

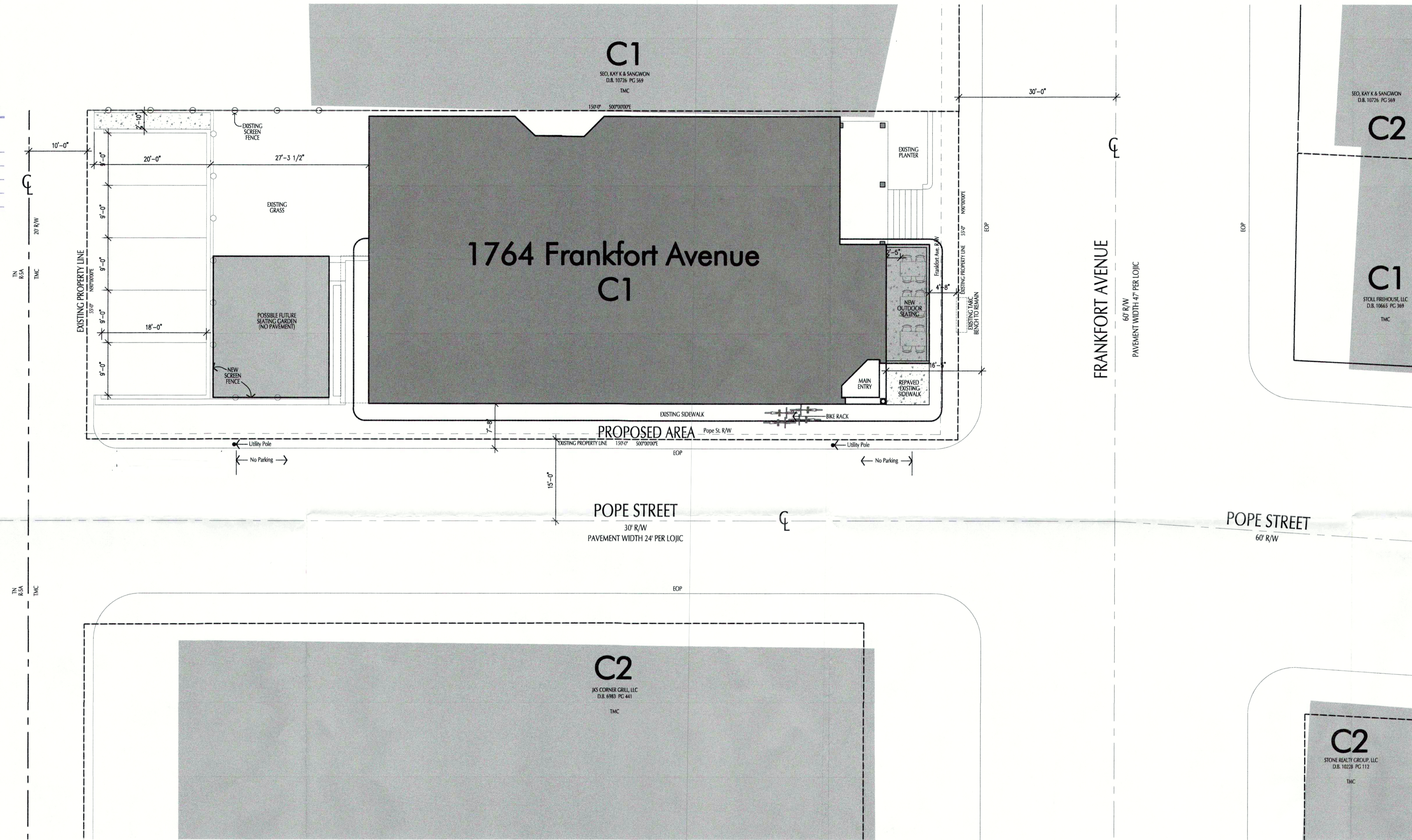
1764 FRANKFORT AVE LOT DESCRIPTION:

Beginning at a set magnetic nail with identifier ring stamped "ETS 3675" on the south right-of-way line of Frankfort Avenue and on the west right-of-way line of Pope Street; thence with the right-of-way line of Pope Street, 150' to a set magnetic nail with identifier ring stamped "ETS 3675" on the north right-of-way line of a 20' alley; thence with the alley right-of-way line, being parallel with Frankfort Avenue, 55' to a set magnetic nail with identifier ring stamped "ETS 3675"; thence leaving the alley right-of-way line, being parallel with Pope Street, 150' to a set magnetic nail with identifier ring stamped "ETS 3675" on the south right-of-way line of Frankfort Avenue; thence with the right-of-way line of Frankfort Avenue 55' to the point of beginning containing 0.19 acres.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

