

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:

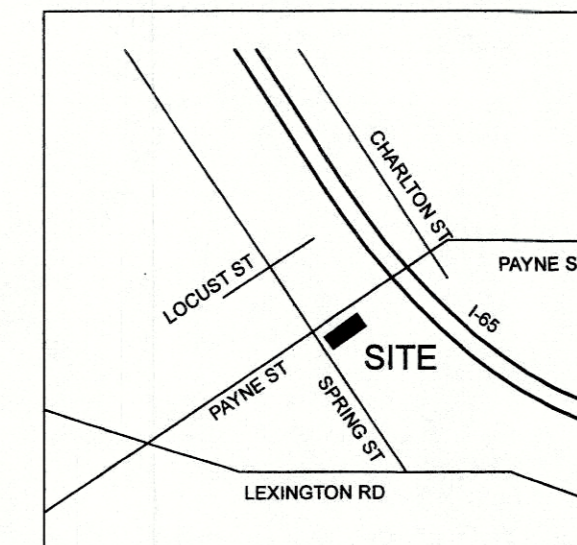
BY: *Sam Drabow*
DATE: 1/10/23
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

PLANNING & DESIGN SUMMARY

22-ZONEPA-0036

22-WAIVER-0217
WAIVER APPLICATION REQUESTED FOR
PARTIAL LANDSCAPE BUFFER ON NORTH
SIDE OF PROPERTY PER SECTION 10.2.4

22-VARIANCE-0156
VARIANCE REQUESTED FOR ALLOWING
ENCROACHMENT OF SECOND FLOOR
ADDITION OF 223 S. SPRING STREET
TO BE BUILT WITHIN 5'-0" OF SIDE YARD
SET BACK PER SECTION 5.2.2



OWNER

SHELBY MARKET PROPERTIES LLC
223 SOUTH SPRING STREET
LOUISVILLE KY 40206
ANNE FULLER 502 836 4250
anne.fuller@icloud.com

ARCHITECT

ARCHITECTURAL ARTISANS INC
213 SOUTH SHELBY STREET
LOUISVILLE KY 40202
JEFF RAWLINS 502 582 3907
jr@architecturalartisans.net

2127

ARCHITECTURAL ARTISANS INC
LOUISVILLE KY 40202 502 582 3907

LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

address	223	225
PARCEL ID	069L 0012 0000	069L 0160 0000
ZONING (EXISTING)	R6	C1
ZONING (PROPOSED)	C1	NO CHANGE
FORM DISTRICT	TN	TN
OVERLAY DISTRICT	NO	NO
HISTORIC DISTRICT	NONE	NONE
ENTERPRISE ZONE	YES	YES
PLAN CERTAIN	NONE	NONE
USE (EXISTING)	S.F. RESIDENTIAL	RESTAURANT
USE (PROPOSED)	RES. RENTAL / RESTAURANT	NO CHANGE

HEIGHT OF STRUCTURE	TWO STORY	ONE STORY
SITE AREA (ACRES)	.0879 ACRES	.1243 ACRES

**SITE CALCULATIONS (PROPOSED)
223 & 225 S SPRING STREET**

GROSS SITE AREA	9296 SQ FT
TOTAL GROSS FLOOR AREA	4260 SQ FT
FLOOR AREA RATIO	0.46 FAR
IMPERVIOUS AREA	8341 SQ FT
DISTURBED AREA	
PROPOSED RESTAURANT ADDITION	835 SF
PROPOSED OUTDOOR DINING ADDITION	580 SF
PROPOSED NEW SIDEWALKS	330 SF
PROPOSED NEW BIKE PARKING	24 SF
EXG. CONCRETE PATIO REMOVED	132 SF
TOTAL AREA DISTURBED	1901 SF

PROPOSED VEHICULAR USE AREA	2187 SQ FT
REQUIRED ILA (0% VUA < 6000 SQ FT)	0 SQ FT
PROPOSED INTERIOR LANDSCAPE AREA	0 SQ FT
EXISTING RESTAURANT AREA	2180 SQ FT
EXISTING OUTDOOR DINING AREA	230 SQ FT
PROPOSED RESTAURANT ADDITION	835 SQ FT
PROPOSED OUTDOOR DINING ADDITION	580 SQ FT
PROPOSED GROSS RESTAURANT AREA	3825 SQ FT
SHORT TERM RESIDENTIAL UNIT	1050 SQ FT

