

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *Jessie W. Dal*
DATE: 10/21/22
LOUISVILLE PERSON COUNTY
METRO PUBLIC WORKS

EXISTING ACCESSIBLE PARKING
SIGN TO BE RELOCATED TO AREA
MARKED "PR. ADA PARKING WITH RAMP"
PRIOR TO CERTIFICATE OF OCCUPANCY

CHEROKEE ROAD
80' R/W
P. B. 8, PG. 24

SITE DATA

LAND USE
SITE ADDRESS: 1140 CHEROKEE ROAD
TAX BLOCK & LOT: T.B. 75D T.L. 30
EXISTING ZONING DISTRICT: RSA
PROPOSED ZONING DISTRICT: R8A
EXISTING FORM DISTRICT: TNFD
PROPOSED FORM DISTRICT: TNFD
EXISTING USE: CHURCH (NOT IN SERVICE)
PROPOSED USE: APARTMENTS
EXISTING PARCEL AREA: 0.3493 ACRE
DEED BOOK & PAGE: 12342x44

SITE ADDRESS: 2013 PATTERSON AVE
TAX BLOCK & LOT: T.B. 75D T.L. 1
EXISTING ZONING DISTRICT: C-2
PROPOSED ZONING DISTRICT: C-2
EXISTING FORM DISTRICT: TMCDF
PROPOSED FORM DISTRICT: TMCDF
EXISTING USE: PARKING LOT
PROPOSED USE: PARKING LOT
EXISTING PARCEL AREA: 0.35 ACRE
DEED BOOK & PAGE: 12342x44

BUILDING DATA/OPEN SPACE
BUILDING HEIGHT: APPROXIMATELY 50' MAX. (3 STORIES)
UNITS: 14 1-BEDROOM, 4 2-BEDROOM UNITS
DENSITY PROPOSED: 51.42 UNITS/ACRE
DENSITY PERMITTED: 58.08 UNITS/ACRE
BUILDING FOOTPRINT: APPROXIMATELY 8,700 S.F.
GROSS FLOOR AREA: APPROXIMATELY 20,000 S.F.
FLOOR TO AREA RATIO: 1.31

PARKING CALCULATIONS
MINIMUM REQUIRED: 0 SPACES (AT 2013 PATTERSON AVE)
MAXIMUM PERMITTED: 36 SPACES
PARKING PROVIDED (AT 2013 PATTERSON): 18 SPACES
ON STREET RESERVED: 3 (1 ADA; 2 LOADING)

TREE CANOPY CALCULATIONS
NO TREE CANOPY REQUIRED PER 10.1.2.B.3

ILANVIA CALCULATIONS
NO TREE CANOPY REQUIRED PER 10.2.2

EPSC DATA (IN DISTURBED AREA)
INCREASE/DECREASE IN IMPERVIOUS: MINIMAL
SENSITIVE FEATURES: NONE
SOIL TYPE: URBAN LAND
HYDROLOGIC SOIL GROUP: ASSUMED C
DISTURBED AREA: APPROXIMATELY 4,000 S.F.

BUILDING SETBACKS
NO NEW STRUCTURES

OPEN SPACE COMPLIANCE
MINIMUM REQUIRED: 26.14% OPEN SPACE PROVIDED
5% OPEN SPACE REQUIRED

WAIVERS REQUESTED
5.5.1.A.3.b TO NOT PROVIDE VEHICULAR CONNECTION TO THE ALLEY
5.5.1.A.3.d TO NOT CONNECT TO ADJACENT PARKING LOT
10.2.6 TO REDUCE VJA LBA FROM 5' TO 4' ON THE ALLEY
5.5.1.A.3.g TO NOT PROVIDE MASONRY SCREEN AT PARKING LOT

LEGEND

- S12 TOPO
- == DRAINAGE ARROW
- ▬ PROPERTY BOUNDARY
- FORM DISTRICT
- PROPOSED FENCE
- SS EXISTING SANITARY SEWER

AGENCY NOTES

- MSD**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL ORDINANCES
 - SANITARY SEWER TO UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. AREA OF DISTURBANCE FOR THIS PROJECT IS APPROXIMATELY 4,000 S.F.
 - SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT(S).

