

**WAIVERS GRANTED: (GRANTED ON 5/15/08 - CASE-9673)**

1. A Waiver was granted from Section 5.5.1.A.3.a of the Louisville Metro Land Development Code to allow parking in the front of the building.
2. A Waiver was granted from Section 5.5.1.A.3.b of the Louisville Metro Land Development Code to allow no vehicular access to the alley.
3. A Waiver was granted from Section 5.5.1.A.5 of the Louisville Metro Land Development Code to locate the gas canopy between the associated principal structure and 35' from the public street.
4. A Waiver was granted from Section 5.9.2.C.4 of the Louisville Metro Land Development Code to allow traffic circulation/parking to be located in the front of principal building.

**VARIANCES GRANTED: (GRANTED ON 5/15/08 - CASE-9673)**

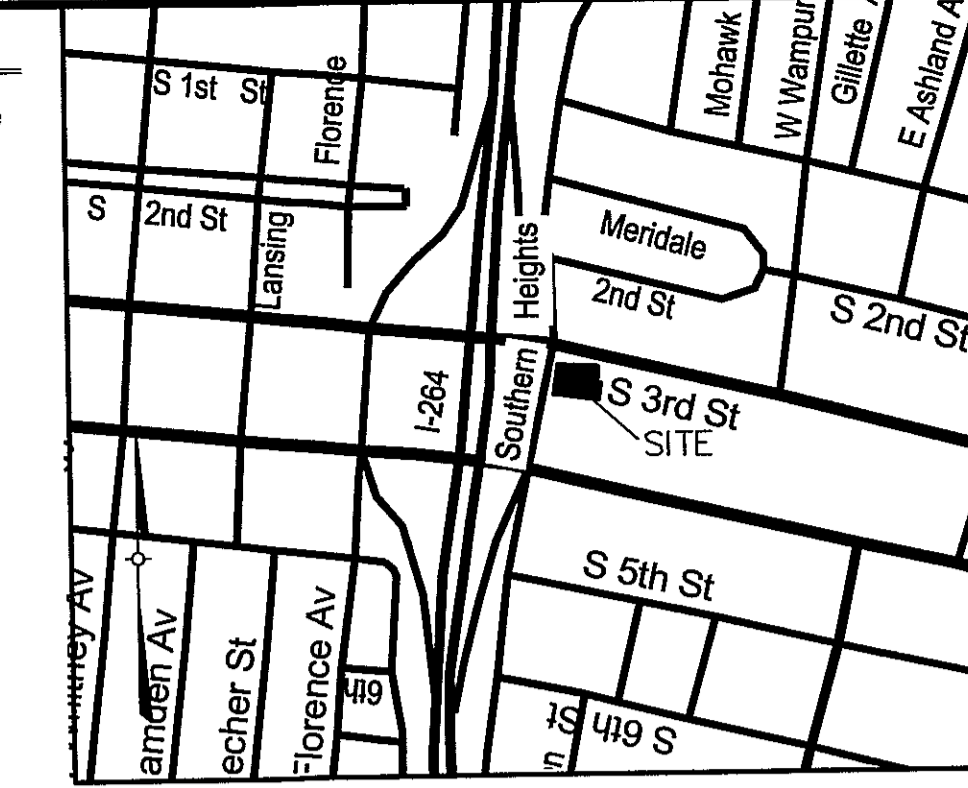
1. A Variance was granted from Section 5.2.2.C.1.a and Table 5.2.2. of Chapter 5 of the Louisville Metro Land Development Code to allow the building to be set back 128.67' from South Third Street which is greater than specified. -Max. Front Yard = 25', Min. Front Yard = 15'.
2. A Variance was granted from Section 5.5.1.A.1.b of the Louisville Metro Land Development Code to allow no customer entrance facing Southern Heights Ave.
3. A Variance was granted from Section 5.5.1.A.2 of the Louisville Metro Land Development Code to allow the building on a corner lot to be located further away than that at the right of way line and to be located 128.67' from the South Third Street right of way line and 25' from the Southern Heights right of way line.

