

GENERAL NOTES:

- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- GARBAGE TO BE SERVICED BY ROLL-OUT TRASH CANS
- MITIGATION MEASURE FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- MSD SINGLE FAMILY, DEMOLITION, OR SMALL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS

725 E OAK ST
ARMIN BULIC
ZONING: UN
DEED BOOK & PAGE:
8622 0522

727 E OAK ST
LIZ GIBNEY
ZONING: UN
DEED BOOK & PAGE:
12209 871

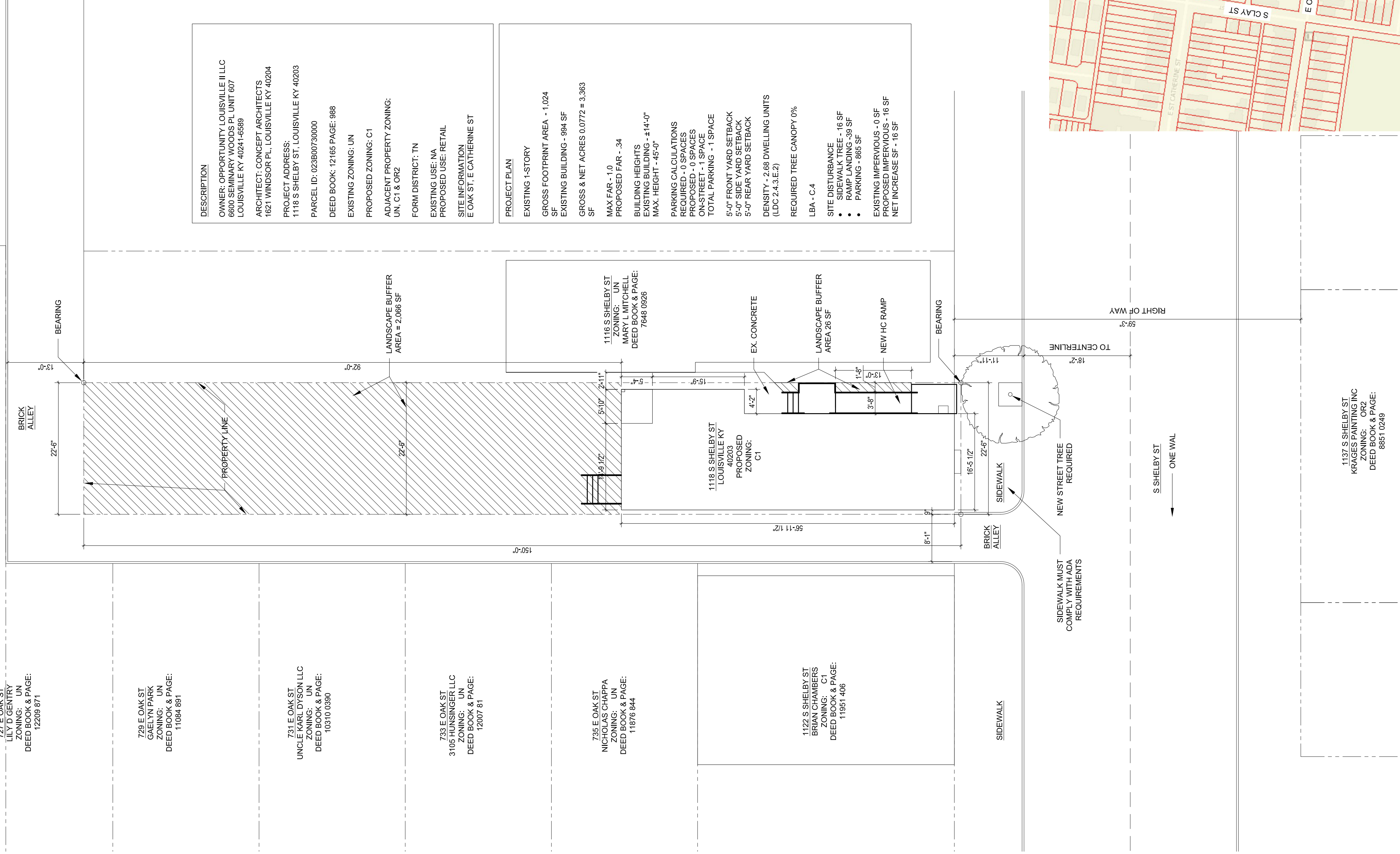
729 E OAK ST
GAELYN PARK
ZONING: UN
DEED BOOK & PAGE:
11084 891

