

969 BARRET AVENUE

20-ZONE-0037

**Developer:
RED MUSHROOM HOLDINGS LLC**

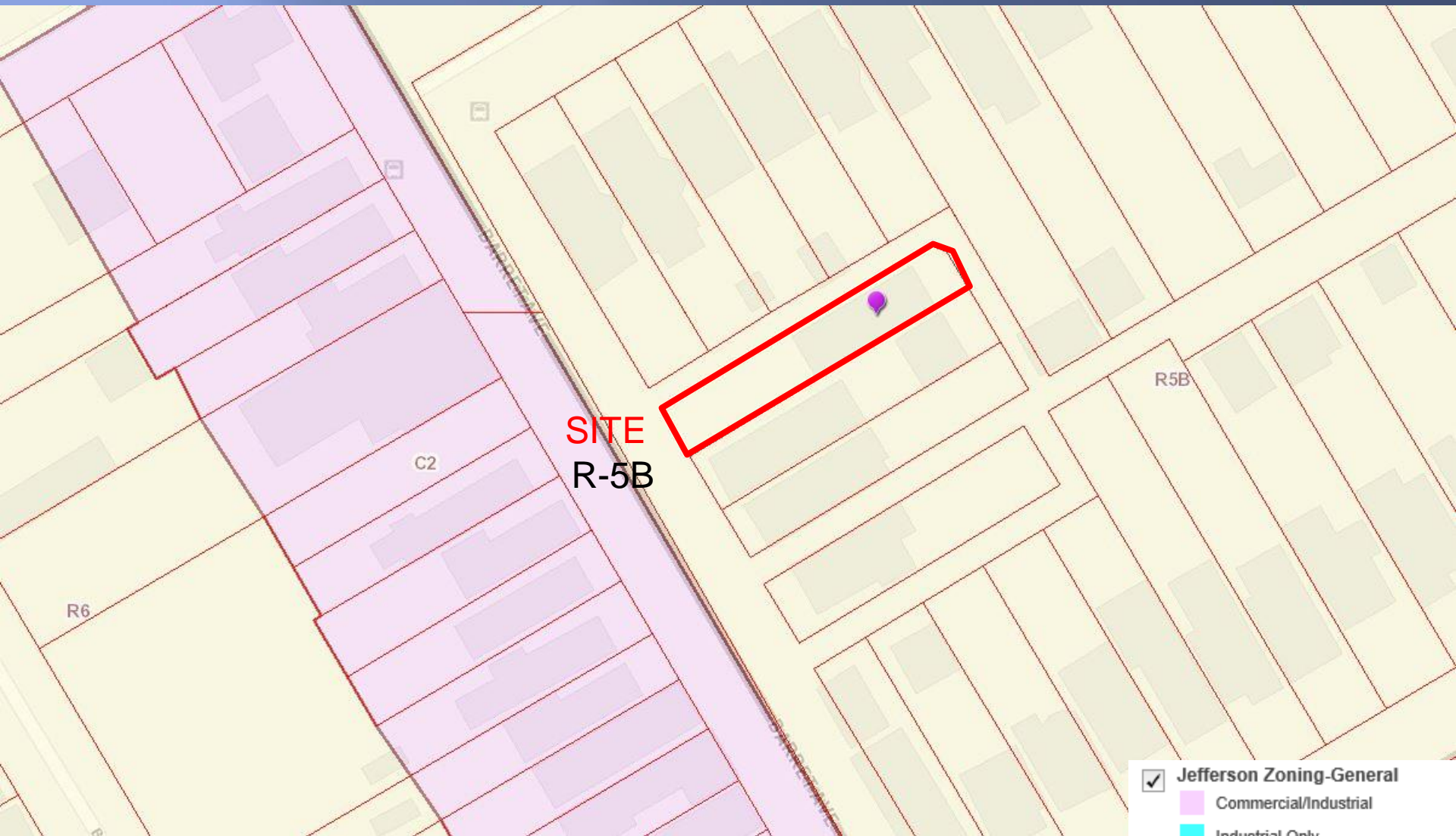
Prepared By:



