

**SITE DATA**

**LAND USE**  
 SITE ADDRESS: 1140 CHEROKEE ROAD  
 TAX BLOCK & LOT: T.B. 75D T.L. 30  
 EXISTING ZONING DISTRICT: R5A  
 PROPOSED ZONING DISTRICT: R8A  
 EXISTING FORM DISTRICT: TNFD  
 PROPOSED FORM DISTRICT: TNFD  
 EXISTING USE: CHURCH (NOT IN SERVICE)  
 PROPOSED USE: APARTMENTS  
 EXISTING PARCEL AREA: 0.3493 ACRE  
 DEED BOOK & PAGE: 12342x44

**SITE ADDRESS:** 2013 PATTERSON AVE  
**TAX BLOCK & LOT:** T.B. 75D T.L. 1  
**EXISTING ZONING DISTRICT:** C-2  
**PROPOSED ZONING DISTRICT:** C-2  
**EXISTING FORM DISTRICT:** TMCDF  
**PROPOSED FORM DISTRICT:** TMCDF  
**EXISTING USE:** PARKING LOT  
**PROPOSED USE:** PARKING LOT  
**EXISTING PARCEL AREA:** 0.1618 ACRE  
**DEED BOOK & PAGE:** 12342x44

**BUILDING DATA/OPEN SPACE**  
**BUILDING HEIGHT:** APPROXIMATELY 50' MAX. (3 STORIES)  
**UNITS:** 19 ~ 1 & 2 BEDROOM UNITS  
**DENSITY PROPOSED:** 54.39 UNITS/ACRE  
**DENSITY PERMITTED:** 58.08 UNITS/ACRE  
**BUILDING FOOTPRINT:** APPROXIMATELY 8,700 S.F.  
**GROSS FLOOR AREA:** APPROXIMATELY 20,000 S.F.  
**FLOOR TO AREA RATIO:** 1.31

**PARKING CALCULATIONS**  
**MINIMUM REQUIRED:** 0 SPACES (AT 2013 PATTERSON AVE)  
**MAXIMUM PERMITTED:** 38 SPACES  
**PARKING PROVIDED (AT 2013 PATTERSON):** 18 SPACES  
**ON STREET RESERVED:** 3 (1 ADA; 2 LOADING)

**TREE CANOPY CALCULATIONS**  
**NO TREE CANOPY REQUIRED PER 10.1.2.B.3**  
**NO TREE CANOPY REQUIRED PER 10.2.2**

**ILM/VUA CALCULATIONS**  
**EPSC DATA (IN DISTURBED AREA)**  
**INCREASE/DECREASE IN IMPERVIOUS:** MINIMAL  
**SENSITIVE FEATURES:** NONE  
**SOIL TYPE:** URBAN LAND  
**HYDROLOGIC SOIL GROUP:** ASSUMED C  
**DISTURBED AREA:** APPROXIMATELY 4,000 S.F.

