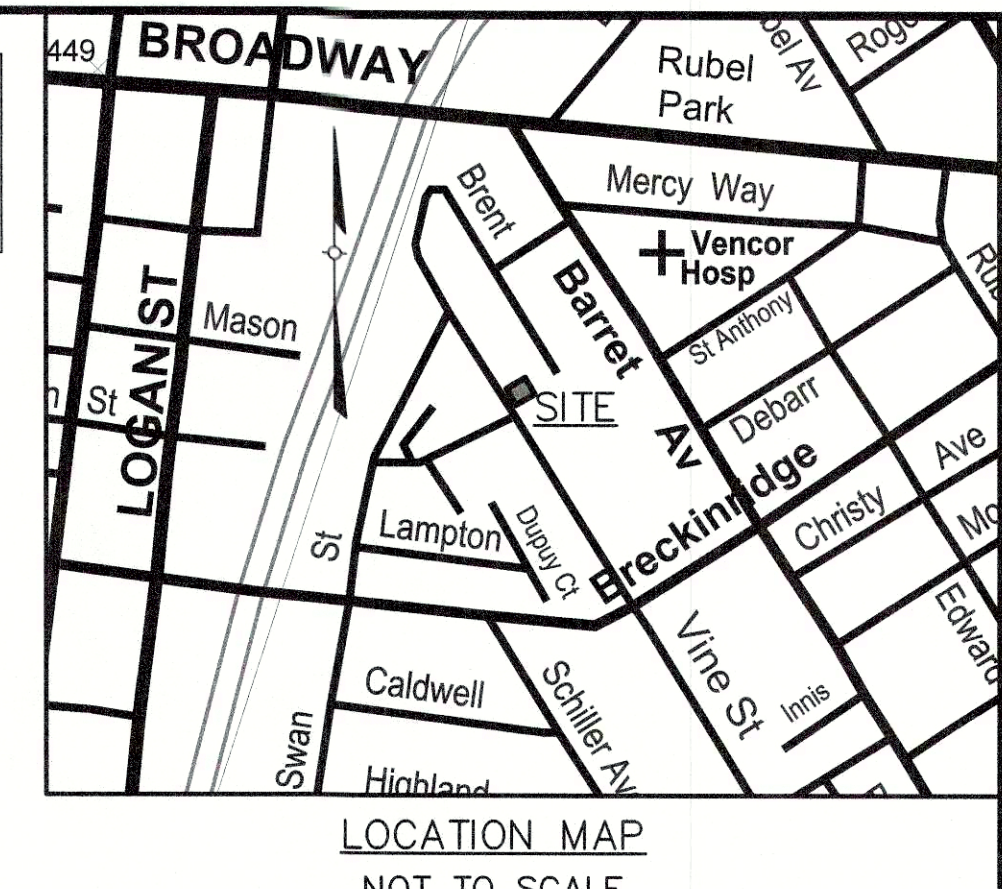


THERE IS NO NEW CONSTRUCTION PROPOSED.



WAIVERS REQUESTED

- 1). A WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE THE 15 FT LANDSCAPE BUFFER AREA AND ITS REQUIREMENTS ADJACENT TO THE R-6 ZONED PROPERTIES.
- 2). A WAIVER IS REQUESTED FROM SECTION 10.2.8 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO WAIVE 2 STREET TREES. 2 TYPE C STREET TREES WILL BE PROVIDED IN THE PUBLIC WALK IN FRONT OF THE OUTDOOR DINING AREA.

PROJECT DATA

TOTAL SITE AREA	= 0.13 Ac, 5,751 SF
EXISTING ZONING	= R-6
PROPOSED ZONING	= C-2
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING USE	
1ST FLOOR	= RESTAURANT WITH OUTDOOR DINING TO REMAIN
2ND FLOOR	= SHORT TERM RENTAL (4 UNITS)(SECTION 4.3.23)
3RD FLOOR	= SHORT TERM RENTAL (4 UNITS)(SECTION 4.3.23)
TOTAL SHORT TERM UNITS	= 8 SHORT TERM UNITS
BUILDING HEIGHT	= 3 STORIES (45' 3 STORIES MAX. ALLOWED)
BUILDING AREA	= 8,820 SF
BUILDING FOOTPRINT	= 2,940 SF
F.A.R.	= 1.5 (5.0 MAX. ALLOWED)

