

Description

Owner/Developer: McKree Properties, LLC
11400 Seatonville Rd.
Louisville, Ky 40291

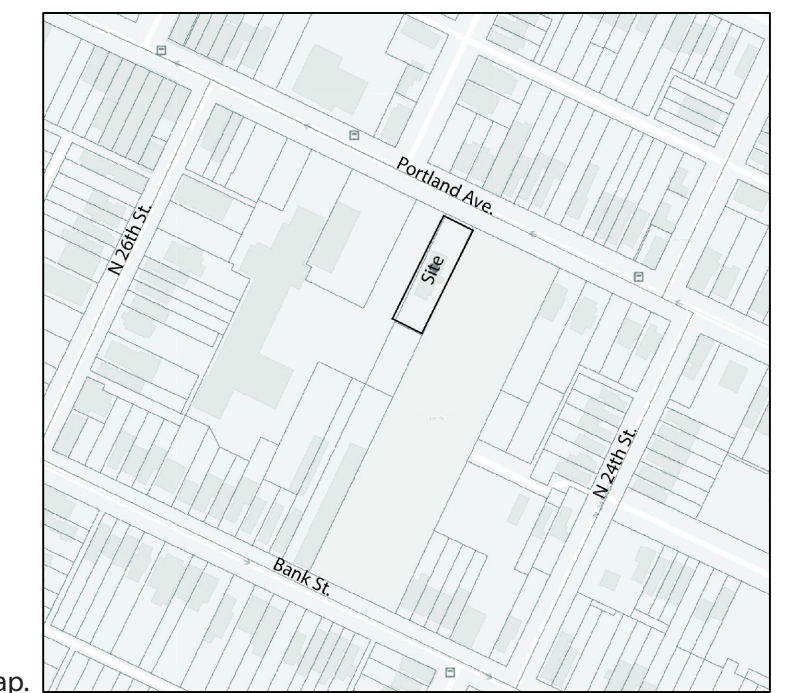
Engineer: NA
Site Address: 2430 Portland Avenue
40212

Tax Block and Lot #: 02-004C-0065-0000
Zoning: UN
Zoning of Adjacent Properties: R6/C1; UN; C2;
UN; UN; UN.

Existing Use: Residential
Proposed Zoning District and Existing Form District: C1; Traditional Neighborhood
Proposed Use: Office Space and Art Gallery/Studio

Trash: Roll cans wheeled to sidewalk for metro collection—storage location marked on map. Space for 4 cans.

Plan Date: Fall 2021
Revision Date: NA



Vicinity Map
(No Scale)

Project Plan

Gross Building Footprint Area: 2,277SF
Gross Floor Area of Buildings: 2,277SF
Net and Gross Acreage of Site: .23280 Acres
Height of Structure: 38'
Off-Street Loading Areas: NA
Accessory Building: NA
ILAVUA: NA
Landscape Buffers: Waiver requested**
Parking Calculations: *No Parking Required Due to Age of Property: over 50 Years Old*
Set Backs: NA
Net and Gross Density and Number of Dwelling Units: *NA-- No Dwelling Units*
Dimensions of Parking Spaces: *NA-- no parking required*
Signage: Small monument sign with Business Name/Address in compliance with Ch. 8 of Land Development Code.
*ADA Accessibility Ramp: Location only, not to scale—from back patio to side door.
**Waiver Requested: A waiver has been requested from LDC 10.2.4 to omit the Landscape buffer areas and planting requirements at property boundaries
Landscape Buffer:

MSD

Permeable: 3303.81SF
Impermeable: 7152.25SF
NO SITE WORK PROPOSED WITH THIS ZONING APPLICATION.

Site Info

ADJACENT PROPERTY OWNERS	ADDRESS	DEED BOOK/PAGE	ZONING
A.Louisville/Jefferson County Metro Government	2420 Portland Ave	Exempt	Exempt
B.Mathis Brothers, LLC	2531 R Bank Street	7998	664 UN
C.Portland Depot, LLC	2508 Portland Ave	11693	363 R6/C1
D.Jerry and Norma Thomas	2431 Portland Ave	5686	185 UN
E.Bennu Rowan, LLC	2429 Portland Ave	11825	320 UN
F.Gemma Properties, Limited Liability Company	2426 Portland Ave	11334	853 C2

21-ZONE-0070 Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested: a. The development plan must receive full construction approval from Louisville Metro Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
3. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
4. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
5. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.