731 E OAK ST
UNCLE KARL DYSON LLC
ZONING: UN
DEED BOOK & PAGE:
10310 0390

733 E OAK ST
HUNTSINGER LLC
ZONING: UN
DEED BOOK & PAGE:
12007 81

735 E OAK ST
NICHOLAS CHARRA
DEED BOOK & PAGE:
11876 844

1122 S SHELBY ST
BRIAN CHAMBERS
ZONING: C1
DEED BOOK & PAGE:
11951 406



DESCRIPTION
OWNER: OPPORTUNITY LOUISVILLE II LLC
6600 SEMINARY WOODS PL UNIT 607
LOUISVILLE KY 40241-6689
ARCHITECT: CONCEPT ARCHITECTS
1621 WINDSOR PL, LOUISVILLE KY 40204
PROJECT ADDRESS:
1118 S SHELBY ST, LOUISVILLE KY 40203
PARCEL ID: 023B00730000
DEED BOOK: 12165 PAGE: 988
EXISTING ZONING: UN
PROPOSED ZONING: C1
ADJACENT PROPERTY ZONING:
UN, C1 & OR2
FORM DISTRICT: TN
EXISTING USE: NA
PROPOSED USE: RETAIL
SITE INFORMATION
E OAK ST, E CATHERINE ST

PROJECT PLAN
EXISTING 1-STORY
GROSS FOOTPRINT AREA - 1,024 SF
EXISTING BUILDING - 994 SF
GROSS & NET ACRES 0.0772 = 3,363 SF
MAX FAR - 1.0
PROPOSED FAR - .34
BUILDING HEIGHTS
EXISTING BUILDING - #14'-0"
MAX. HEIGHT - 45'-0"
PARKING CALCULATIONS
REQUIRED - 0 SPACES
PROPOSED - 0 SPACES
ON-STREET - 1 SPACE
TOTAL PARKING - 1 SPACE
5'-0" FRONT YARD SETBACK
5'-0" SIDE YARD SETBACK
5'-0" REAR YARD SETBACK
DENSITY - 2.68 DWELLING UNITS (LDC 2.4.3.E.2)
REQUIRED TREE CANOPY 0%
LBA - C-4
SITE DISTURBANCE
• PARKING - 16 SF
• RAMP LANDING - 39 SF
• PARKING - 885 SF
EXISTING IMPERVIOUS - 0 SF
PROPOSED IMPERVIOUS - 16 SF
NET INCREASE SF - 16 SF

