

Project Summary

	Tract "A"	Tract "B"	Tract "C"
Existing Use	Restaurant/Parking	Parking	Vacant
Proposed Use	Retail/Parking	Retail/Parking	Parking
Existing Zoning	C-1	C-1	R-4
Proposed Zoning	C-2	C-1	R-4
Existing Building Sq. Footage	1,732 Square Feet	N/A	N/A
Proposed Building Sq. Footage	2,462 Square Feet	6,000 Sq. Feet	N/A
Outdoor Restaurant Sq. Footage	4,656 Square Feet	N/A	N/A
Total Restaurant Square Footage	8,850 Square Feet	6,000 Sq. Feet	N/A
Vehicle Use Area (Sq. Ft.)	N/A	13,288 Sq. Feet	27,896 Sq. Ft.
Interior Greenspace Required	N/A	669 Square Feet	1395 Sq. Ft.
Interior Greenspace Provided	N/A	980 Square Feet	2186 Sq. Ft.
Parking Required	88 Spaces	30 Spaces	N/A
Parking Provided	7 Spaces	30 Spaces	81 Spaces
Site Acreage	0.36 Acres	0.68 Acres	1.05 Acres
Maximum Building Height	35 Feet	35 Feet	N/A

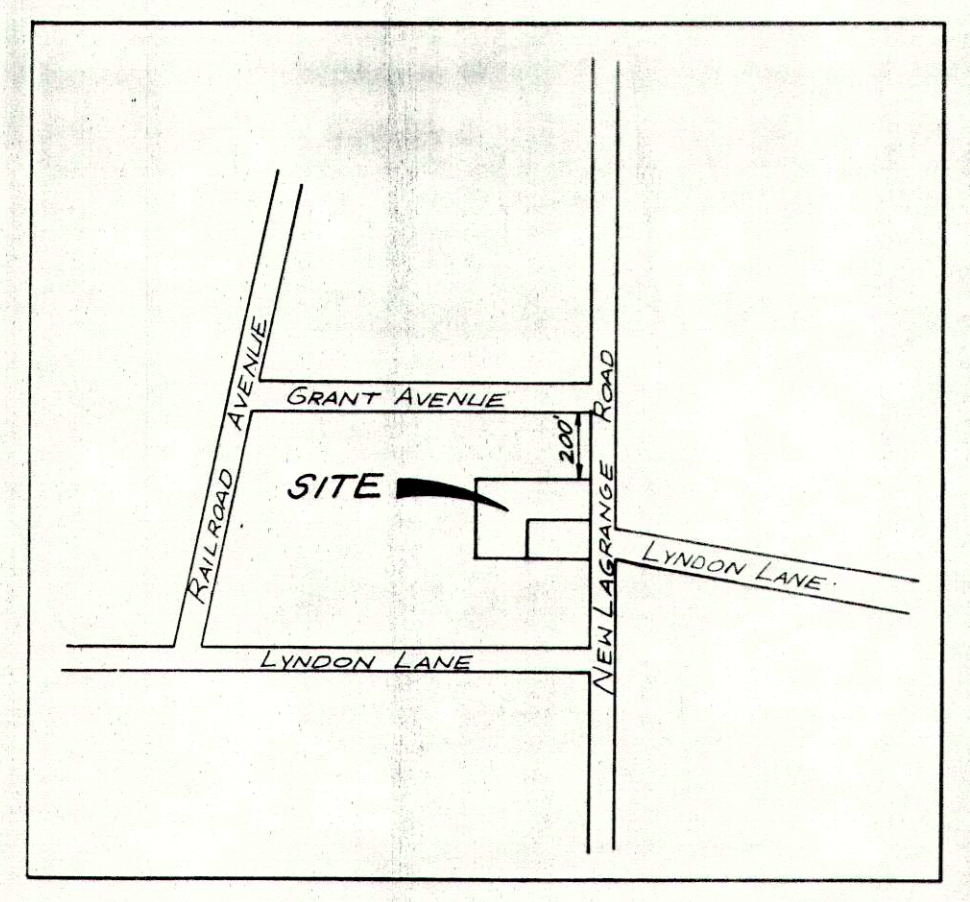
Total Parking Required - 118 Spaces
Total Parking Provided - 118 Spaces

THE C.U.P. REQUESTED IS TO PERMIT ADDITIONAL OFF-STREET PARKING FOR TRACT A.