PARKING REQUIRED

RESTAURANT	=	MIN.	MAX.
		NA	NA

SHORT TERM RENTAL (Transient Living 1200) Bed and Breakfast, Hotel, Motel
As Determined by the Planning Director and their designee per Land Development Code Section 4.2.23.G

8 units (0.5 per room) min. req'd; 8 units (1 per room) max. req'd. = 4 sp 8 sp
10% TARC reduction = 4 sp
Parking provided = 3 on-street spaces
(Parking prvd approved by the Director of Planning & Design Services)

BIKE PARKING REQUIRED + PROVIDED = 4 SHORT TERM; 2 LONG TERM Prvd inside bldg

GENERAL NOTES:

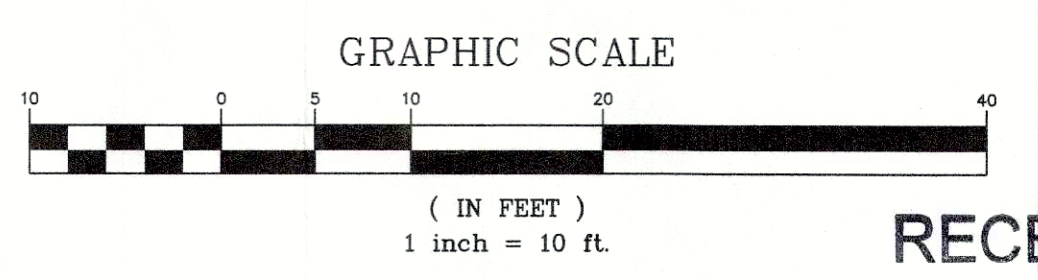
1. Benchmark and topographical information shown hereon were derived from Lojic data and do not constitute a boundary survey.
2. There is no construction proposed. Should future construction be proposed utilities will be provided in a common trench unless required otherwise by the appropriate agencies.
3. Trash service by roll out.

MSD NOTES:

1. Sanitary sewer service is provided by existing connection.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0042 E dated December 5, 2006.
3. An MSD Downstream sanitary sewer capacity request will be submitted.
4. There is no site work proposed with the zoning application.
5. All retail shops must have individual connections per MSD's fats, oil and grease policy.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 0.13 Ac, 5,751 SF
EXISTING TREE CANOPY	= 18% (1033 S.F.)
TREE CANOPY TO REMAIN	= 18% (1033 S.F.)



RECEIVED
JUN 21 2021
PLANNING & DESIGN SERVICES

SITE ADDRESS:
749 & 751 VINE STREET
LOUISVILLE, KY. 40204
TAX BLOCK 021D, LOT 0025
D.B. 11805, PG. 586

COUNCIL DISTRICT - 4
FIRE PROTECTION DISTRICT - LOUISVILLE #4
MUNICIPALITY - LOUISVILLE
CASE: 21-ZONE-0046
RELATED CASE:
21-ZONEPA-0028 AND
B-236-05
MSD WM=none due to no proposed construction

REVISIONS	
NO.	DESCRIPTION
1	AGENCIES COMMENTS
2	AGENCIES COMMENTS
3	PDS COMMENT

BY: AR AR AR AR
DATE: 5-10-21 6-7-21 6-21-21
NO. 1 2 3

PROJECT DATA
FILE NAME: 20172-DDDP-FILED-4-19-21
DATE: 4/19/21
CHECKED BY: AER
SCALE: AS SHOWN
DRAWN BY: JH

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTURE
605 WICKHAM DRIVE • SUITE 100 • PHOENIX, AZ 85024
P.O. BOX 100 • WILLOW VALLEY, CA 94094

DETAILED DISTRICT DEVELOPMENT PLAN
749 + 751 VINE STREET
OWNER/DEVELOPER
CJ & FRIENDS LLC
6517 MISSIONARY RIDGE DRIVE
PEWEE VALLEY, KY 40056

JOB NO. 20172
SHEET 1 OF 1

21-ZONE-0046

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