

ORDINANCE NO. 020, SERIES 2016

**AN ORDINANCE CHANGING THE ZONING FROM C-R COMMERCIAL RESIDENTIAL TO C-1 COMMERCIAL ON PROPERTY LOCATED AT 1318 MCHENRY STREET CONTAINING 7.70 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 15ZONE1056).**

**SPONSORED BY: COUNCILWOMAN MADONNA FLOOD**


WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 15ZONE1056; and,

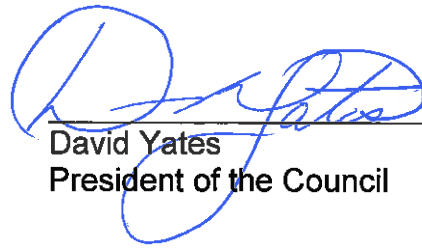
WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 15ZONE1056 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records;


**NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:**

**Section I:** That the zoning of the property located at 1318 McHenry Street, containing 7.70 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 15ZONE1056, is hereby changed from C-R Commercial Residential to C-1 Commercial; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 15ZONE1056.

**Section II:** This Ordinance shall take effect upon its passage and approval.

  
H. Stephen Ott  
Metro Council Clerk

  
David Yates  
President of the Council

  
Greg Fischer  
Mayor

Approved: 2/16/16  
Date

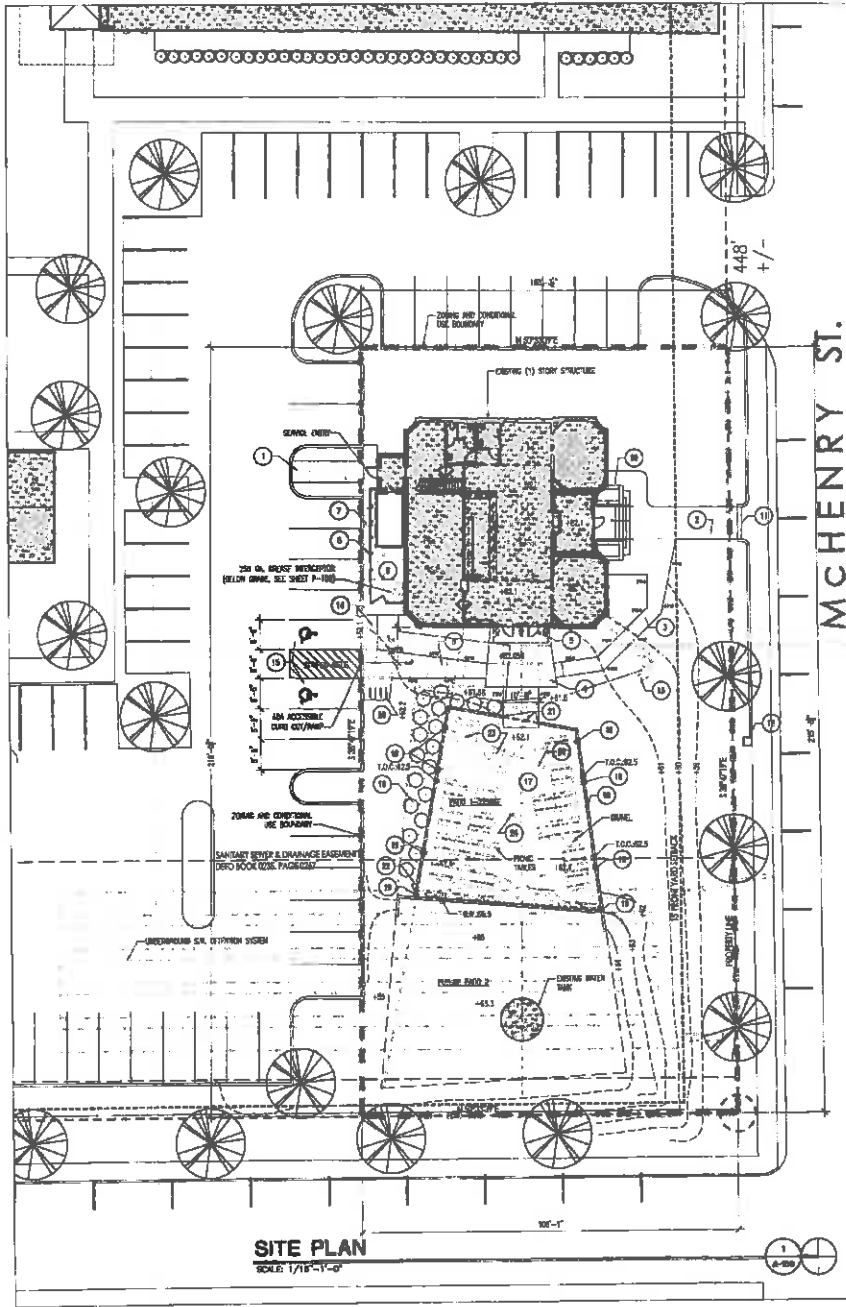
**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

