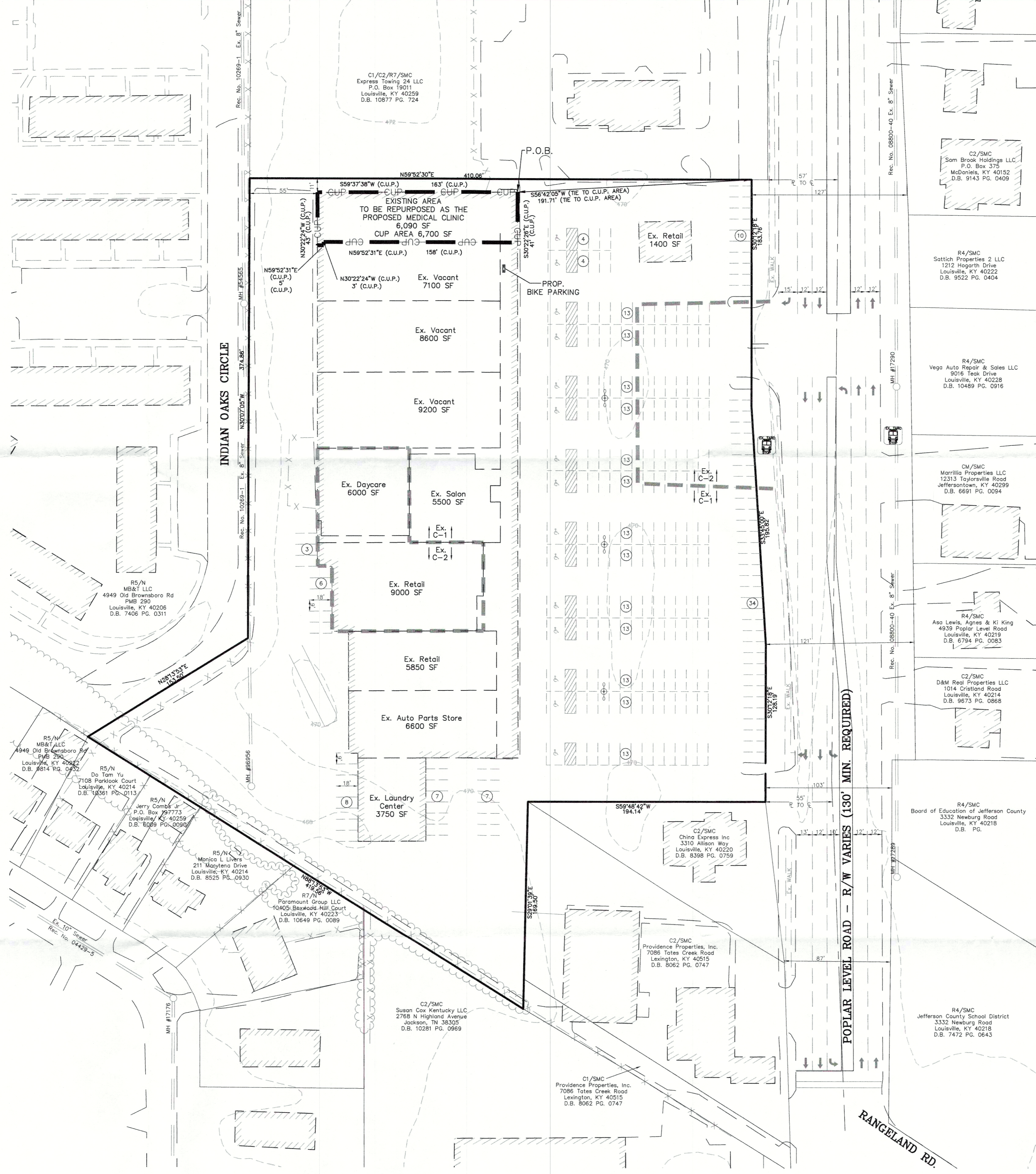
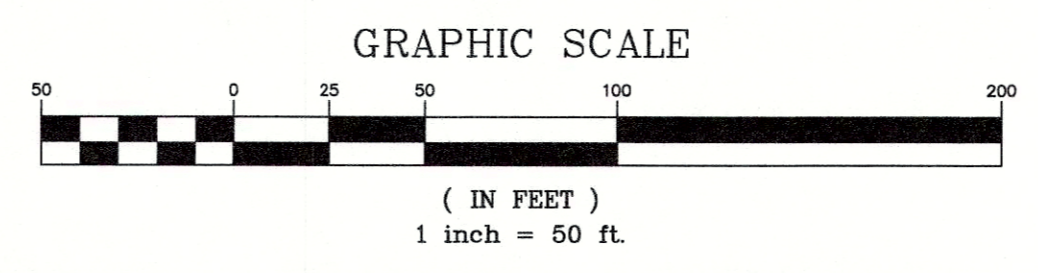
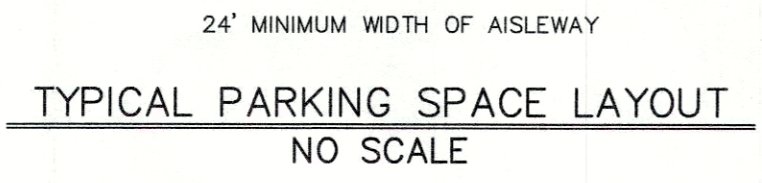


**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:
BY: *[Signature]*
DATE: 3/1/18
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval:
[Signature] 2-23-18
Date
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

LEGEND
---722--- = EXISTING CONTOUR
⊙ = EXISTING LIGHT POLES



NO CONSTRUCTION OR
EXTERIOR CHANGES
ARE PROPOSED WITH
THIS CONDITIONAL
USE PERMIT PLAN.



