

CONDITIONAL USE PERMIT

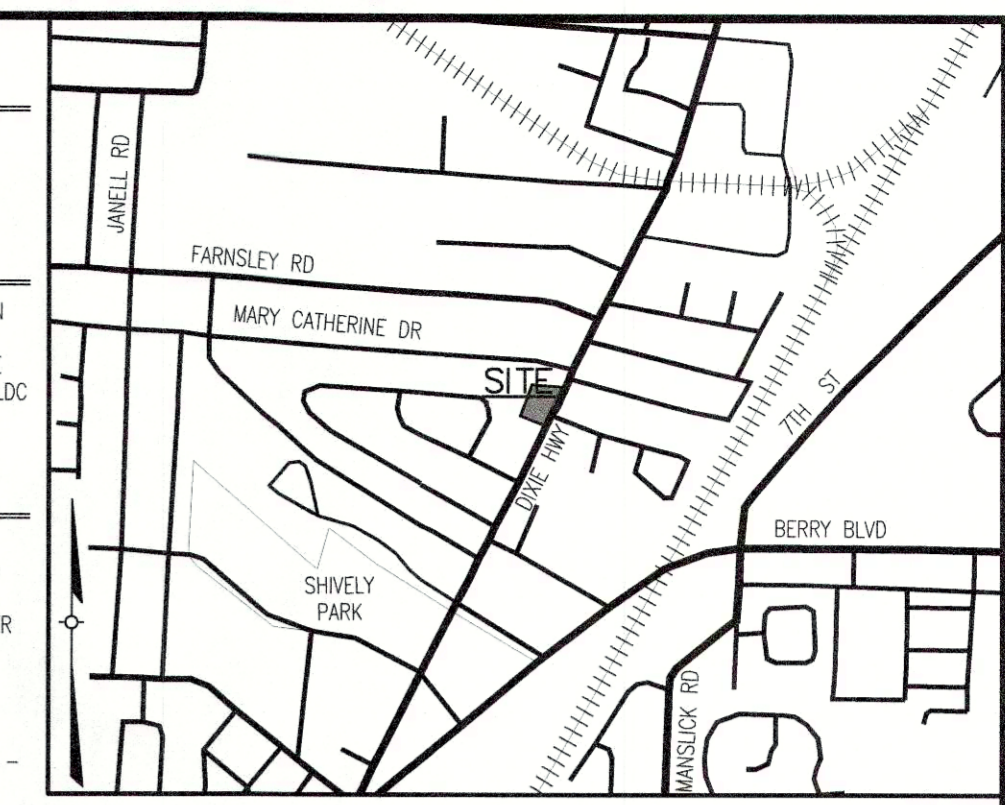
A CONDITIONAL USE PERMIT IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE, SECTION 4.2.31: REHABILITATION HOME.

LDC COMPLIANCE NOTE

PER LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.5.4.C.1: A FENCE SHALL BE SUBSTITUTED FOR THE REQUIRED PROPERTY PERIMETER BUFFER YARD ALONG THE REAR PROPERTY LINE. TREE PLANTING AS SPECIFIED IN LDC CHAPTER 10, PART 2 IS STILL REQUIRED.

VARIANCE REQUEST

1. A VARIANCE IS REQUESTED FROM THE LOUISVILLE METRO LAND DEVELOPMENT CODE SECTION 5.5.4.C.1: A FENCE SHALL BE SUBSTITUTED FOR THE REQUIRED PROPERTY PERIMETER BUFFER YARD ALONG THE REAR PROPERTY LINE. TREE PLANTING AS SPECIFIED IN LDC CHAPTER 10, PART 2 IS STILL REQUIRED.



LOCATION MAP
NOT TO SCALE

NO SITE WORK IS PROPOSED AS A RESULT OF THIS C.U.P.

PROJECT DATA

TOTAL SITE AREA	= 1.00 ACRES (43,560 S.F.)
EXISTING ZONING (TO REMAIN)	= C-1
FORM DISTRICT	= TRADITIONAL MARKETPLACE CORRIDOR (NEIGHBORHOOD TRANSITION ZONE)
EXISTING USE	= OFFICE BUILDING
PROPOSED USE	= REHABILITATION HOME
EXISTING BUILDING HEIGHT	= ONE STORY (45' MAXIMUM ALLOWED)
BUILDING FOOTPRINT AREA	= 5,676 S.F.
BUILDING AREA	= 11,352 S.F.
F.A.R.	= 0.26 (1.0 MAXIMUM ALLOWED)
PARKING REQUIRED PER LDC 4.2.31: CONDITIONAL USES - REHABILITATION HOME	
1 SPACE/EACH STAFF (19 STAFF)	= 19 SPACES
2 SPACES/A CLIENTS (30 CLIENTS)	= 12 SPACES
TOTAL PARKING REQUIRED	= 31 SPACES
TOTAL PARKING PROVIDED	= 31 (2 ACCESSIBLE SPACES INCLUDED)
TOTAL VEHICULAR USE AREA	= 12,267 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	= 5% (618 S.F.)
INTERIOR LANDSCAPE AREA PROVIDED	= 1,200 S.F.
EXISTING IMPERVIOUS	= 20,739 S.F. (48%)
PROPOSED IMPERVIOUS	= 0 S.F. (0% INCREASE/DECREASE)