**LOUISVILLE METRO COUNCIL  
READ AND PASSED  
February 11, 2016**

By: John G. Caswell

O-023-16



**SITE PLAN**  
SCALE: 1/16"=1'-0"

MCHENRY ST.

**GENERAL NOTES**

1. MINIMUM MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FURTHER PARTICULATE EMISSIONS FROM NEIGHBORING EXISTING ROADS AND NEIGHBORING PROPERTIES.
2. ALL CONSTRUCTION AND TRAILER TRAILS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE IN ACCORDANCE WITH CHAPTER 118 OF LOUISVILLE METRO GOVERNMENT COUNTY WELFARE ORDINANCES.
3. RECORD CONTROL, IF APPLICABLE, WITH CHAPTER 98 OF LOUISVILLE METRO GOVERNMENT COUNTY WELFARE ORDINANCES.
4. ALL FOOD SERVICE ESTABLISHMENTS MUST BE SEPARATED FROM THE DRIVEWAY.
5. FOR ALL PAVED AREAS, STREETS MUST HAVE INDIVIDUAL CONNECTIONS FOR SEWERS, OIL AND GROUNDWATER POINTS.
6. ALL SANITARY SEWER APPROVALS, INCLUDING PERMITS FOR CONSTRUCTION, MUST BE OBTAINED PRIOR TO CONSTRUCTION.
7. AN EROSION CONTROL PLAN AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
8. THE SITE IS SUBJECT TO A REGIONAL FLOOD HAZARD.

**GENERAL INFORMATION**

**SITE ADDRESS:**  
1218 MCHENRY STREET  
LOUISVILLE, KY 40217

**OWNER:**  
MILL LOFTS INC./LLC  
1000 CROSS STREET  
LOUISVILLE, KY 40217

**DATE:** 08/15/15  
2015-08-15  
FORM DISTRICT: PARTIAL, REDEVELOPMENT



**LOCATION MAP**  
SCALE: NTS

**PARKING SUMMARY**

PER CHAPTER 98 REQUIREMENTS  
(NOTE: SPACES PROVIDED ON SITE SEE ISD2014111 FOR DETAILS)

REQUIRED PARKING SPACES (B) PARKING SPACES PROVIDED: 104

**SUMMARY OF PARKING CALCULATION**  
PARKING CAP: 300 SP  
PATIO CAP: 250 SP

**MINIMUM # OF SPACES REQUIRED:**  
1 SPACE REQUIRED PER 250 SQ. FT. 2000/250 = 8 SPACES

**MAXIMUM # OF SPACES ALLOWED:**  
1 SPACE ALLOWED PER 250 SQ. FT. 2000/250 = 8 SPACES

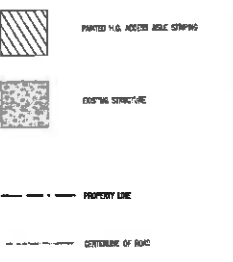
NOTE: REDUCTION ALLOWED FOR RESIDENTS (LIMITED TO 10% OF TOTAL SPACES) - 10 SPACES

**ADDITIONAL PARKING SPACES REQUIRED FOR TABLE SEATING (TABLES) OF THE 2015 ADA STANDARDS FOR ACCESSIBLE DESIGN (2010):**

(NOTE: NUMBER OF PARKING SPACES PROVIDED (1) TO (25) - (1) REQUIRED ACCESSIBLE PARKING SPACE.