**WAIVERS REQUESTED:**

1. A Waiver is requested from Section 5.6.1.C.1 of the Louisville Metro Land Development Code to provide less than 50% clear windows & doors on the Southern Heights Ave building facade.
2. A Waiver is requested from Section 5.5.1.A.3.a of the Louisville Metro Land Development Code to waive the location of parking spaces between the building and public right-of-ways.
3. A Waiver is requested from Section 5.5.1.A.5 of the Louisville Metro Land Development Code to waive the gas canopy location being between the principal structure and the public streets.
4. A Waiver is requested from Section 10.2.10 of the Louisville Metro Land Development Code to waive the 5' Landscape Buffer Area and required landscaping adjacent to Southern Heights Avenue & to waive a portion of the 5' Landscape Buffer Area and required landscaping adjacent to South 3rd Street.

**VARIANCE REQUESTED:**

1. A Variance is requested from Section 5.2.2.C.1.a and Table 5.2.2 of the Louisville Metro Land Development Code to allow the proposed building addition to exceed the 25' maximum Southern Heights Ave. front setback. The proposed addition has a 85' setback from Southern Heights Avenue.



**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 Development Review Date: 9/17/14  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

R-6/TN  
 Commonwealth of KY  
 D.B. 5665 PG. 0166

C-1/TN  
 Leslie O Linsenhoker  
 5015 Posafino Ct  
 Louisville, KY 40299  
 D.B. 8239 PG. 0835

C-1/TN  
 Betty Holbourn  
 365 W Southern Heights Ave  
 Louisville, KY 40214  
 D.B. 0143 PG. 0279

C-1/TN  
 Richard Crumpton  
 9008 Catania Dr  
 Jeffersontown, KY 40299  
 D.B. 6662 PG. 0258

C-1/TN  
 Beverage World Third Street Inc  
 450 S 3rd Street  
 Louisville, KY 40214  
 D.B. 9812 PG. 0804

ROW/ROW  
 Commonwealth of KY  
 D.B. 5672 PG. 0200

R-5/TN  
 Norman E & Francis E Drexler  
 4501 Southern Pkwy  
 Louisville, KY 40214  
 D.B. 6191 PG. 0027

R-5/TN  
 Larindra Housing LLC  
 4016 S 3rd Street  
 Louisville, KY 40214  
 D.B. 5919 PG. 0524

R-5/TN  
 John & Robin G Stamm  
 4503 Southern Pkwy  
 Louisville, KY 40214  
 D.B. 6635 PG. 0792

R-5/TN  
 Mitchel & Bernetta B. Trainor  
 4509 Southern Pkwy  
 Louisville, KY 40214  
 D.B. 7150 PG. 0392

R-5/TN  
 Paul B. Cox  
 4511 Southern Pkwy  
 Louisville, KY 40214  
 D.B. 9744 PG. 0907

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: *Driveway with alley will be determined at construction review.*  
 BY: *Arny Mallett*  
 DATE: 9-17-14  
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

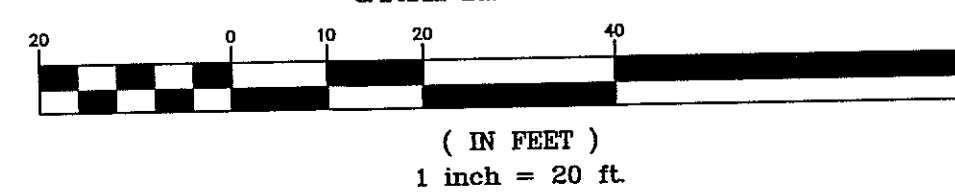
**LEGEND**

- SF = PROPOSED SILT FENCE
- = PROPOSED STONE BAG INLET PROTECTION

**TREE CANOPY CALCULATIONS: CLASS 'A' (33% BUILDING EXPANSION=1/2 TREE CANOPY REQUIREMENTS)**

TOTAL SITE AREA	=	47,779 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	5% (2,389 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0%
PROPOSED TREE CANOPY TO BE PLANTED	=	6% (2,880 S.F.)

**GRAPHIC SCALE**



**MODIFIED CONDITIONAL USE PERMIT REQUESTED**

A MODIFIED CONDITIONAL USE PERMIT IS REQUESTED BY SECT 4.2.40 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO PERMIT OFF-STREET PARKING ON R-5 ZONED PROPERTY.

