

GENERAL NOTES

1. THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.
2. THIS PROPERTY IS LOCATED IN ZONE "X" PER REVIEW OF FIRM MAP PANEL #2111100042E, EFFECTIVE DECEMBER 5, 2006.
3. NO NEW OUTDOOR LIGHTING IS PROPOSED.
4. ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH L.D.C. CHAPTER 10 TRASH SERVICE BY 90 GALLON CANS AT THIS TIME.
5. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION APPROVAL.

PROJECT SUMMARY

EXISTING FORM DISTRICT	TRADITIONAL NEIGHBORHOOD
EXISTING ZONING	R6
PROPOSED ZONING	C1
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT
EXISTING BUILDING	3,663 SQ. FT.±
F.A.R.	0.16
SITE AREA	4,625 SQ. FT.±

LANDSCAPE REQUIREMENTS

C1 TO R6 IN TRADITIONAL NEIGHBORHOOD.

WAIVERS REQUESTED

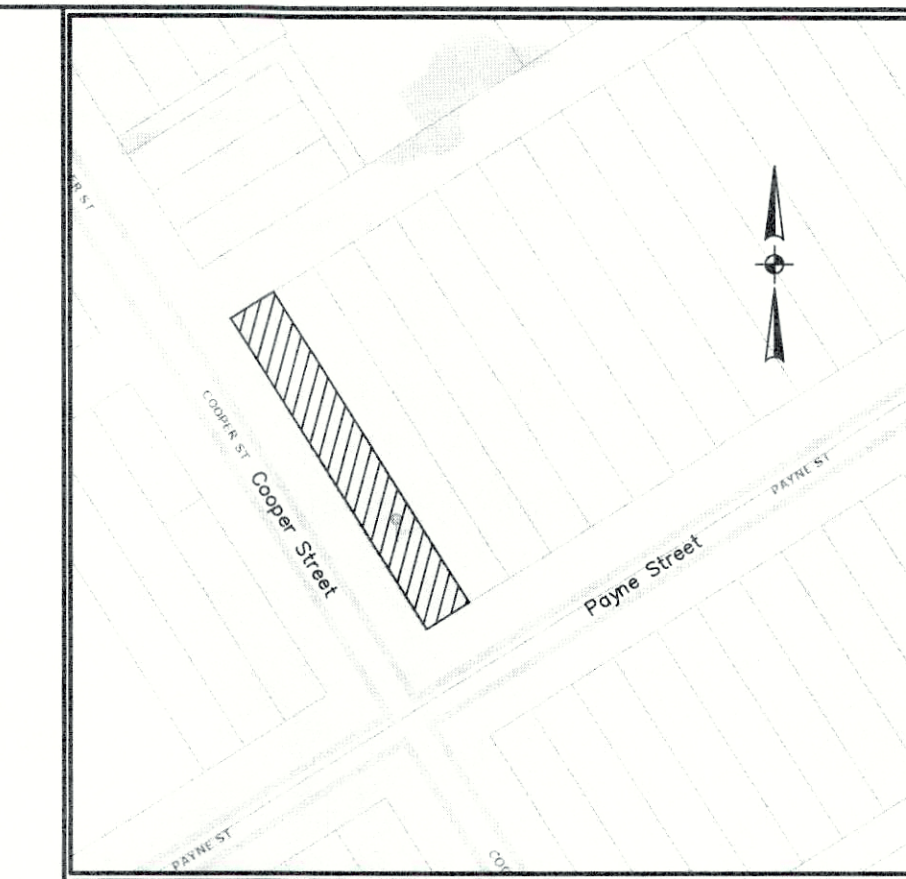
1. A REQUEST TO WAIVE REQUIRED 15' LBA TO 0' LBA ON EAST SIDE YARD BASED ON CURRENT CONDITIONS.
2. A PARKING WAIVER BASED ON LDC 9.1.17.4 IS REQUESTED TO ALLOW STREET PARKING THAT IS NOT DIRECTLY ADJACENT TO OR ABUTTING THE DEVELOPMENT SITE TO MEET THE MINIMUM AMOUNT OF PARKING REQUIRED PARKING REQUIRED. WAIVER AND PARKING STUDY WERE SUBMITTED WITH THIS APPLICATION.