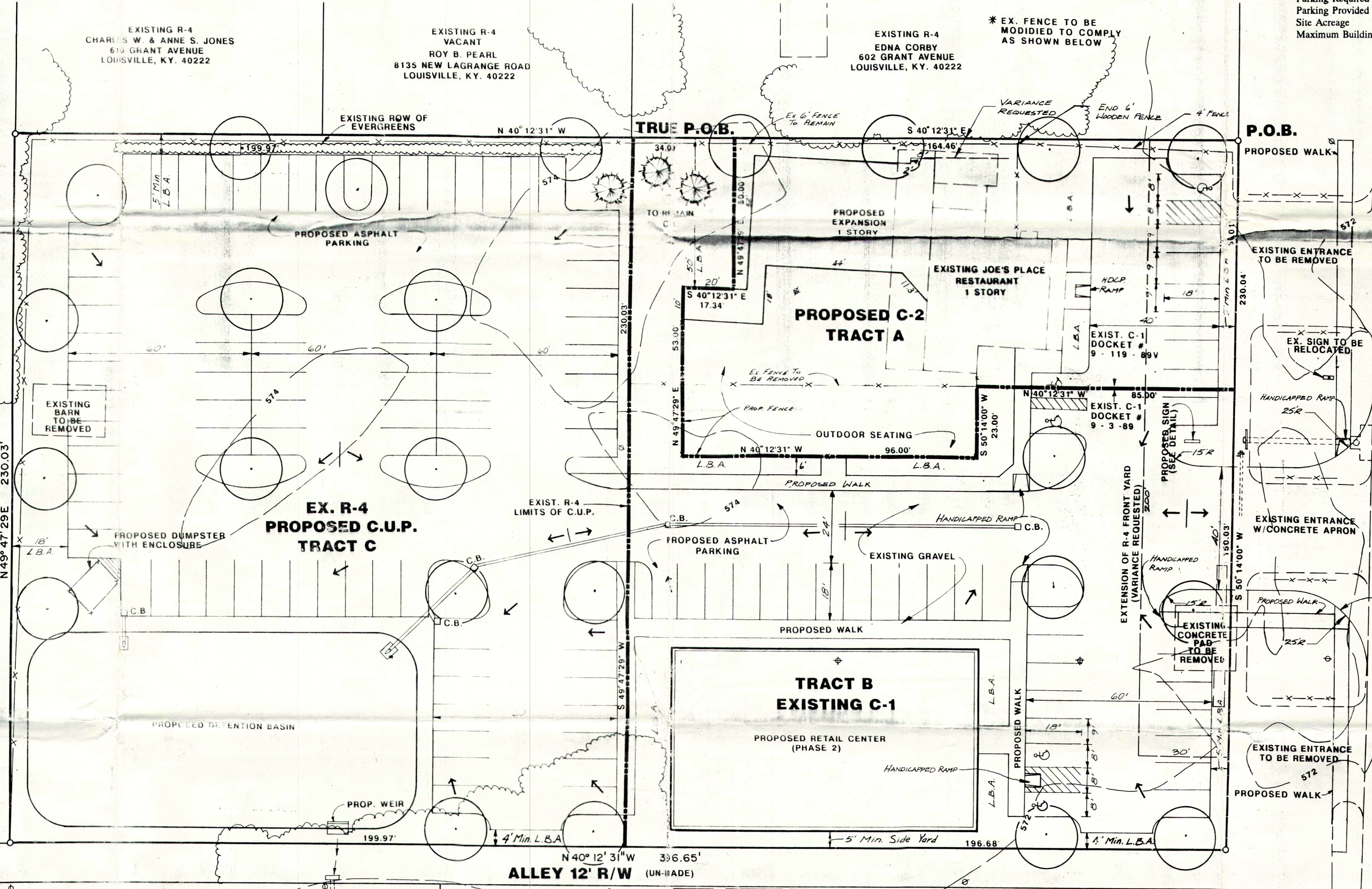
← DENOTES DRAINAGE FLOW
--- DENOTES ZONING LINE

