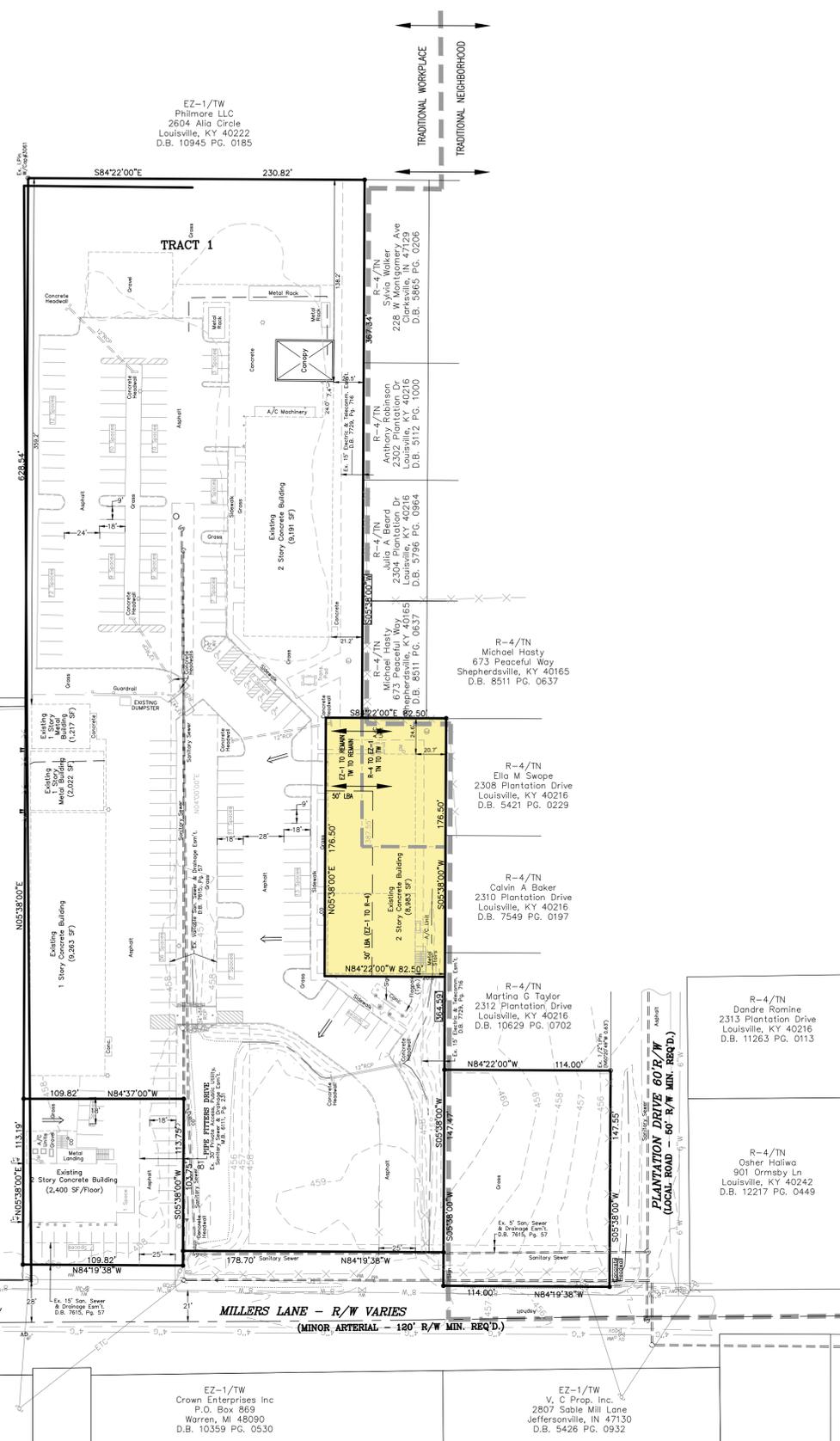


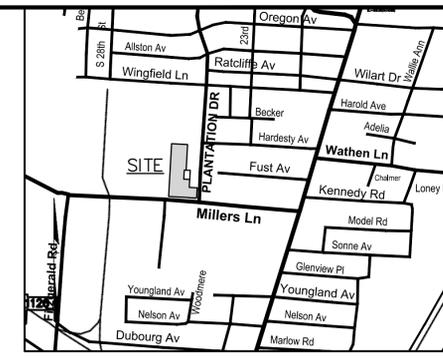


EZ-1/TW  
Philmore LLC  
2604 Alta Circle  
Louisville, KY 40222  
D.B. 10945 PG. 0185



**WAIVER REQUESTED:**

A WAIVER IS REQUESTED FROM SECTION 10.2.4 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 50' LANDSCAPE BUFFER BETWEEN THE EZ-1 AND R-4 PORTION OF THE SITE TO 20' ALONG THE EASTERN PROPERTY LINE AND 24' ALONG THE NORTHERN PROPERTY LINE.



