

WAIVER REQUESTED

1. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the Landscape Buffer Area adjacent to the R-5B zoned property and the required landscaping & screening.

PROJECT DATA

| | | |
|-----------------|---|--------------------------------------|
| TOTAL SITE AREA | = | 0.08 Ac. (3,492 S.F.) |
| EXISTING ZONING | = | R-5B |
| PROPOSED ZONING | = | C-R |
| FORM DISTRICT | = | TRADITIONAL NEIGHBORHOOD |
| EXISTING USE | = | GENERAL OFFICE |
| PROPOSED USE | = | GENERAL OFFICE & RETAIL |
| BUILDING HEIGHT | = | 12 FT. ONE STORY (INFILL STDS APPLY) |
| BUILDING AREA | = | 1,120 SF |
| F.A.R. | = | 0.32 (3.0 MAX PERMITTED) |

| | | | |
|------------------------------|---|------|------|
| PARKING REQUIRED | | MIN. | MAX. |
| 1,120/750 S.F. MIN. (OFFICE) | = | 2 SP | |
| 1,120/150 MAX. (OFFICE) | = | | 8 SP |
| TOTAL PARKING REQUIRED | = | 2 SP | 8 SP |

| | | |
|------------------------|---|---------------------|
| TOTAL PARKING PROVIDED | = | 4 SPACES |
| | | (1 ADA SP INCLUDED) |

| | | |
|----------------------------------|---|---------------------------|
| TOTAL VEHICULAR USE AREA | = | 1,681 SF |
| INTERIOR LANDSCAPE AREA REQUIRED | = | N/A (PER SECTION 10.2.12) |
| INTERIOR LANDSCAPE AREA PROVIDED | = | N/A |

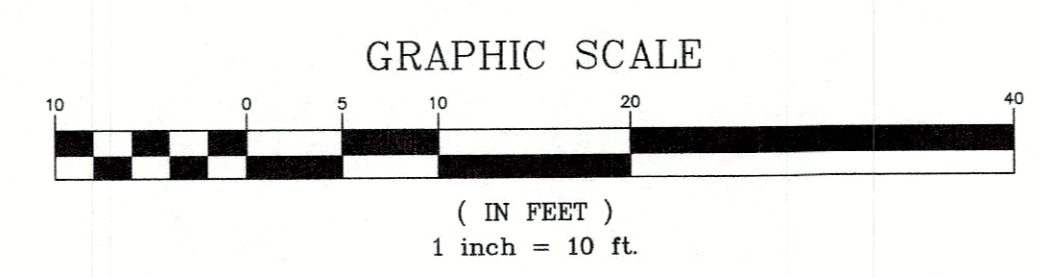
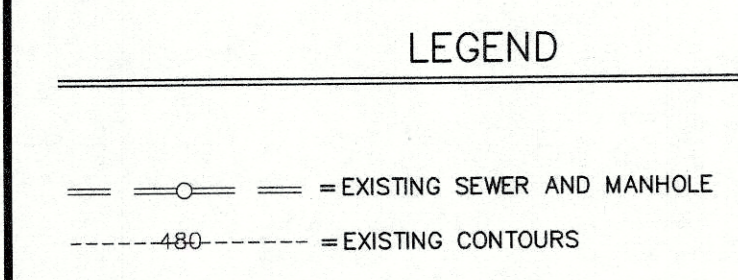
| | | |
|---------------------|---|--------------------------------------|
| EXISTING IMPERVIOUS | = | 2,871 SF |
| PROPOSED IMPERVIOUS | = | 2,786 SF (3% decrease in impervious) |

| | | |
|---------------------------|---|----------|
| TOTAL AREA OF DISTURBANCE | = | 659 S.F. |
|---------------------------|---|----------|

GENERAL NOTES:

- There is no construction proposed.
- Boundary shown is based on information by others and does not constitute a survey. Topo is based on LOJIC.
- No portion of this site is within the 100 year flood plain per FIRM Map No. 21111 C 0042 E dated December 5, 2005.
- The Barret Avenue entrance intersection shall meet the requirements for landing areas as set by Metro Public Works.
- The Barret Avenue existing sidewalk reconstruction and repairs shall be required as necessary only along the property frontage, to meet the current MPW standards and shall be inspected prior to final bond release.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 659 s.f.
- MSD site disturbance permit may be required, to be evaluated prior to issue of permits.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: _____
 BY: *Guadalupe*
 DATE: 3/1/22
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



PROPERTY INFORMATION:
 969 BARRET AVENUE
 TAX BLOCK 027B LOT 0096
 D.B. 11752, PAGE 469
 COUNCIL DISTRICT - 8
 FIRE PROTECTION DISTRICT - LOUISVILLE #4
 MUNICIPALITY - LOUISVILLE
 CASE: 20-ZONE-0037
 RELATED CASE: 19-ZONEPA-0081

PRELIMINARY APPROVAL
 Condition of Approval: _____

Melinda 3-9-22
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
 MAR 07 2022
 PLANNING & DESIGN SERVICES

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------|
| 1 | 11-16-20 | AGENCY COMMENTS |
| 2 | 12-07-20 | AGENCY COMMENTS |
| 3 | 02-14-22 | PROPOSED ZONING |
| 4 | 03-07-22 | PDS COMMENT |

PROJECT DATA
 FILE NAME: 20161_DDDP
 DATE: 10-23-20
 SCALE: AS SHOWN
 DRAWN BY: AR/SH
 CHECKED BY: AR

ENGINEER'S SEAL
 SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SERVICES - LANDSCAPE ARCHITECTURE
 607 WASHINGTON AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40202
 PHONE: 502.446.9974
 FAX: 502.446.9974
 WEB SITE: WWW.LD&D-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN
969 BARRET AVENUE
 OWNER/DEVELOPER
RED MUSHROOM HOLDINGS LLC
 1900 CLAREMOOR DRIVE
 LOUISVILLE, KY. 40223-1021

JOB NO. 20161
 SHEET 1 OF 1

20-ZONE-0037