TREE CANOPY CHART - CLASS A

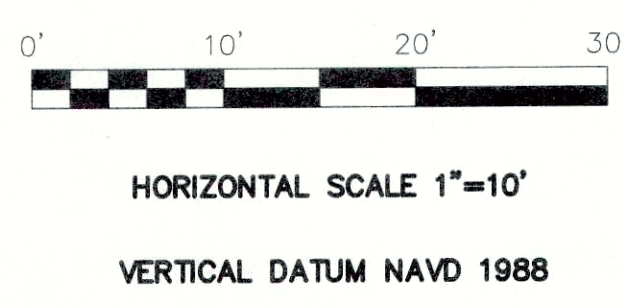
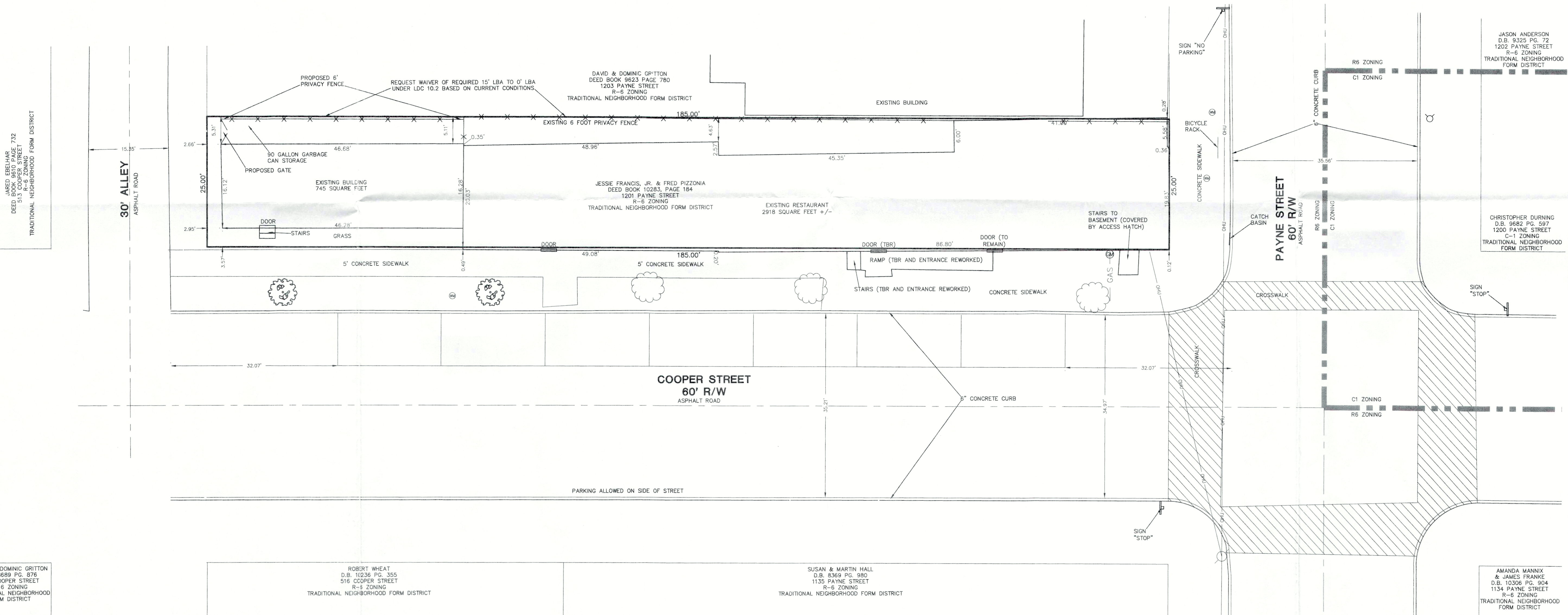
GROSS SITE AREA	12,375 S.F.±
PRESERVED TREE CANOPY	0 S.F.± - 0%
REQUIRED TREE CANOPY	366 S.F.± - 10%
PROVIDED TREE CANOPY	
3 EXISTING STREET TREES TYPE "C" 3"-10"	(142x3=426 S.F.±)
2 PROPOSED STREET TREES TYPE "C" 1 3/4"-3"	(106x2=212 S.F.±)
TOTAL	=638 S.F.± (5.1%)

PARKING - RESTAURANT

TOTAL BUILDING AREA	3663 SQ. FT.±
MINIMUM PARKING (1/250 SF)	15 SPACES
MAXIMUM PARKING (1/125 SF)	29 SPACES
PROVIDED PARKING	7 SPACES (ON STREET)
BICYCLE PARKING (1 PER 50 SEATS-88 SEATS)	2 SPACES
V.U.A.	N/A
I.L.A. REQUIRED (< 6000 SF)	NONE
TYP. PARKING SPACE (STREET)	10' X 20'



NO.	DATE	DESCRIPTION	BY
1.	09/18/15	PER AGENCY COMMENTS	BNK



LEGEND

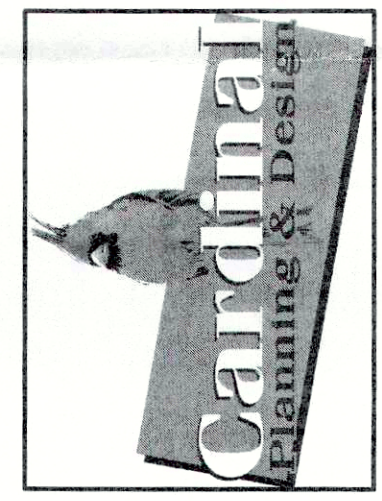
	Existing Utility Pole		Existing Tree (As Noted)
	Existing Sign		Proposed Type "C" Tree
	Existing Water Meter		
	Existing Gas Meter		
	Existing Fire Hydrant		
	Drainage Flow Direction		
	Existing Fence (As Noted)		
	Existing Overhead Utility Line		

CURRENT PROPERTY OWNERS
 JESSE FRANCIS, JR. & FRED PIZZONIA
 3300 S. ROSE ISLAND ROAD
 LOUISVILLE, KY 40059
 DEED BOOK 10283, PAGE 184
 PARCEL ID 068E00850000

DOCKET # 15ZONE1026
 APPLICATION FOR ZONING CHANGE
 DETAIL DISTRICT DEVELOPMENT PLAN
 ORIGINAL PLAN DATE: 06/01/2015
 WM # 11197

RECEIVED
 OCT 05 2015
 PLANNING &
 DESIGN SERVICES

CARDINAL
PLANNING & DESIGN, INC.
 9009 PRESTON HWY, STE 2
 LOUISVILLE, KY 40219
 (502) 969-2788
 FAX: (502) 968-7077
 info@cardinalplanning.com



DETAIL DISTRICT DEVELOPMENT PLAN
 APPLICATION FOR ZONING CHANGE
 1201 PAYNE STREET, LOUISVILLE, KY 40204
 FOR:
 CIAO ITALIAN RESTAURANT
 JESSE FRANCIS, JR. & FRED PIZZONIA
 3300 S. ROSE ISLAND ROAD
 LOUISVILLE, KY 40059

JOB NO.
 SHEET
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