GENERAL NOTES:

1. PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
2. AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
3. STATE HIGHWAY ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK IN THE STATE RIGHT-OF-WAY.
4. NO INCREASE IN DRAINAGE RUN OFF TO STATE ROADWAYS.
5. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
6. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS, IF IT DOES IT SHALL BE RE-ARMED, SHIELDED, OR TURNED OFF.
7. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
9. CONSTRUCTION PLANS, BONDS AND KYTC PERMIT WILL BE ACQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
10. RIGHT OF WAY DEDICATION SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 1.0 ACRES (43,560 S.F.)
EXISTING TREE CANOPY AREA	= 5,500 S.F. (13%)
TOTAL TREE CANOPY REQUIRED	= 5% (2,178 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 5,500 S.F. (13%)

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 11/2/18
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

BY:	SBS
DESCRIPTION:	AGENCY COMMENTS
DATE:	9/7/18
NO.:	1

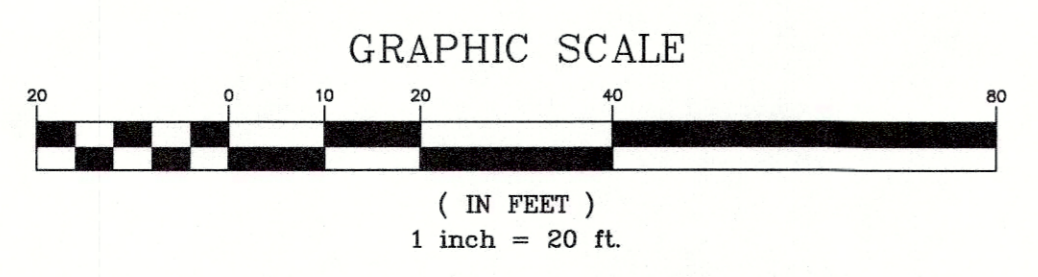
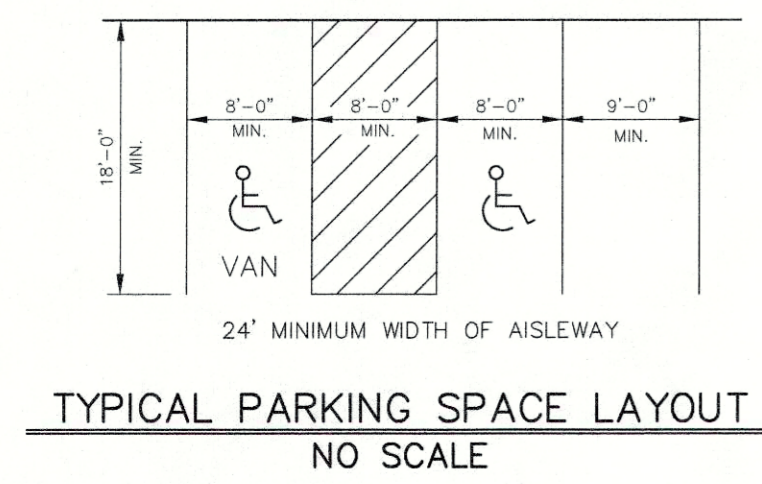
REVISIONS

PROJECT DATA	FILE NAME: 18121 DDP.dwg	SCALE: AS SHOWN	DRAWN BY: AM/BSB
	DATE: 8/20/2018		CHECKED BY: SBS

LD&D
LAND DESIGN & DEVELOPMENT, INC.
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LOUISVILLE, KY 40202
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FAX: 502.444.9974
WEB SITE: WWW.LD-D.COM

CONDITIONAL USE PERMIT PLAN
NEW HOPE RECOVERY REHABILITATION HOME
OWNER/DEVELOPER
JAIN HOLDINGS
15400 BECKLEY CROSSING DRIVE
LOUISVILLE, KY 40245-4578

JOB NO. 18121
SHEET 1 OF 1



SITE ADDRESS:
3608 DIXIE HWY
LOUISVILLE, KY 40216
TAX BLOCK 1161, LOT 0114
D.B. 11110, PG. 56
COUNCIL DISTRICT - 3
FIRE PROTECTION DISTRICT - SHIVELY

RECEIVED
SEP 10 2018
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
Condition of Approval: _____
Date: 10-3-18

RELATED CASE: 18CUP1096
WATER/SUB#

PROFESSIONAL'S SEAL