PARKING SUMMARY

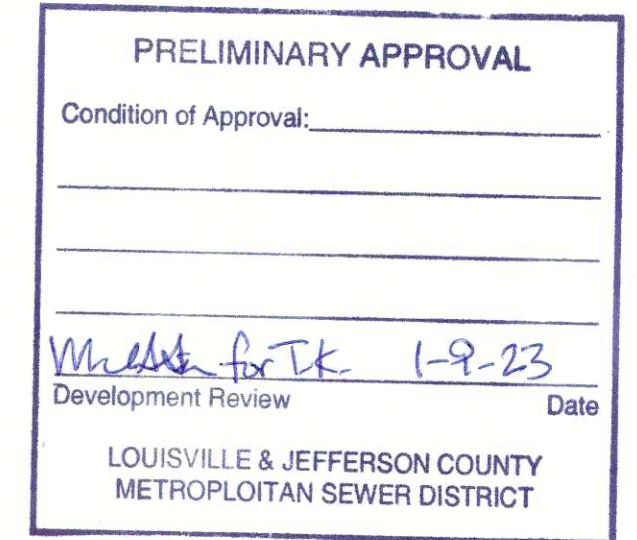
223 & 225 S SPRING STREET	MINIMUM	MAXIMUM
GROSS RESTAURANT (3825 SF)	@1/1000 4 SPACES	@1/100 35 SPACES
TRANSIENT LIVING UNIT (1)	EXEMPT	
TOTAL PARKING REQUIRED	4 SPACES	36 SPACES
TOTAL PARKING PROVIDED	11 SPACES	

6 BICYCLE SPACES REQUIRED - 6 BICYCLE SPACES PROVIDED

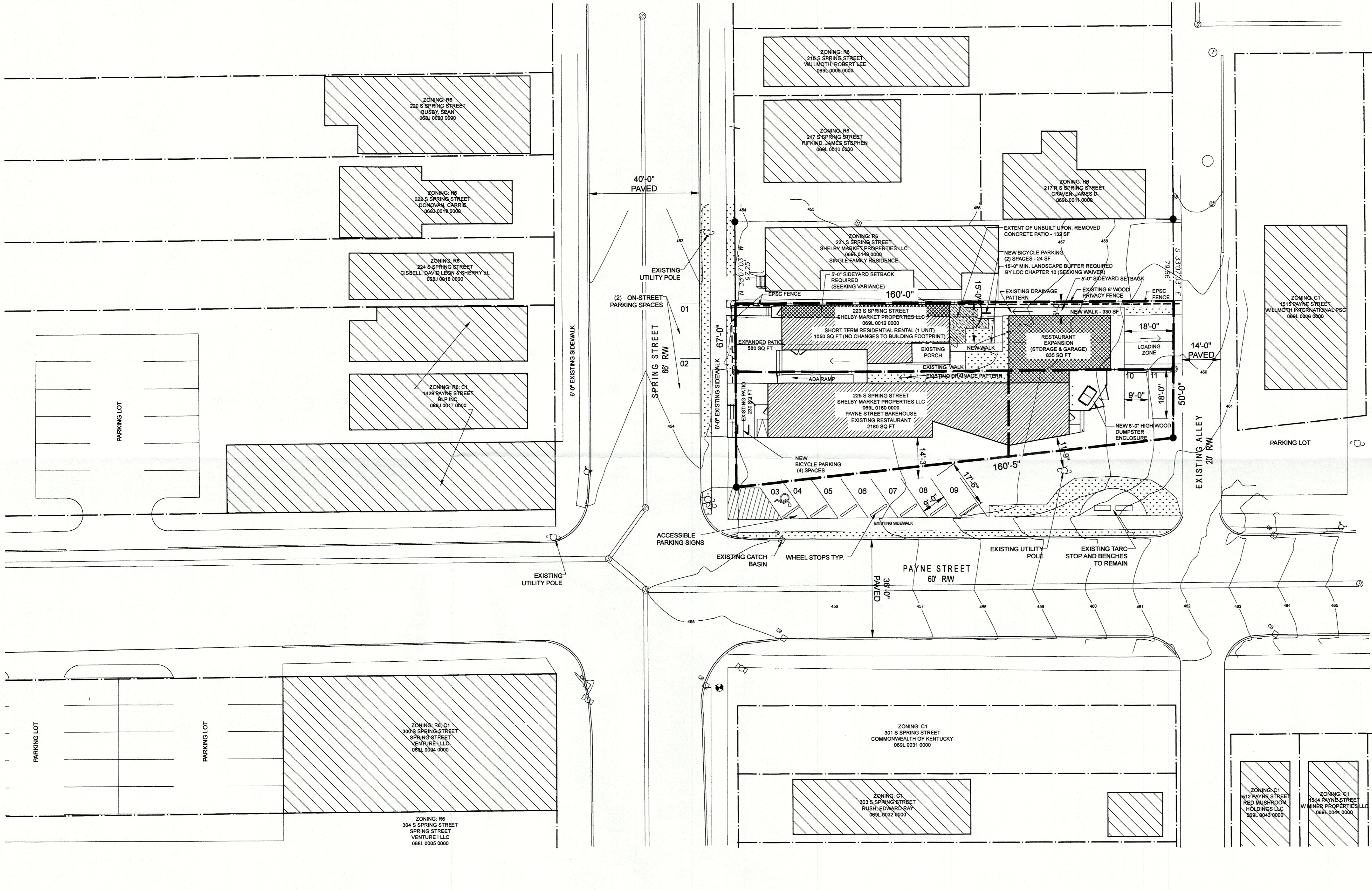
LICENSE AGREEMENT 18RL-1497, DATED 24 APRIL 2018, ALLOWS FOR PARKING IN THE EASEMENT BETWEEN THE PROPERTY LINE OF 225 S. SPRING AND THE PAYNE STREET SIDEWALK