CONDITIONAL USE PERMIT REQUESTED

1. A Conditional Use Permit is requested by the Louisville Metro Land Development Code, 4.2.29, for a Medical Clinic.

RELIEF REQUESTED

1. Relief is requested from LDC Section 4.2.29.B to permit the existing building to be closer than 30' from any property line. Building's existence predates code requirement.

PROJECT DATA

TOTAL SITE AREA	= 5.7± Ac. (250,012 SF)
EXISTING ZONING	= C-1/C-2 (C.U.P. REQUESTED)
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= COMMERCIAL
PROPOSED USE	= COMMERCIAL/MEDICAL CLINIC
BUILDING HEIGHT	= 1-STORY (60' MAX. ALLOWED)
EXISTING BUILDING AREA	= 69,090 SF
F.A.R.	= 0.28
	(C-1 = 1.0 MAX. ALLOWED)
	(C-2 = 5.0 MAX. ALLOWED)

PARKING REQUIRED

	MIN.	MAX.
PROPOSED MEDICAL CLINIC		
6,090 SF/250 S.F. MIN.	= 25 SP	41 SP
6,090 SF/150 S.F. MAX.		
EXISTING DAYCARE		
2 SP/ EMPLOYEE MIN. (5 EMPLOYEES)	= 10 SP	20 SP
4 SP/ EMPLOYEE MAX. (5 EMPLOYEES)		
EXISTING SALON		
5,500 SF/250 S.F. MIN.	= 22 SP	55 SP
5,500 SF/100 S.F. MAX.		
EXISTING VACCANT		
24,900 SF/300 S.F. MIN.	= 83 SP	125 SP
24,900 SF/200 S.F. MAX.		
EXISTING RETAIL		
16,250 SF/300 S.F. MIN.	= 55 SP	82 SP
16,250 SF/200 S.F. MAX.		
EXISTING AUTO PARTS STORE		
6,800 SF/300 S.F. MIN.	= 22 SP	33 SP
6,800 SF/200 S.F. MAX.		
EXISTING LAUNDRY CENTER		
3,750 SF/300 S.F. MIN.	= 13 SP	25 SP
3,750 SF/150 S.F. MAX.		
PARKING REQUIRED	= 230 SP	381 SP
-10% TARC CREDIT		
TOTAL PARKING REQUIRED	= 207 SP	381 SP
TOTAL PARKING PROVIDED	= 252 SPACES	
	(15 HC SP INCLUDED)	
	= 4	
BIKE PARKING REQUIRED		
BIKE PARKING PROVIDED	= 2 SHORT TERM (OUTSIDE) + 2 LONG TERM (INSIDE)	

MSD NOTES:

- Sanitary sewer service already exists.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0077 E dated December 5, 2006.
- A Downstream Facilities Capacity request will be submitted to MSD.

GENERAL NOTES:

- A sign compliant with any applicable Louisville Metro Land Development Code requirements will be provided on the primary building entrance.
- Cornerstone 2020 Plan Element #24: The subject site is an existing commercial strip center with an existing parking area used by all lessees. Designated parking areas will not be provided.
- LDC Section # 4.2.29 requires parking for a Medical Clinic to be adequate to accommodate the maximum number of clients expected at one time. 30 clients are expected at any one time. Compliance with section # 4.2.29 is provided by the existing parking. LDC Chapter 9 requires a total of 207 parking spaces for the subject site. This includes 24 spaces for the proposed Medical Clinic use. 252 existing parking spaces are provided.
- A Waiver of the Poplar Level Road right-of-way requirements is requested from Metro Public Works.
- A Downstream Capacity Request shall be submitted to MSD.

RECEIVED
FEB 17 2018
PLANNING &
DESIGN SERVICES

OWNER:
POPLAR PLAZA LLC
3332 NE 190TH ST APT. 101
MIAMI, FL 33180

SITE ADDRESS:
4920 POPLAR LEVEL RD.
TAX BLOCK 0624, LOT 0328
D.B. 9111, PG. 0658

COUNCIL DISTRICT - OKOLONA
FIRE PROTECTION DISTRICT 2
MUNICIPALITY - LOUISVILLE

CASE
17CUP1115

RELATED CASES
09-015-79
09-062-75
MSDWM # 9937

NO.	DATE	BY	DESCRIPTION

PROJECT DATA
FILE NAME: 17254-CUP
DATE: 2-12-18
SCALE: AS SHOWN
DRAWN BY: JH/BBB
CHECKED BY: AER

PROJ. DATA
FILE NAME: 17254-CUP
DATE: 2-12-18
SCALE: AS SHOWN
DRAWN BY: JH/BBB
CHECKED BY: AER

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYING • LANDSCAPE ARCHITECTURE
509 WASHINGTON AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502.251.1622 FAX: 502.251.1622

CONDITIONAL USE PERMIT/REVISED DISTRICT DEVELOPMENT PLAN
BAYMARK
4922 POPLAR LEVEL ROAD
DEVELOPER
BAYMARK HEALTH SERVICES
401 EAST CORPORATE DRIVE, STE. 220
LEWISVILLE, TX 75057

JOB NO. 17254
SHEET 1 OF 1

REVISIONS
DESCRIPTION
DATE
BY

ENGINEER'S SEAL
SURVEYOR'S SEAL