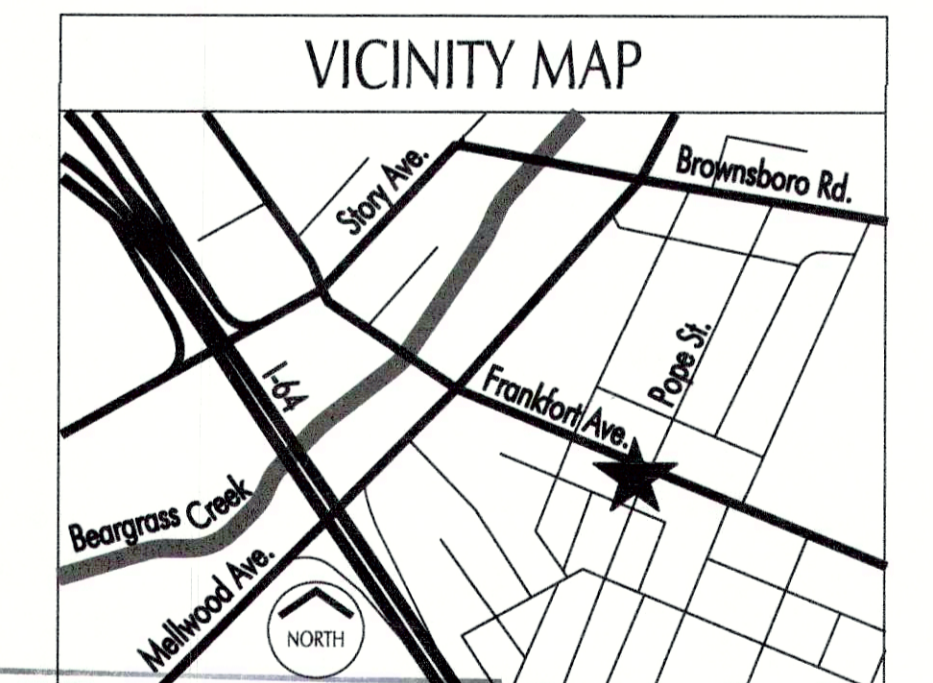
CONDITIONS:

BY: *Tony Kelly*
 DATE: 11-29-17
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



DETAILED DISTRICT DEVELOPMENT PLAN Archetype Gallery & Bar	
ADD. SITE DATA	
PARCEL ID	069K01500000
EXISTING FORM	TMC
PROPOSED ZONING	C2
EXISTING DENSITY	21.41 DU/ac (4 units)
PROPOSED DENSITY	40.54 DU (1 bedroom units)
FAR	1.02
PRESERVATION DISTRICT	CLIFTON
PARKING SUMMARY	
EXISTING PARKING	5
EXISTING PARKING REQUIRED	7 (9.1.3.F)
ADD. PROPOSED PARKING	0
PROPOSED PARKING REQUIRED (min.)	17
10% tarc	1.7
10% Residential use @ 25%	1.7
20% National Register Eligible	3.4
PROPOSED PARKING REQUIRED (min.)	10 (9.1.3.F)
ADD. PARKING REQUIRED	3 (9.1.3.B.2c)
PROPOSED TOTAL REQUIRED (min.)	8 (existing + Add.)
Joint-use Parking @ 1752	3 Spaces
TARC AVAILABILITY	
ROUTE 15	35 WEEKDAY TRIPS
ROUTE 31	20 WEEKDAY TRIPS
TREE CANOPY	N/A (10.1.2.b)
LANDSCAPE BUFFERS	N/A (10.A.2.A)
PARKING NOTES	
ESTIMATED PARKING REQUIRED	PROPOSED PARKING REQUIRED
Yoga Studio: 3 spaces	Tavern: 17 (includes outdoor seats)
Gallery: 2 spaces	Gallery: 0 (0.48 spaces)
4 apts: 6 spaces	Yoga: No change
	4 apts: No change
	Total per 9.1.3.B.2.c:
Total: 11 SPACES (7 @ 40% REDUCTION)	10 (required) - 7 (previously required) = 3 (add. Spaces)

DPW Notes:
 1. Bike racks shall be reviewed by Public Works prior to installation. They shall be ADA compliant. If proposed sidewalk location is not compliant then racks will be placed on-site.
 2. Right-of-way will be dedicated by minor plat or other legal instrument to incorporate the sidewalks along Frankfort Avenue and Pope Street in the public right-of-way.
Joint-use Parking:
 A joint-use parking agreement shall be executed in accordance with LDC, section 9.1.6 prior to final transmittal of plan.



PRELIMINARY APPROVAL
 Condition of Approval:
NO SITE CONST.
Tony Kelly 11-29-17
 DATE: 11-29-17
 RECEIVED
 NOV 28 2017
 PLANNING & DESIGN SERVICES

REGISTERED ARCHITECT
 STENGEL HILL ARCHITECTURE
 17 ZONE 10 S1

OWNER: 1764 FRANKFORT, LLC
 1764 FRANKFORT AVENUE
 LOUISVILLE, KY 40206
 DEVELOPER: BRADFORD P. STENGEL
 1764 FRANKFORT, LLC
 SITE ADDRESS: 1764 FRANKFORT AVENUE
 LOUISVILLE, KY 40206

GROSS BUILDING FOOTPRINT AREA: 4,179 sf
 GROSS FLOOR AREA OF BUILDINGS: 8,358 sf
 SITE ACREAGE 0.1868 Ac
 NUMBER OF DWELLING UNITS: 4 (Second Floor)

BUILDING USE	Existing SF	New SF
First Floor		
Yoga Shop	910 sf	910 sf
Gallery	2,411 sf	804 sf
Champagne Bar (includes outdoor seating)	0 sf	1,670 sf
Second Floor		
Apartments (4)	3,155 sf	3,155 sf

CURRENT ZONING: C1
 EXISTING USE: GALLERY
 PROPOSED USE: GALLERY/BAR

