



- LEGEND**
- EX. SIGN
 - EX. TREE
 - EX. FENCE
 - EX. TELEPHONE MANHOLE
 - EX. ELECTRIC MANHOLE
 - EX. POWER POLE
 - EX. GUY ANCHOR
 - EX. LIGHT STANDARD
 - EX. RIGHT OF WAY
 - EX. BUILDING
 - EX. CATCH BASIN
 - EX. GAS VALVE
 - EX. GAS METER
 - EX. GAS LINES
 - EX. WATER VALVE
 - EX. WATER METER
 - EX. WATER LINE
 - EX. FIREHYDRANT
 - EX. SEWER MANHOLE
 - EX. CLEANOUT

CONDITIONAL USE PERMIT REQUESTED

A Conditional Use Permit is requested from Louisville Land Development Code Section 4.2.10 for a Blood/Plasma Collection Center.

PROJECT DATA

TOTAL SITE AREA	= 3.81 ACRES (166,092 SF)
TOTAL AREA OF REZONING W/ CUP REQUEST	= 10,965 SF
EXISTING ZONING	= E2-1
PROPOSED ZONING	= E2-1 & C-2 WITH CUP REQUESTED FOR PORTION OF THE SITE AS SHOWN
FORM DISTRICT	= TOWN CENTER
EXISTING USE	= MEDICAL OFFICE & RETAIL
PROPOSED USE	= MEDICAL OFFICE, RETAIL & BLOOD/PLASMA CENTER
EXISTING BUILDING FOOTPRINT AREA	= 45,407 SF
EXISTING BUILDING HEIGHT	= 45'
F.A.R.	= 0.27

PARKING REQUIRED

	MIN.	MAX.
EX. DISCOUNT STORE (DOLLAR TREE 14,275 SF) TO REMAIN	29 SP	71 SP
EX. MEDICAL OFFICE (DIALYSIS CTR. 6,715 SF) TO REMAIN	13 SP	45 SP
EX. RETAIL STORE (CITI-TRENDS 13,452 SF) TO REMAIN	27 SP	67 SP
PROP. OCTAPharma PLASMA INC. (PLASMA COLLECTION CENTER 10,965 SF)	37 SP	37 SP
10,965 SF/300 MIN (PER LDC SECTION 4.2.10)	= 106 SP	220 SP
TOTAL PARKING REQUIRED	= 217 (5 ADA SP INCLUDED)	
TOTAL PARKING PROVIDED	= 217 (5 ADA SP INCLUDED)	
EXISTING IMPERVIOUS AREA =	= 158,357.69 SF (TO REMAIN)	

GENERAL NOTES:

- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Existing sidewalk reconstruction and repairs shall be required, as necessary to meet current Metro Public Works standards and shall be inspected prior to final bond release.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0024 E dated December 5, 2006.
- Property boundary and topographic information shown herein provided by client as prepared by HDR.
- Accessory structures shall be in compliance with Sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
- Off-street loading and refuse collection areas shall be located and screened so as not to be visible from the adjacent public streets and residential uses.
- A Downstream Facilities Capacity request will be submitted to MSD.
- Site disturbance and construction is less than 2,000 s.f. and no MSD permit is required.

RECEIVED
AUG 03 2020
PLANNING & DESIGN SERVICES

CASES: 20-ZONE-0055 AND 20-CUP-0088

OWNER:
ELDA KY LV LLC
1505 NE VILLAGE ST
FAIRVIEW, OR 97024-3825

SITE ADDRESS:
2809 W BROADWAY
LOUISVILLE, KY 40211
PARCEL ID: 001F00020000
D.B. 9980, PG. 357

REVISIONS

NO.	DATE	DESCRIPTION	BY	AER
1	8-03-20			

PROJECT DATA

FILE NAME:	2006-0000
DATE:	8-20-20
SCALE:	AS SHOWN
CHECKED BY:	AR
DRAWN BY:	ARH

L&D
LAND DESIGN & DEVELOPMENT, INC.
BUSINESS: LAND SERVICES, LANDSCAPE ARCHITECTURE
907 WESTERN AVENUE, SUITE 101, LOUISVILLE, KENTUCKY 40202
PHONE: 502.446.9974
FAX: 502.446.9974
WEB SITE: WWW.LD&D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
OCTAPharma PLASMA, INC.
2809 WEST BROADWAY
APPLICANT
OCTAPharma PLASMA, INC.
10644 WESTLAKE DRIVE
CHARLOTTE, NC 28273

JOB NO. **20056**
SHEET **1** OF **1**

PROFESSIONAL'S SEAL

20-ZONE-0055