GENERAL NOTES:

1. TRACTS A & B WERE CONSOLIDATED BY MINOR SUB. PLAT DATED APRIL 6, 1994, RECORDED IN D.B. 6468 PG. 499
2. ALL OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM ADJOINING RESIDENCES.
3. A VARIANCE SHALL BE REQUESTED AS A PART OF THIS APPLICATION PERMITTING PARKING, MANUEVERING, AND SIGNAGE IN THE REQUIRED FRONT YARD; AND TO PERMIT THE EXISTING BUILDING TO REMAIN IN THE REQUIRED SIDE YARD.
4. WHEELSTOPS OR CURBS SHALL BE INSTALLED TO PROTECT LANDSCAPE AS DETERMINED AT CONSTRUCTION STAGE BASED ON DRAINAGE DESIGN.
5. ALL OUTDOOR LIGHTING SHALL BE DIRECTED DOWN AND AWAY FROM ADJOINING RESIDENCES.



LOCATION MAP



EXISTING R-4
ALLENE B. GLENN & LILLIAN B. BROWN
C/O BETTY ANDERSON
8203 N. 160TH EAST AVENUE
OWASSO, OK. 74055

EXISTING R-4
CHARLES W. & ANNE S. JONES
619 GRANT AVENUE
LOUISVILLE, KY. 40222

EXISTING R-4
VACANT
ROY B. PEARL
8135 NEW LAGRANGE ROAD
LOUISVILLE, KY. 40222

EXISTING R-4
EDNA CORBY
602 GRANT AVENUE
LOUISVILLE, KY. 40222

EX. R-4
LIMITS OF C.U.P.
TRACT C

TRACT B
EXISTING C-1
PROPOSED RETAIL CENTER
(PHASE 2)

NEW LAGRANGE ROAD R/W VARIES (80' MIN.)

PRELIMINARY APPROVAL
Conditions of Approval: *Comr. Ward*
Be REQ

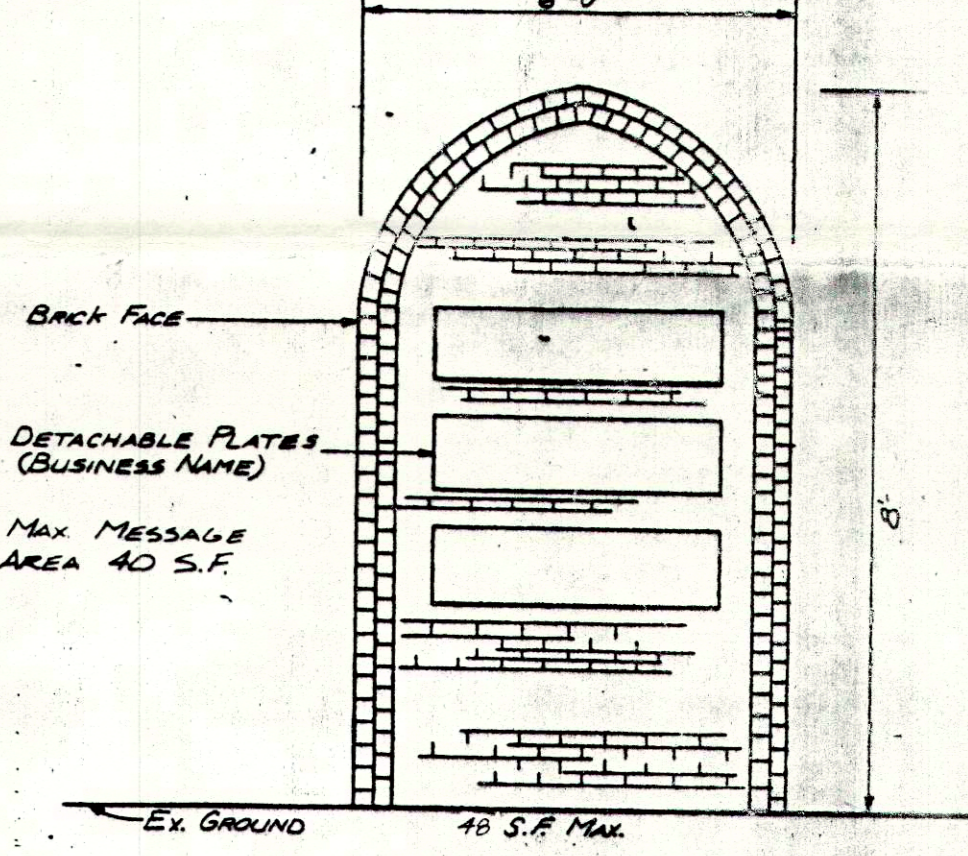
Signature Review: *[Signature]*
Storm Water Review: *[Signature]*

