

NOTES:

Existing land use M2 & R6 zoning.
Zoning district: Traditional Neighborhood

Proposed use CM zoning to allow artist studios and gallery space.

Site Area: 18,868 sf
Building Area: 16,647 sf

No site work will be completed as a part of this project.

PARKING CALCULATION:

Studio Spaces:
Application is to use 14 studio spaces = 14 spaces required

Assembly Space:
7550 sf = 76 spaces

Gallery Space:
3922 sf = 4 spaces

Total required = 94 Spaces - 10% = 85 Spaces

Onsite Parking: 3 existing parking spaces at the rear of the building and room for 1 space at the front of the building = 4 Spaces
Offsite Parking: 83 spaces are available for use offsite.

Total Spaces available = 87 Spaces

ADA Calculation: per ADA Guidelines: 1 - 25 total parking spaces = 1 accessible parking space required + 3 required at remote lot

BICYCLE PARKING CALCULATIONS:

per LDC 9.2: 4 or 1 per 25,000 sq ft of gross floor area = 4 spaces required (2 long term spaces are available on the interior of the building)

vbn a
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CONSULTANTS



Art Sanctuary

Zoning Change to CM

1433 S Shelby Street
Louisville, KY 40217

MARK	DATE	DESCRIPTION
	12/22/15	
	2/24/16	NOTES ADDED PER
	4/1/16	METRO REVIEW COMMENTS

PROJECT NO: 15-010
MODEL FILE:
DRAWN BY: pwb
CHK'D BY:
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SHEET TITLE

Site Plan

A-102

SHEET 2 OF 3

LEGEND

- ACCESS AISLE
- EXISTING GRASS
- ASPHALT
- EXISTING FENCE
- BIKE RACK
- LIGHT POLE
- EXISTING TREE
- WHEEL STOP

RECEIVED
APR 01 2016
PLANNING &
DESIGN SERVICES

1 site plan
SCALE: 1/16" = 1'-0"
WM #11307

