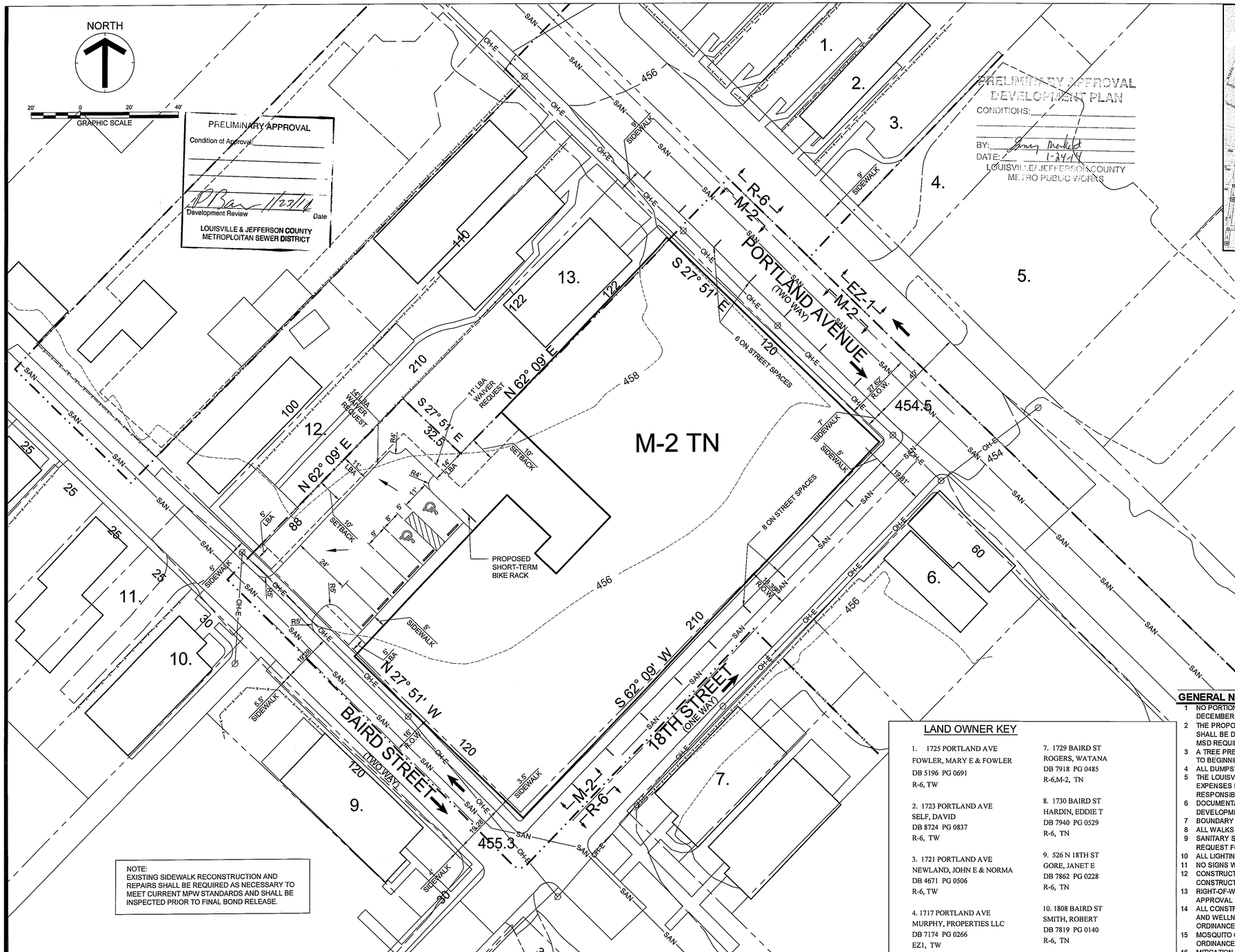
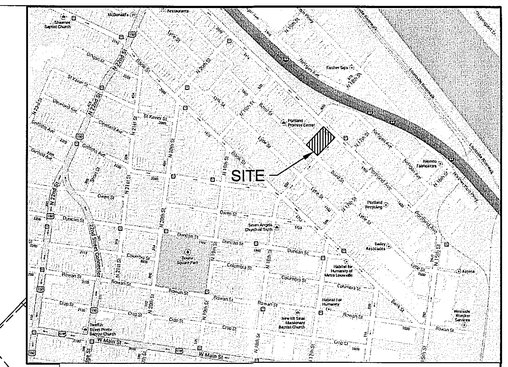



NOTE:
EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.