**REQUIRED PARKING LEVELS:**  
TOTAL PARKING SPACES PROVIDED: 10-2 VAN ACCESSIBLE.

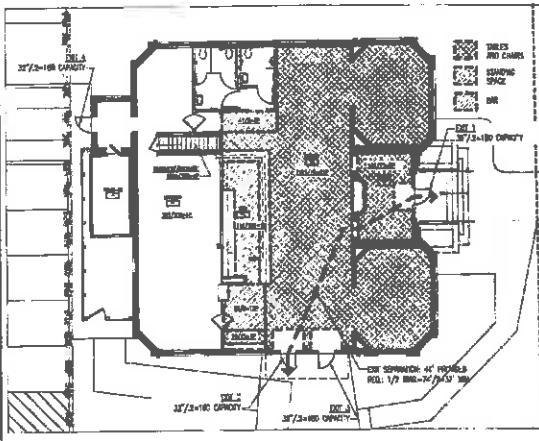
**LINE TYPE AND HATCH KEY**



**KEYNOTES / PLAN**

1. NEW 4" WIRE MESH
2. EXISTING DRIVEWAY
3. NEW 4" WIRE MESH, 12" X 12"
4. NEW 4" CONCRETE SLAB
5. ACCESSIBLE ENTRY
6. NEW ACCESSIBLE CONCRETE WALK, 18" HIGH (UPPER FROM 4" WIRE AT FINISH TO 4" WIRE AT NEW ENTRY PAD)
7. NEW REINFORCED CONCRETE WALL, SLOPE AWAY FROM BUILDING, EXCEPT UNDER COVERED PORTALS. USE 3/4" DIA. UNDER COVERED PORTALS WITH REINFORCED CONCRETE SUPPLY
8. NEW SCREEN WALL, SEE 204(A)-202
9. TRASH AND RECYCLING AREA
10. NEW CONCRETE STAIRS BY LAMINATE AND BALANCED BRICK PLANTERS
11. RETAIN EXISTING STAIRS
12. EXISTING BRICK PIER, SAME MATERIAL FOR RE-USE
13. EXISTING/PROPOSED LAMINATE BRICK-BACK BRICK PLANTER AND BRICK, INTERLOCK WITH UNDERPINNING
14. NEW 4" WIRE CONCRETE OVERLAP TO TRASH ENCLOSURE
15. EX. WALK ACCESSIBLE PARKING SPOTS W/ 6" CURBED WALK AND ACCESSIBLE CURB CUT
16. LANDSCAPE BUFFER
17. CORRAL/ACCESSIBLE TILES PATIO SURFACE
18. 2"X4" CORNER T.S. FENCE W/ 2"X4" DIA. WALK, 42" TALL, ON 4" WIRE CONCRETE CURB
19. 4"X4" CORNER T.S. FENCE, 3'-0" TALL TO MATCH EXISTING, CORNER W/ 4" WIRE CONCRETE CURB
20. REPAIR/REPLACE EXISTING STAIRS
21. CORNER T.S. FENCE TO BEING ENTRY AND WALK, USE POSTS W/ 2"X4" PLATES AT 7'-0" TO SECTION (COORDINATE W/ USE OF SUPPORT POSTS)
22. EMERGENCY EXIT GATE
23. FINE #15
24. REMOVE CONCRETE OR PIPE COLL. SUPPORTS FOR LIGHTS, IF REQUIRED. COORDINATE AND CONSIDER LOCATION & HEIGHT, IF NEEDED.
25. REINFORCED CONCRETE REMAINING WALL
26. BRICK BACK FOR (1) BENCH PER CHAPTER 9 LOC

RECEIVED  
NOV 17 2015  
DESIGN REVIEW



**LIFE SAFETY/EGRESS PLAN**  
SCALE: 3/32"=1'-0"

**PPA**  
PICKETT-PASSAFIUME ARCHITECTS  
208 Centre Ave. Louisville, KY 40202



**FINCASTLE BUILDING**  
RENOVATION AT  
REMONTOWN MILL LOFTS  
946 GOSS AVENUE  
LOUISVILLE, KY 40217

DATE	DESCRIPTION
08/15/15	PRELIMINARY SET
10/15/15	REVISED SET
10/15/15	CONSTRUCTION SET
11/16/15	ISSUANCE & CITY SUBMITTAL

PROJECT NUMBER: 029-072  
DATE: NOVEMBER 6th, 2015  
DRAWN BY:  
CHECKED BY:  
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**SITE PLAN**  
**SP-100**