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

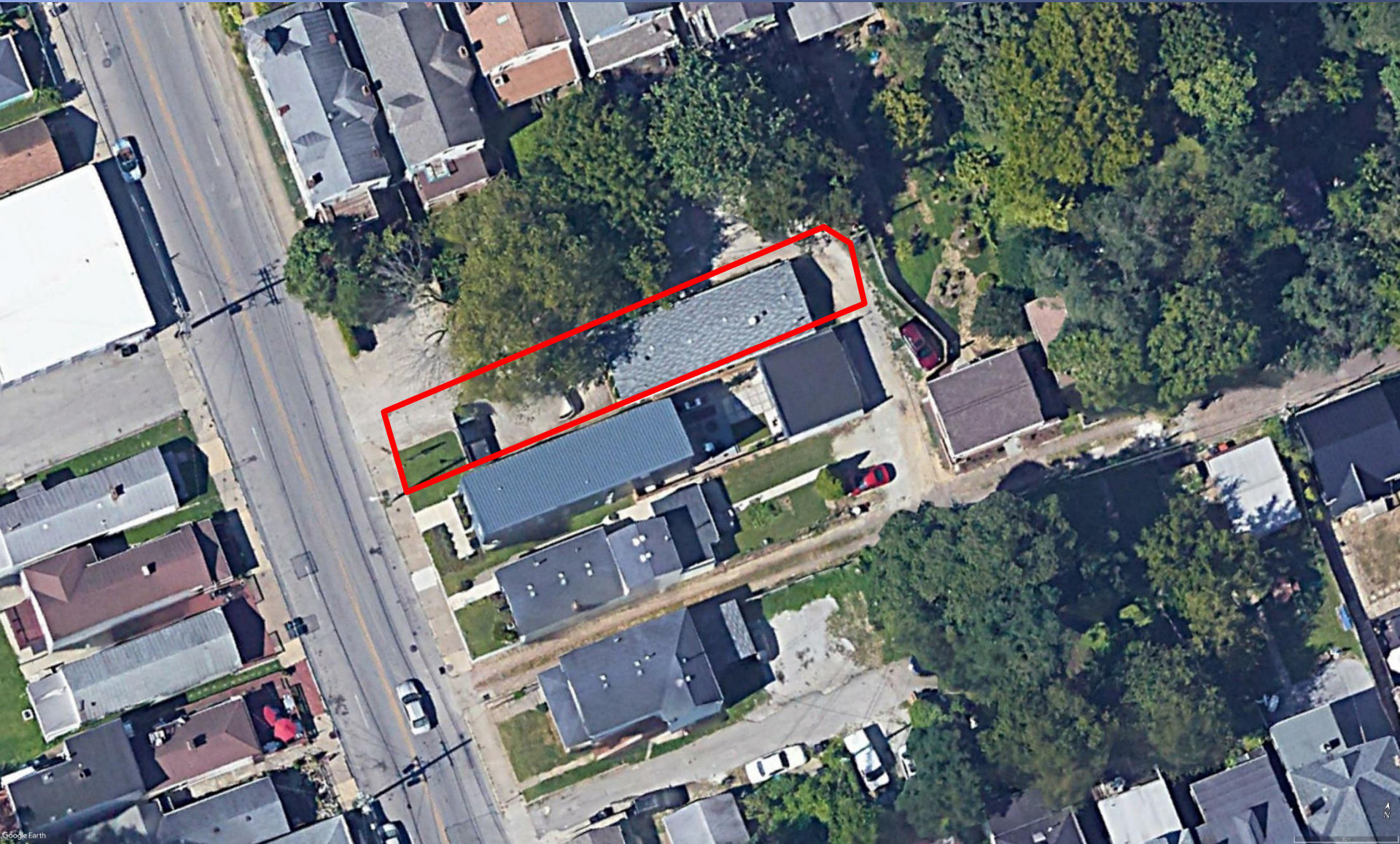
ZONING



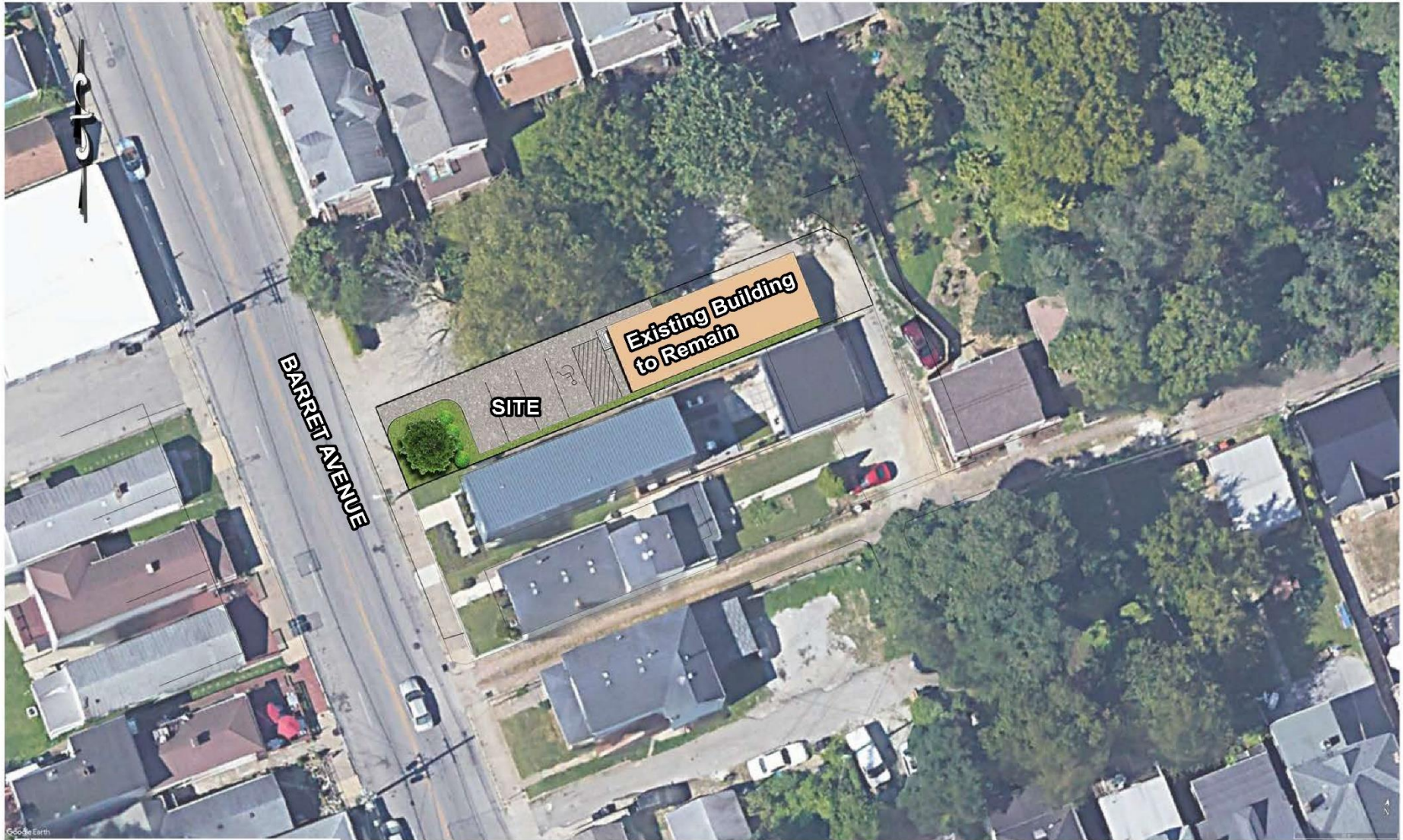
SITE
R-5B

- Jefferson Zoning-General**
- Commercial/Industrial
- Industrial Only
- Business/Office
- Residential
- Special

AERIAL



AERIAL



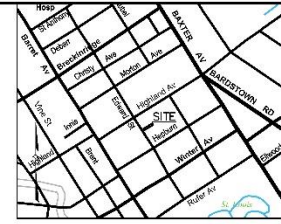
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE • LAND PLANNING

JOB # 20161

Aerial

DATE: 01.05.2021

PLAN



WAIVER REQUESTED

1. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to allow the landscape buffer area adjacent to the R-3B zoned property and the required crosswalk & crossing.