## GENERAL PROJECT SUMMARY

| | |
|---|---|
| TOTAL SITE AREA | 28,035 SF (OR) 0.64 ACRES +/- |
| EXISTING ZONING | M-2;R-6 |
| EXISTING FORM DISTRICT | TRADITIONAL NEIGHBORHOOD |
| EXISTING USE | VACANT |
| PROPOSED ZONING | EZ-1 |
| PROPOSED FORM DISTRICT | SAME |
| PROPOSED USE | RETAIL |
| BUILDING AREA | 44800 SF (22,400/FL) |
| BUILDING HEIGHT | 2 STORY |
| FLOOR AREA RATIO | 0.80 F.A.R. |

## CHAPTER 9 AND 10 SUMMARY

| | | | |
|---|---|---|---|
| CHAPTER 9, BICYCLE AND PARKING SUMMARY | | | |
| MINIMUM PARKING REQUIRED | 1 SPACE / | 500 SF | 90 SPACES |
| 10% TARC CREDIT | | | -9 SPACES |
| 20% NRHP CREDIT | | | -18 SPACES |
| MINIMUM PARKING REQUIRED | | | 63 SPACES |
| MAXIMUM PARKING ALLOWED | 1 SPACE / | 150 SF | 299 SPACES |
| PARKING WAIVER REQUESTED 32% | | | |
| *PARKING PROVIDED | | | 20 SPACES |
| | | | (INCLUDING 2 HANDICAP SPACES) |
| | | | (6 ON SITE) |
| | | | (14 ON STREET) |
| OTHER PARKING | | | 30 NEAR SITE SPACES |
| BICYCLE PROVIDED | | | 3 SPACES |
| *WAIVER REQUESTED (SEE BELOW) | | | |
| CHAPTER 10 - PART 1, TREE CANOPY REQUIREMENTS | | | |
| CANOPY COVERAGE CLASS | | | CLASS "A" |
| EXISTING TREE CANOPY ONSITE | | | 0 SF (OR) 0.00 ACRES +/- |
| PERCENTAGE OF EXISTING TREE CANOPY ONSITE | | | 0 % |
| PERCENTAGE OF TREE CANOPY PRESERVED | 0% | | 0 SF (OR) 0.00 ACRES +/- |
| PERCENTAGE OF TREE CANOPY PLANTED | 5% | | 1,402 SF (OR) 0.03 ACRES +/- |
| TOTAL TREE CANOPY REQUIRED | 5% | | 1,402 SF (OR) 0.03 ACRES +/- |
| TOTAL TREE CANOPY TO BE PROVIDED | 20% | | 8,678 SF (OR) 0.20 ACRES +/- |
| CHAPTER 10 - PART 2, VEHICLE USE AREA / INTERIOR LANDSCAPE AREA | | | |
| TOTAL VUA | | | 3,131 SF |
| ILA REQUIRED | 0.0% | | 0 SF |
| ILA PROVIDED | | | 0 SF |

## GENERAL NOTES

1. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 2111 C 0091 E DATED DECEMBER 5, 2006.
2. THE PROPOSED DRAINAGE AND STORM SEWERS SHOWN ON PLAN ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS AND SHALL CONFORM TO MSD REQUIREMENTS.
3. A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
4. ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
5. THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
6. DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL, SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL THE LIGHTING REGULATIONS FROM CHAPTER 4, PART 1, SECTION 3.
7. BOUNDARY TAKEN FROM DEED(S) AND DOES NOT CONSTITUTE A SURVEY.
8. ALL WALKS ARE MINIMUM 5' WIDE WITH HANDICAP RAMPS AS REQUIRED.
9. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION AND SUBJECT TO APPLICABLE FEES. A REQUEST FOR SANITARY SEWER CAPACITY WILL BE SUBMITTED AND APPROVED BY MSD.
10. ALL LIGHTING ON THE SITE SHALL NOT GLARE IN THE EYES OF DRIVER'S.
11. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
12. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY TRANSPORTATION PLANNING PRIOR TO CONSTRUCTION APPROVAL.
13. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
14. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
15. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 98 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
16. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

