



SITE DATA

LAND USE

SITE ADDRESS: 9718 DIXIE HIGHWAY 40272

TAX BLOCK & LOT: T.B. 1047; T.L. 22

EXISTING ZONING DISTRICT: R4

PROPOSED ZONING DISTRICT: C2

EXISTING FORM DISTRICT: NFD

EXISTING USE: CHURCH

PROPOSED USE: EVENT CENTER, SHORT TERM RENTAL

EXISTING PARCEL AREA: 2.55 ACRES

DEED BOOK & PAGE: 12136X992

BUILDING DATA/OPEN SPACE

BUILDING HEIGHT: ONE STORY

BUILDING FOOTPRINT: 6,839 S.F.

GROSS FLOOR AREA: 6,839 S.F.

FLOOR TO AREA RATIO: 0.06

PARKING CALCULATIONS

MINIMUM PARKING REQUIRED: DETERMINED BY PLANNING DIRECTOR

MAXIMUM PARKING PERMITTED: DETERMINED BY PLANNING DIRECTOR

PARKING PROVIDED: 37 SPACES

ACCESSIBLE PARKING PROVIDED: 2 VAN

BIKE PARKING REQUIRED: 3 SPACES

TREE CANOPY CALCULATIONS

SITE AREA: 111,078 S.F.

EXISTING TREE COVERAGE: 11.5% (12,730 S.F.)

PRESERVED TREE CANOPY: 11.5% (12,730 S.F.)

NEW TREE CANOPY REQUIRED: 23.5% (26,147 S.F.)

MINIMUM TREES TO BE PROVIDED: 22 TYPE A TREES.

ILAN/UA CALCULATIONS

VEHICULAR USE AREA: 19,059 S.F.

INTERIOR LANDSCAPE AREA REQUIRED/PROVIDED (7.5%): 1,429 S.F.

ILA TREES (1/4000 S.F.) REQUIRED/PROVIDED: 5 TREES

EPSC DATA (IN DISTURBED AREA)

NO INCREASE IN IMPERVIOUS AREA: NONE

SENSITIVE FEATURES: UyC

SOIL TYPE: ASSUMED C

HYDROLOGIC SOIL GROUP:

BUILDING SETBACKS

EXTERIOR OF STRUCTURE IS NOT BEING MODIFIED THEREFOR COMPLIANCE WITH SETBACKS IS NOT REQUIRED.

AGENCY NOTES

MSD

1. THERE WILL BE NO SITE DISTURBANCE – INTERIOR RENOVATIONS AND POSSIBLE PARKING LOT MILL, OVERLAY AND STRIPING ONLY.

2. SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.

APCD

1. 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

1. 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.

2. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

PDS

1. DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.

2. ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.

3. STREET TREES REQUIRED.

4. WHEEL STOPS AND PROTECTIVE CURBING. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY. TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.

MPV

1. ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.

2. ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

3. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

4. COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

LEGEND

EXISTING

EXISTING TOPO

LANDSCAPE BUFFER AREA

UGE UNDERGROUND ELECTRIC

SD STORM DRAINAGE

W WATER

OHU OVERHEAD UTILITY

G GAS

X FENCE

FORM DISTRICT

SANITARY SEWER

PROPOSED

S STORM SEWER

STORM STRUCTURE

== DRAINAGE ARROW

Engineering Planning

Seals

9718 Dixie Highway

Event Venue

9718 Dixie Highway

Louisville, Kentucky 40272

Owner:

Sarah Downey & Damir Puhovac

9718 Dixie Highway

Louisville, Kentucky 40272

Rezoning Plan

Job No: 22317.000

Date: December 16, 2022

Scale: 1"=30'

Drawn By: AWB

Checked By: AWB

Drawing Title: 9718 Dixie Event Venue Rezoning Plan

Drawing No: 1 of 1