PROJECT DATA

TOTAL SITE AREA = 0.08 Ac. (3,492 S.F.)
 EXISTING ZONING = R-3B
 PROPOSED ZONING = OR-1
 FORM OF STRIP = TRADITIONAL NEIG-BCR-CDD
 EXISTING USE = OFFICE
 PROPOSED USE = OFFICE
 BUILDING HEIGHT = 17 FT. ONE STORY (NEIL STDS APPLY)
 BUILDING AREA F.A.S. = 1,120 SF
 = 0.32 (10 MAX PERMITTED)

PARKING REQUIRED
 1,120/750 S.F. MIN. (OFFICE) = 2 SP
 1,120/450 MAX. (OFFICE) = 2 SP 8 SP
 TOTAL PARKING REQUIRED = 2 SP 8 SP
 TO A PARKING PROVIDED = 4 SPACES
 (1 ADA SP INCLUDED)

TOTAL VEHICULAR USE AREA = 1,091 SF
 INTEREST LANDSCAPE AREA REQUIRED = N/A (*PER SCOTION 10.2.12)
 INTEREST LANDSCAPE AREA PROVIDED = N/A

EXISTING IMPERVIOUS = 2,871 SF
 PROPOSED IMPERVIOUS = 2,786 SF (3% decrease in impervious)
 TOTAL AREA OF DISTURBANCE = 859 S.F.

GENERAL NOTES:

- There is no construction proposed.
- Utilities shown are based on information by others and does not constitute a survey. Verify before LOC.
- No portion of this site is within the 100 year flood plain per RFW Map No. 2111 C 0042 E dated December 5, 2023.
- The Street Avenue entrance intersection shall meet the requirements for funding crosswalk by Metro Public Works.
- The Street Avenue existing sidewalk reconstruction and repair shall be required as necessary only on this property. Pot holes, to meet the current MFW standards and shall be reported prior to final bond release.
- Construction permits, including permits are required by Metro Public Works prior to construction approval.
- This project is subject to VSA Water Quality Regulations once the incremental area of disturbance equals or greater than 1 acre of disturbance. For this preliminary development plan, the area of disturbance is 859 sq. ft.
- MSD site clearance permit may be required, to be evaluated prior to issue of permits.

REVISIONS	
NO.	DATE
1	11-15-23
2	12-14-23
3	12-14-23
4	12-14-23
5	12-22-23

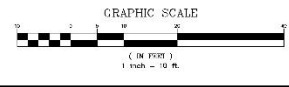
NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	PROJECTION			
2	ADJUST CORRECT'S			
3	REVISIONS			
4	REVISIONS			
5	REVISIONS			

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	PROJECTION			
2	ADJUST CORRECT'S			
3	REVISIONS			
4	REVISIONS			
5	REVISIONS			

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 400 WEST MAIN STREET, SUITE 200
 LOUISVILLE, KY 40202
 TEL: 502-582-1234 FAX: 502-582-1235
 WWW.LDANDD.COM

969 BARRETT AVENUE
 DEVELOPMENT PLAN
 PREPARED BY:
 REID MULSHROON HOLDINGS, LLC
 7950 CLARK LAMAR BLVD
 CHARLEVILLE, KY 40205-1071

DATE: 12/14/23
 SHEET: 1 OF 1



PROPERTY INFORMATION
 969 BARRETT AVENUE
 TAX BLOCK 0078 LOT 0006
 D.B. 11782, PAGE: 409

COUNCIL DISTRICT - B
FIRE PROTECTION DISTRICT - LOUISVILLE 74
MUNICIPALITY - LOUISVILLE

CASE: 20-ZONE-0037
RELATED CASE: 19-ZONIPA-0081