**OVERALL PROJECT DATA**

TOTAL SITE AREA	= 4.91± Ac. (213,789 SF)
EXISTING ZONING	= EZ-1/R-4 TO EZ-1 (REZONING PORTION)
EXISTING FORM DISTRICT	= TRADITIONAL WORKPLACE/TRADITIONAL NEIGHBORHOOD
PROPOSED FORM DISTRICT	= TRADITIONAL WORKPLACE
EXISTING USE	= OFFICE / TRADE SCHOOL
PROPOSED USE	= OFFICE / TRADE SCHOOL
BUILDING HEIGHT	= 1&2 STORY (45' MAX. ALLOWED)
BUILDING AREA	= 43,173 SF
EXISTING BUILDINGS	= 43,173 SF
TOTAL BUILDING AREA	= 0.20 (5.0 MAX. ALLOWED)
F.A.R.	

<b>EXISTING PARKING</b>	MIN.	MAX.
1 SP/750 S.F. MIN.	= 57 SPACES	
1 SP / 150 S.F. MAX.	= 172 SPACES	288 SPACES
EXISTING PARKING SPACES		

TOTAL VEHICULAR USE AREA	= 74,396 SF
EXISTING IMPERVIOUS	= 110,652 SF
AREA TO BE REZONED R-4 TO EZ-1	= 5,049 SF
TOTAL AREA INCLUDED IN REQUEST	= 14,561 SF

**REQUEST AREA PROJECT DATA**

SITE AREA	= 0.33± Ac. (14,561 SF)
EXISTING ZONING	= EZ-1/R-4 TO EZ-1 (REZONING PORTION)
EXISTING FORM DISTRICT	= TRADITIONAL WORKPLACE/TRADITIONAL NEIGHBORHOOD
PROPOSED FORM DISTRICT	= TRADITIONAL WORKPLACE
EXISTING USE	= OFFICE / TRADE SCHOOL
PROPOSED USE	= OFFICE / TRADE SCHOOL
BUILDING HEIGHT	= 1&2 STORY (45' MAX. ALLOWED)
BUILDING AREA	= 8,983 SF
EXISTING BUILDINGS	= 8,983 SF
TOTAL BUILDING AREA	= 0.62 (5.0 MAX. ALLOWED)
F.A.R.	

TOTAL VEHICULAR USE AREA	= 0 SF
EXISTING IMPERVIOUS	= 8,983 SF
AREA TO BE REZONED R-4 TO EZ-1	= 5,049 SF
TOTAL AREA INCLUDED IN REQUEST	= 14,561 SF

**TREE CANOPY CALCULATIONS**

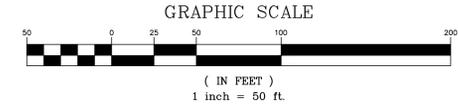
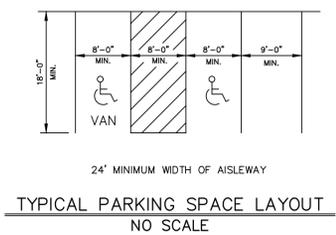
TOTAL SITE AREA	= 14,561 S.F.
EXISTING TREE CANOPY AREA	= 0% (0 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 0% (0 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (5,096 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (5,096 S.F.)

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- No Karst features were observed on site during a site visit on May 3, 2022, by Theodore Bernstein, RLA
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- No site work proposed with this zoning application.

**LEGEND**

•	Bollard	⇒	Existing Drainage Patterns
—	Sign	RCP	Reinforced Concrete Pipe
⊕	Utility Pole	CMP	Corrugated Metal Pipe
⊙	Guy Anchor	A/C	Air Conditioner
⊛	Light Pole	—8" W	Underground Water Line
⊙	Ground Light	—4" G	Underground Gas Line
⊕	Catch Basin	—OHE	Overhead Electric Line
⊙	Electric Manhole	—ETC	Overhead Electric, Telephone & Cable Lines
⊙	Fire Hydrant	—	Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"
⊙	Water Meter		
⊙	Water Valve		
⊙	Gas Meter		
⊙	Gas Valve		
⊙	Sanitary Sewer Manhole		
⊙	Sanitary Clean-Out		



**SITE ADDRESS:**  
2327 MILLERS LANE  
LOUISVILLE, KY 40216  
TAX BLOCK 1004, LOT 0025 SUBL0T 0001  
D.B. 6974, PG. 0650

**SITE ADDRESS:**  
2329 MILLERS LANE  
LOUISVILLE, KY 40216  
TAX BLOCK 1004, LOT 0079  
D.B. 6974, PG. 0650

**SITE ADDRESS:**  
2323 MILLERS LANE  
LOUISVILLE, KY 40216  
TAX BLOCK 1097, LOT 0091  
D.B. 6974, PG. 0650

COUNCIL DISTRICT - 3  
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK  
MUNICIPALITY - LOUISVILLE  
CASE # 22-CAT2-0031  
WATER/SUB#

**REVISIONS**

NO.	DATE	DESCRIPTION
1	3/6/23	Revised Per Agency Comments

PROJECT DATA  
FILE NAME: 21229-REZONING PLAN  
DATE: 3/6/23  
CHECKED BY: TB

SCALE AS SHOWN  
DRAWN BY: JH

LAND DESIGN & DEVELOPMENT, INC.  
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
595 WASHINGTON BLVD., SUITE 202, KENTON, KY 40522  
TEL: 502.466.9797 FAX: 502.466.9794  
WEB SITE: WWW.LDD-INC.COM

**REZONING PLAN**  
**BAYUS MILLERS LANE**  
OWNER/DEVELOPER  
PIPE FITTER JOINT EDUCATION AND TRAINING  
2335 MILLERS LANE  
LOUISVILLE, KY 40216

JOB NO. 21229  
SHEET 1 OF 1