## WAIVER REQUEST

1. PARKING WAIVER TO REDUCE MINIMUM PARKING REQUIREMENT FROM 63 SPACES TO 20.
2. PARKING WAIVER TO USE ON-STREET PARKING SPACES THAT ARE NOT DIRECTLY ADJACENT OR ABUTTING THE SITE.
3. LANDSCAPE WAIVER FROM 10.2.3 TO REDUCE THE PROPERTY PERIMETER LANDSCAPE BUFFER BETWEEN EZ-1 AND R-6 ADJACENT TO THE PROPOSED PARKING LOT FROM 25' TO 12' AND 1', RESPECTIVELY.

RECEIVED
JAN 22 2014
PLANNING &
DESIGN SERVICES

WM# 10896

## LAND OWNER KEY

1. 1725 PORTLAND AVE
FOWLER, MARY E & FOWLER
DB 5196 PG 0691
R-6, TW

2. 1723 PORTLAND AVE
SELF, DAVID
DB 8724 PG 0837
R-6, TW

3. 1721 PORTLAND AVE
NEWLAND, JOHN E & NORMA
DB 4671 PG 0506
R-6, TW

4. 1717 PORTLAND AVE
MURPHY, PROPERTIES LLC
DB 7174 PG 0266
EZ1, TW

5. 1715 PORTLAND AVE
MURPHY, PROPERTIES LLC
DB 7174 PG 0266
EZ1, TW

6. 1730 PORTLAND AVE
FORD, GENE ALAN
DB 6611 PG 0252
M-2, TN

7. 1729 BAIRD ST
ROGERS, WATANA
DB 7918 PG 0485
R-6,M-2, TN

8. 1730 BAIRD ST
HARDIN, EDDIE T
DB 7940 PG 0529
R-6, TN

9. 526 N 18TH ST
GORE, JANET E
DB 7862 PG 0228
R-6, TN

10. 1808 BAIRD ST
SMITH, ROBERT
DB 7819 PG 0140
R-6, TN

11. 1810 BAIRD ST.
KINDERMAN, JOHN & LISA
DB 7237 PG 0111
R-6, TN

12. 1812 PORTLAND AVE
PORTLAND, PROMISE INC THE
DB 8973 PG 0220
R-6, TN

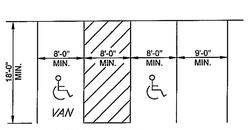
13. 1810 PORTLAND AVE
COX, SALLEE
DB 9171 PG 0155
R-6, TN

## OWNER

1800 PORTLAND AVE./1810 R PORTLAND AVE.
PORTLAND PROMISE CENTER INC.
P.O. BOX 11865
LOUISVILLE, KY 40251
TAX BLOCK 015G, LOT 0126 & 0127
D.B. 9669, PG. 0889

## LEGEND

| | |
|---|---|
| — · · — · · — | = ZONING LINE |
| ILA | = CONCEPTUAL (ILA) INTERIOR LANDSCAPE AREA |
| —SAN— | = SANITARY SEWER LINE |
| —OH-E— | = OVERHEAD ELECTRIC |
| ← | = FLOW ARROWS |




TYPICAL PARKING SPACE LAYOUT
NOT TO SCALE

G:\PROPOSALS\013\Portland Ave Rezoning 1800\Portland Promise Center Site Layout.dwg - Kleeling, Robert - 1/21/2014 10:08:52 AM


G S & P
Design Services For The Built Environment
Atlanta
Birmingham
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jackson
Jacksonville
Knoxville
Louisville
Memphis
Nashville
Richmond
Tampa
GRESHAM SMITH AND PARTNERS
101 South Fifth Street
Suite 1400
Louisville, KY 40202
502.627.8900
WWW.GSPNET.COM


DETAILED DISTRICT DEVELOPMENT PLAN

# PORTLAND PROMISE CENTER

PROJECT ADDRESS:
1800 PORTLAND AVENUE (015G-0127)
1810 R PORTLAND AVENUE (015G-0126)
LOUISVILLE, KY 40251

| No. - Date - Revision | | |
|---|---|---|
| 1 | 01.09.14 | AGENCY COMMENTS |

DETAILED DISTRICT DEVELOPMENT PLAN

C-100

PROJECT:
DATE: JANUARY 7, 2014

19042