 DORSEY JOI

4' Chainlink Fence

3' Wire Fence

4' Chainlink Fence

6" Wood Fence

10' LBA
 5.5' Aluminum Fence

5.5' Aluminum Fence

Gravel

Concrete

Vinyl Garage

Vinyl Garage

Wood Garage

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OF
 COLES
 FISNEI
 3939
 LOUISVIL
 D.B. 11!

LBA/ESN
 WAIVER I

KENNED
 3937
 LOUISVIL
 D.B. '11

Questions?





MERIDIAN AVE

DAYTON AVE

18.69 ft

