

WAIVER REQUESTED

1. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the Landscape Buffer Area adjacent to the R-5B zoned property and the required landscaping & screening.

PROJECT DATA

TOTAL SITE AREA	= 0.08 Ac. (3,492 S.F.)
EXISTING ZONING	= R-5B
PROPOSED ZONING	= OR-1
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING USE	= OFFICE
PROPOSED USE	= OFFICE
BUILDING HEIGHT	= 12 FT. ONE STORY (INFILL STDS APPLY)
BUILDING AREA	= 1,120 SF
F.A.R.	= 0.32 (1.0 MAX PERMITTED)
PARKING REQUIRED	
1,120/750 S.F. MIN. (OFFICE)	= 2 SP
1,120/150 MAX. (OFFICE)	= 8 SP
TOTAL PARKING REQUIRED	= 2 SP 8 SP
TOTAL PARKING PROVIDED	
	= 4 SPACES
	(1 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	
	= 1,681 SF
INTERIOR LANDSCAPE AREA REQUIRED	
	= N/A (PER SECTION 10.2.12)
INTERIOR LANDSCAPE AREA PROVIDED	
	= N/A
EXISTING IMPERVIOUS	
	= 2,871 SF
PROPOSED IMPERVIOUS	
	= 2,786 SF (3% decrease in impervious)
TOTAL AREA OF DISTURBANCE	
	= 659 S.F.

GENERAL NOTES:

- There is no construction proposed.
- Boundary shown is based on information by others and does not constitute a survey. Topo is based on LQJC.
- No portion of this site is within the 100 year flood plain per FIRM Map No. 21111 C 0042 E dated December 5, 2005.
- The Barret Avenue entrance intersection shall meet the requirements for landing areas as set by Metro Public Works.
- The Barret Avenue existing sidewalk reconstruction and repairs shall be required as necessary only along the property frontage, to meet the current MPW standards and shall be inspected prior to final bond release.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 659 s.f.
- MSD site disturbance permit may be required, to be evaluated prior to issue of permits.

REVISIONS	
NO.	DESCRIPTION
1	BY: AR
2	DATE: 11-16-20
3	AGENCY COMMENTS
4	AGENCY COMMENTS
5	PROPOSED ZONING
	IF: AR
	PDS COMMENT
	AR
	CHANGE PROPOSED ZONING
	AR

PROJECT DATA
FILE NAME: 20161.DDDP
DATE: 19-23-20
SCALE: AS SHOWN
DRAWN BY: AR/H
CHECKED BY: AR

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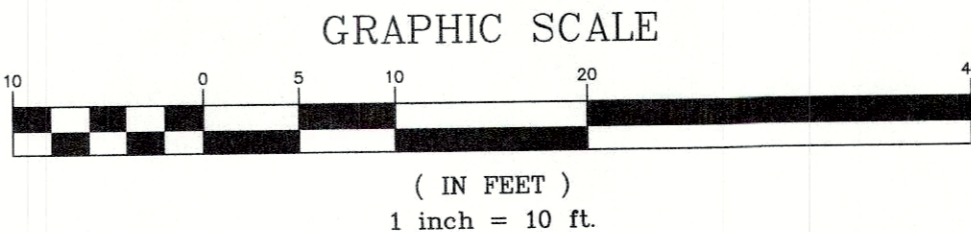
LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
609 WASHINGTON AVENUE SUITE 101 BARRETTOWN, KY 40204
TEL: 502.446.4444 FAX: 502.446.4444
WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
969 BARRET AVENUE
OWNER/DEVELOPER
RED MUSHROOM HOLDINGS LLC
1900 CLAREMOOR DRIVE
LOUISVILLE, KY. 40223-1021

JOB NO. **20161**
SHEET **1** OF **1**

LEGEND

—○—	EXISTING SEWER AND MANHOLE
---480---	EXISTING CONTOURS



PROPERTY INFORMATION:
969 BARRET AVENUE
TAX BLOCK 027B LOT 0096
D.B. 11752, PAGE 469
COUNCIL DISTRICT - 8
FIRE PROTECTION DISTRICT - LOUISVILLE #4
MUNICIPALITY - LOUISVILLE

RECEIVED
MAY 23 2022
PLANNING & DESIGN SERVICES
CASE: 20-ZONE-0037
RELATED CASE: 19-ZONEPA-0081