**BUILDING SETBACKS**  
**NO NEW STRUCTURES**

**OPEN SPACE COMPLIANCE**  
**>35 D.U./AC.**  
**5% OPEN SPACE REQUIRED** 26.14% OPEN SPACE PROVIDED

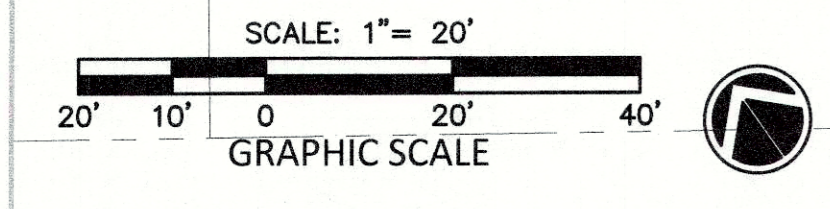
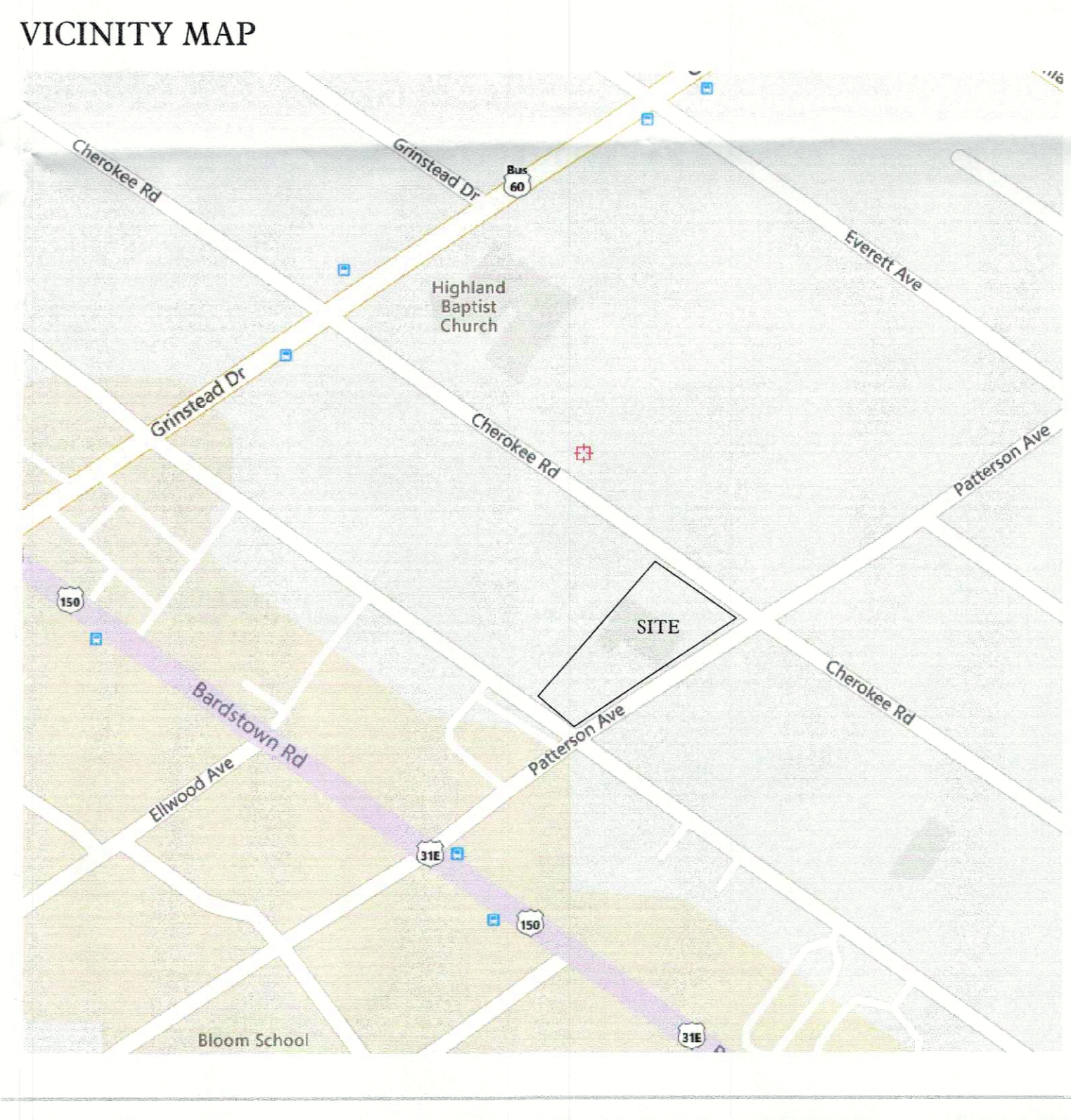
**WAIVERS REQUESTED**  
**5.5.1.A.3.b** TO NOT PROVIDE VEHICULAR CONNECTION TO THE ALLEY  
**5.5.1.A.3.d** TO NOT CONNECT TO ADJACENT PARKING LOT  
**10.2.B** TO REDUCE VUA LBA FROM 5' TO 4' ON THE ALLEY  
**5.5.1.A.3.a** TO NOT PROVIDE MASONRY SCREEN AT PARKING LOT

**LEGEND**

- 512 TOPO
- == DRAINAGE ARROW
- PROPERTY BOUNDARY
- FORM DISTRICT
- PROPOSED FENCE
- EXISTING SANITARY SEWER

**AGENCY NOTES**

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
  - SANITARY SEWER TO UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. AREA OF DISTURBANCE FOR THIS PROJECT IS APPROXIMATELY 4,000 S.F.
  - SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT(S).
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
  - ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
  - ANY EXTERNAL CHANGES TO THE SITE SUBJECT TO REVIEW AND APPROVAL PER REQUIREMENTS OF CHEROKEE TRIANGLE HISTORIC PRESERVATION DISTRICT.
  - CHANGES TO THE PARKING LOT SITE WOULD REQUIRE APPROVAL BY THE BARDSTOWN ROAD BAXTER AVE DRO, INCLUDING DESIGN OF THE MAINTENANCE STRUCTURE.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - ALL EXISTING SIDEWALKS MUST BE BROUGHT UP TO CURRENT ADA AND METRO STANDARDS, INCLUDING RAMPS.



Seals

**1140 Cherokee Road**  
 1140 Cherokee Road & 2013 Patterson Avenue  
 Louisville, Kentucky 40204  
 Owner:  
 1140 Cherokee Road LLC  
 946 Goss Avenue, Apt 6101  
 Louisville, Kentucky 40217

REV #	DATE	DESCRIPTION
1	07/25/22	Agency Revisions
2	08/15/2022	Agency Revisions

Rezoning Application  
 Job No: 22318.000  
 Date: July 1, 2022  
 Scale: 1" = 20'  
 Drawn By: AWB  
 Checked By: AWB  
 Drawing Title:  
 1140 Cherokee Road  
 Rezoning Application Plan  
 Drawing No:  
 1 of 1

RECEIVED  
 AUG 23 2022  
 PLANNING & DESIGN SERVICES  
 22-ZONE-0097, WM# 12465