**PROJECT DATA**

TOTAL SITE AREA	=	1.10 ± Ac.
ROW DEDICATION AREA	=	0.01 ± Ac.
NET SITE AREA	=	1.09 ± Ac.
EXISTING ZONING TO REMAIN	=	C-1/R5(CUP)
FORM DISTRICT	=	TN
EXISTING USE	=	GAS STATION/CONVENIENCE STORE
EXISTING BUILDING AREA	=	3,108 SF
PROPOSED BUILDING ADDITION	=	1,021 SF (33% EXPANSION)
TOTAL BUILDING ADDITION	=	4,129 SF
BUILDING HEIGHT	=	16' (45' MAX)
C-1 FAR	=	0.1 (1.0 MAX)
PARKING REQUIRED		MIN. MAX.
4,128/500 S.F. MIN.; 4,128/100 S.F. MAX.	=	8 SPACES 40 SPACES
-10% TARC PARKING CREDIT	=	7 SPACES 40 SPACES
TOTAL PARKING PROVIDED	=	34 COMMON SPACES & 20 GAS PUMP SPACES (1 HC SP INCLUDED)
BIKE PARKING PROVIDED/REQUIRED	=	2 SHORT TERM/2 LONG TERM (LONG TERM PROVIDED INDOORS)
EX VEHICULAR USE AREA	=	23,690 SF
PROPOSED VEHICULAR USE AREA	=	2,426 SF
TOTAL VEHICULAR USE AREA	=	26,116 SF (10% INCREASE)
V.U.A. W/O GAS CANOPY	=	21,292 SF
INTERIOR LANDSCAPE AREA REQUIRED	=	1,064 SF (5%)
INTERIOR LANDSCAPE AREA PROVIDED	=	1,215 SF

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. No increase in drainage run off to state roadways.
3. There shall be no commercial signs in the Right of Way.
4. There shall be no landscaping in the Right of Way without an encroachment permit.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. KTC approval will be required.
9. Right of way dedication required prior to Metro Public Works bond release.

**MSD NOTES:**

1. Sanitary sewer service is existing.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0057 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Site will be subject to MSD Regional Facilities Fee.
5. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
6. If construction results in more than 0.5 acres of land disturbance this site will be required to meet the post 100 year to predeveloped 10 year runoff requirements.

EXISTING IMPERVIOUS AREA	=	32,332 SF
PROPOSED IMPERVIOUS AREA	=	37,356 SF (16% INCREASE)

SITE ADDRESS:  
 4500, 4506 & 4508 S 3rd STREET  
 TAX BLOCK 057F, LOT 59, 56 & 55  
 D.B. 9949, PG. 0142  
 D.B. 5718 PG. 0917  
 D.B. 9257 PG. 0704

COUNCIL DISTRICT - 21  
 FIRE PROTECTION DISTRICT - LOUISVILLE #3

RECEIVED  
 SEP 15 2014  
 PLANNING & DESIGN SERVICES  
 CASE: 14CUP1029  
 RELATED CASE: 9673  
 MSD WM# 662

NO.	DATE	DESCRIPTION

REVISIONS

PROJECT DATA

FILE NAME: 14081-000P  
 DATE: 9-15-14  
 SCALE: AS SHOWN  
 DRAWN BY: DT  
 CHECKED BY: AER

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FILE NAME: 14081-000P  
 DATE: 9-15-14  
 SCALE: AS SHOWN  
 DRAWN BY: DT  
 CHECKED BY: AER

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERS & ARCHITECTS  
 609 HIGHLAND AVENUE, SUITE 100  
 LOUISVILLE, KY 40202  
 PHONE: 502.444.9776  
 FAX: 502.444.9775  
 WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN & MODIFIED CUP

**THORNTONS**  
 STORE #20  
 OWNER/DEVELOPER  
 THORNTONS, INC  
 10101 LINN STATION RD STE 200  
 LOUISVILLE, KY 40223

JOB NO. 14081  
 SHEET 1 OF 1  
 14CUP1029