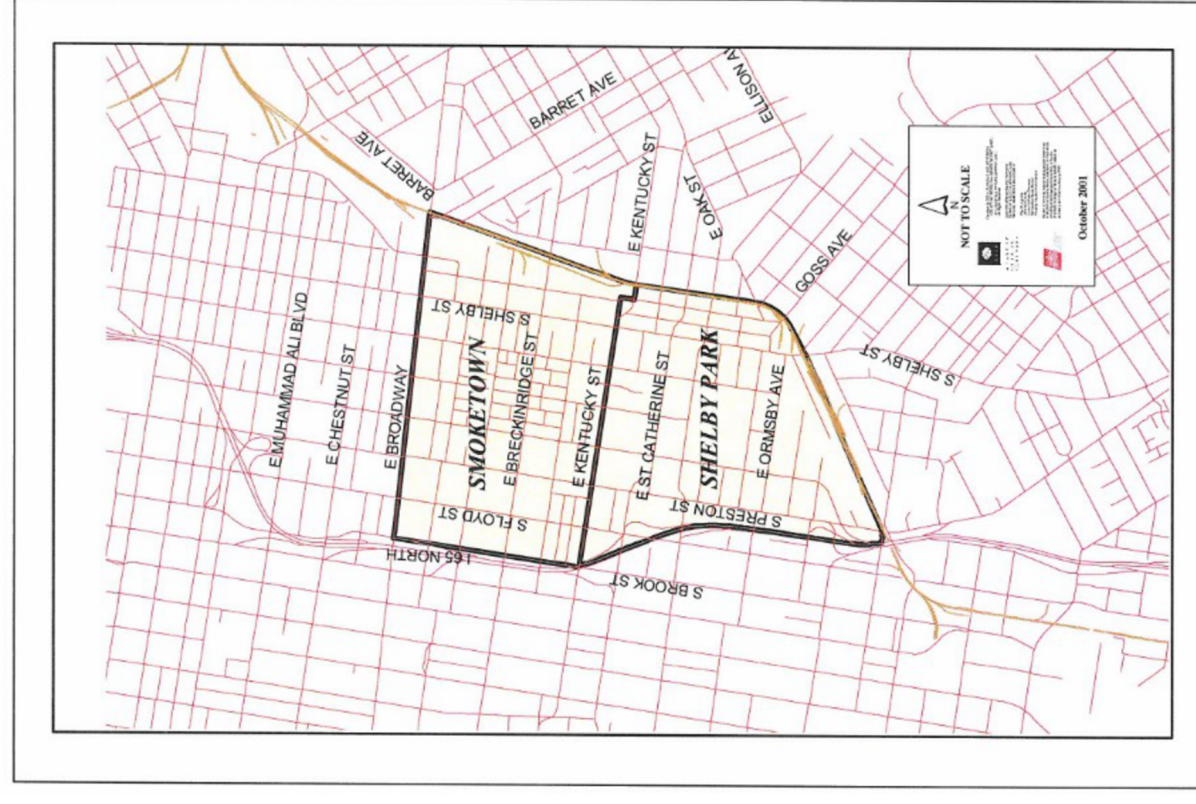
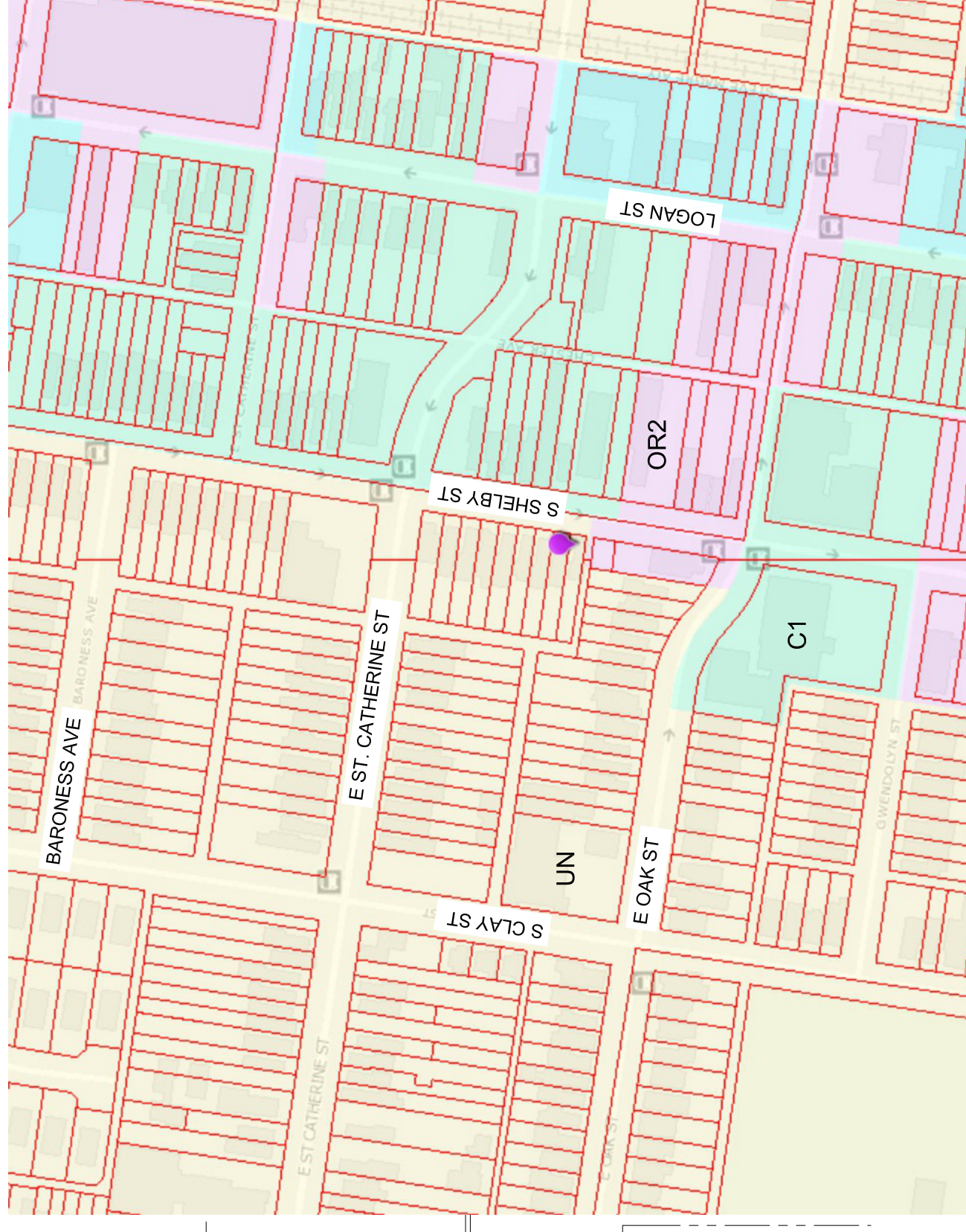
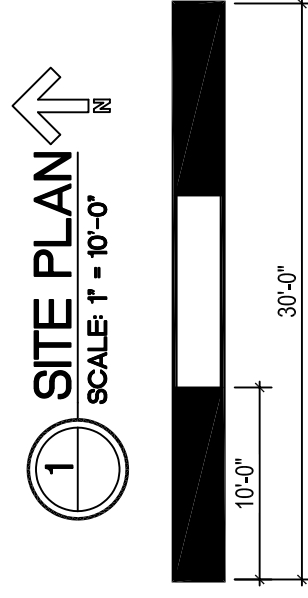


FIGURE 1: Boundary of Study Area



ZONING CHANGE
OPPORTUNITY SHELBY
1118 S SHELBY STREET
LOUISVILLE KY 40203



CONCEPT
ARCHITECTS

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