GENERAL NOTES

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- ALL FOOD SERVICE ESTABLISHMENTS (FSE) SHALL COMPLY WITH ALL REQUIREMENTS OF THE WDR AND FOG MANAGEMENT POLICY AND ARE SUBJECT TO ENFORCEMENT ACTIONS IN THE MSD ENFORCEMENT RESPONSE PLAN (ERP).
- MSD OR AN AUTHORIZED REPRESENTATIVE SHALL INSPECT ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENTS WITH FOOD SERVICE ESTABLISHMENTS (FSE) FOR PROPER INSTALLATION OF GREASE INTERCEPTORS (GI).
- IMD APPROVAL REQUIRED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE W/ CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE W/ CHAPTER 96 LJCMO
- ANY & ALL FOOD ESTABLISHMENTS MUST BE IN ACCORDANCE W/ 902 KAR 45.005 REGULATIONS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- LONG TERM EMPLOYEE BIKE PARKING PROVIDED IN SECURED FENCED AREA IN AT THE REAR OF THE BUILDING. BELONGINGS AND GEAR TO BE STORED INSIDE THE RESTAURANT.
- IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES THAT RESPONSIBILITY.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF LAND DEVELOPMENT CODE.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE.
- STREET TREES TO BE PROVIDED IN ALL ADJACENT RIGHTS OF WAY PER LDC SECTION 10.2.8. FINAL LOCATION AND TYPE SHOWN ON APPROVED LANDSCAPE PLAN
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN (1) YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN (3) MONTHS
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS, AND GREASE POLICY
- MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMIT



PAYNE ST BAKEHOUSE & GUESTHOUSE
D E V E L O P M E N T
223 & 225 SOUTH SPRING STREET LOUISVILLE KENTUCKY 40206



SYMBOL LEGEND

	SUBJECT BUILDING		PROJECT PROPERTY LINE
	NEIGHBORING BUILDING		ADJACENT PROPERTY LINE

SITE PLAN

SCALE: 1" = 20' - 0"

NORTH

22-ZONEPA-0036



REVISIONS	18 MAY 2022
DATE	20 DECEMBER 2022
SHEET	1 OF 1

22-ZONE-0128