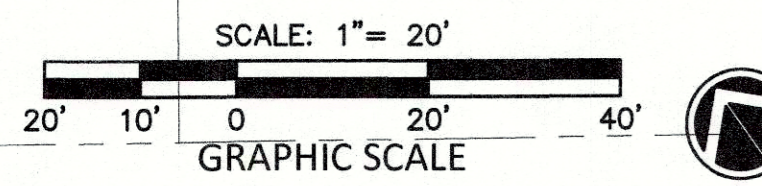
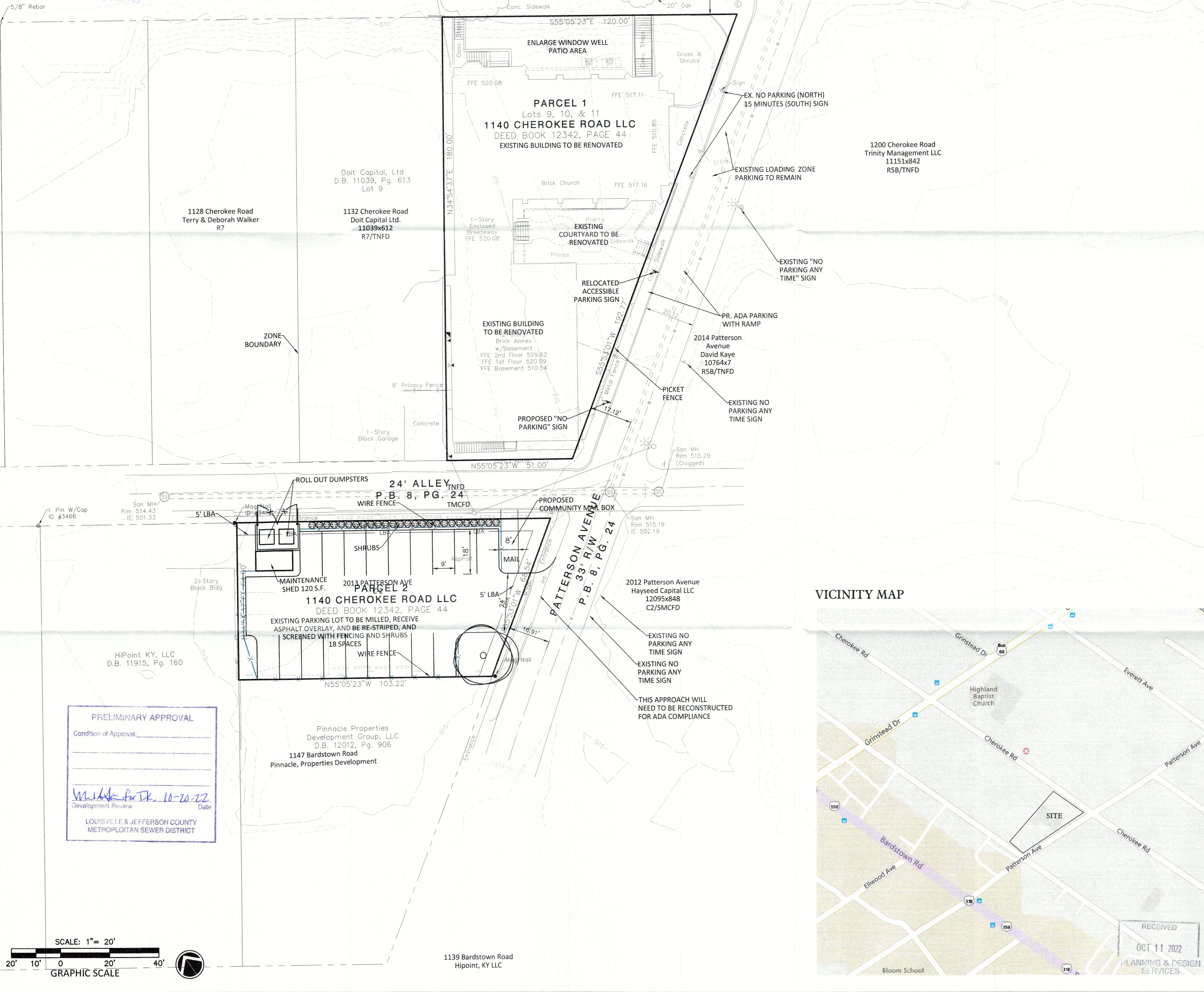
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
 - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- FDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
 - ALL SIGNAGE SHALL COMPLY WITH CHAPTER 8 OF THE LDC.
 - ANY EXTERNAL CHANGES TO THE SITE SUBJECT TO REVIEW AND APPROVAL PER REQUIREMENTS OF CHEROKEE TRIANGLE HISTORIC PRESERVATION DISTRICT.
 - CHANGES TO THE PARKING LOT SITE WOULD REQUIRE APPROVAL BY THE BARDSTOWN ROAD BAXTER AVE DRO, INCLUDING DESIGN OF THE MAINTENANCE STRUCTURE.

- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
 - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
 - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
 - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - ALL EXISTING SIDEWALKS MUST BE BROUGHT UP TO CURRENT ADA AND METRO STANDARDS, INCLUDING RAMPS.
 - LOADING ZONE PERMIT TO BE ACQUIRED FROM METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.

22-ZONE-0097, WM# 12465



Users: Irc011144; Plot: 0; October 10, 2022 3:36 PM
File Name: W:\22318_000 - 1140 Cherokee Road\Civil Site\Drawings\Development - Plans\22318-000.dwg



1140 Cherokee Road & 2013 Patterson Avenue
Louisville, Kentucky 40204
Owner:
1140 Cherokee Road LLC
946 Goss Avenue, Apt. 6101
Louisville, Kentucky 40217

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Louisville, Kentucky 40217

REV #	DATE	DESCRIPTION
1	07/29/22	Agency Revisions
2	08/15/2022	Agency Revisions
3	10/10/2022	Agency Revisions

Rezonng Application
Job No: 22318.000
Date: July 1, 2022
Scale: 1" = 20'
Drawn By: AWB
Checked By: AWB
Drawing Title: 1140 Cherokee Road Resonng Application Plan
Drawing No: 1 of 1