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28

CONDITIONS: _____

BY: *R.R.B.*
DATE: *11/18/94*
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS



PRELIMINARY DETENTION CALCULATIONS

MATERIALS	ACREAGE	C	
GRAVEL	0.78	(0.60)	= 0.468
ROOFS	0.11	(0.95)	= 0.105
GRASS	1.2	(0.13)	= 0.156
			0.729
0.729/2.09 = 0.35 COMPOSITE "C"			
0.90 (FROM ASSUMED) - 0.35 = 0.55 AC			
0.55 (2.09) 2.81/12 = 0.27 AC @ 2 FSG			

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. *946-94C1111*
APPROVAL DATE: *11/17/94*
EXPIRATION DATE: *Feb 14, 1996*

SIGNATURE OF PLANNING COMMISSION: *[Signature]*

REVISED DISTRICT DEVELOPMENT, DETAILED DISTRICT DEVELOPMENT & CONDITIONAL USE PERMIT PLAN
OF
RETAIL CENTER & JOE'S PLACE RESTAURANT
8131 NEW LAGRANGE ROAD
LYNDON, KY 40222

RECEIVED
NOV 17 1994
PLANNING & DEVELOPMENT SERVICES

REVISIONS

NO.	DATE	DESCRIPTION	BY
4	10-31-94	PUBLIC HEARING COMMENTS	BJ
3	10-12-94	LD & T COMMENTS	BJ
2	9-13-94	LD & T COMMENTS	HS
1	7-29-94	AGENCY COMMENTS	BJ

BTM
BICH, TRAUTWEIN & MIMS, INCORPORATED
Consulting Engineers-Landscape Architects-Planners
4121 Taylorsville Road
Louisville, Kentucky 40220
(502)459-8402 • FAX (502)459-8427

PROJECT DATA

NO.	665	SCALE	1" = 20'
TYPE	PLANNING	DRAWN BY	JDL
DATE	JULY, 1994	CHECKED BY	JMM

OWNERS:
TRACTS A & B
LYNDON INVESTMENT, INC.
8135 NEW LAGRANGE ROAD
LOUISVILLE, KY. 40222
D.B. 6184 PG. 325
D.B. 6427 PG. 388

TRACT C
ALAN & JEAN KEAL
114 CHADWICK ROAD
LOUISVILLE, KY. 40222
D.B. 4762 PG. 184

DEVELOPER:
LYNDON INVESTMENT, INC.
8135 NEW LAGRANGE ROAD
LOUISVILLE, KY. 40222

PREVIOUS REQUEST ON SITE: DOCKET # 9 - 119 - 89V.9-3-89V
CO. BLOCK - 268 LOTS - 24,15 & 25 *9-46-94CYLW*

SHEET
1
OF 1