

GENERAL NOTES

- 1. THIS IS NOT A SURVEY, AND IS NOT INTENDED FOR LAND TRANSFER.
- 2. THIS PROPERTY IS LOCATED IN ZONE "X" PER REVIEW OF FIRM MAP PANEL #2111100042E, EFFECTIVE DECEMBER 5, 2006.
- 3. NO NEW OUTDOOR LIGHTING IS PROPOSED.
- 4. ALL SERVICE STRUCTURES IF NEEDED SHALL BE SCREENED IN ACCORDANCE WITH L.D.C. CHAPTER 10 TRASH SERVICE BY 90 GALLON CANS AT THIS TIME.
- 5. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION APPROVAL.

PROJECT SUMMARY

EXISTING FORM DISTRICT
 R6
 EXISTING ZONING
 C1
 PROPOSED ZONING
 RESTAURANT
 EXISTING USE
 RESTAURANT
 PROPOSED USE
 RESTAURANT
 EXISTING BUILDING
 3,663 SQ. FT. \pm
 F.A.R.
 0.16
 SITE AREA
 4,625 SQ. FT. \pm

TRADITIONAL NEIGHBORHOOD
 R6
 C1
 RESTAURANT
 RESTAURANT
 3,663 SQ. FT. \pm
 0.16
 4,625 SQ. FT. \pm

LANDSCAPE REQUIREMENTS

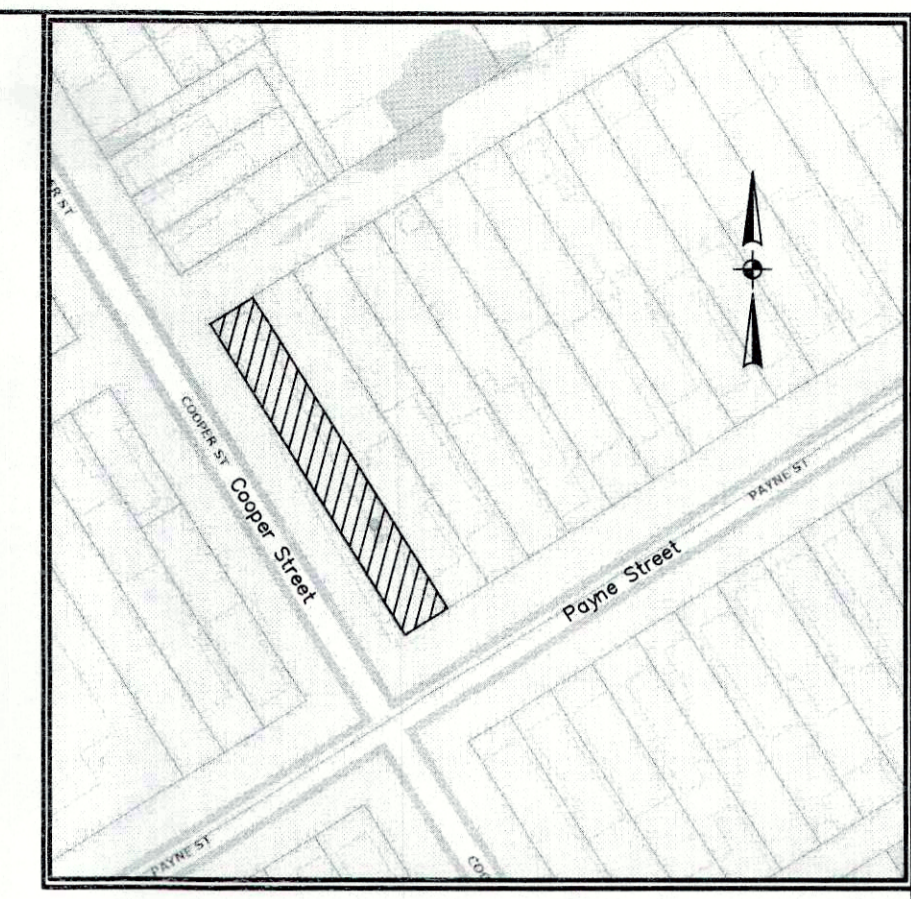
C1 TO R6 IN TRADITIONAL NEIGHBORHOOD.

WAIVERS REQUESTED

- 1. A REQUEST TO WAIVE REQUIRED 15' LBA TO 0' LBA ON EAST SIDE YARD BASED ON CURRENT CONDITIONS.
- 2. A PARKING WAIVER BASED ON LDC 9.1.17.4 IS REQUESTED TO ALLOW STREET PARKING THAT IS NOT DIRECTLY ADJACENT TO OR ADJUTING THE DEVELOPMENT SITE TO MEET THE MINIMUM AMOUNT OF PARKING REQUIRED PARKING REQUIRED. WAIVER AND PARKING STUDY WERE SUBMITTED WITH THIS APPLICATION.

PRELIMINARY APPROVAL
 Condition of Approval: _____

Tony Kelly 11/10/15
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



TREE CANOPY CHART - CLASS A

GROSS SITE AREA	12,375 S.F. \pm
PRESERVED TREE CANOPY	0 S.F. \pm - 0%
REQUIRED TREE CANOPY	1,237 S.F. \pm - 10%
PROPOSED TREE CANOPY	
1 TYPE "A"	960 S.F.
1 TYPE "B"	578 S.F.
TOTAL	1,536 S.F.
PROVIDED ON SITE TREE CANOPY	1,536 S.F. (12.4%)
STREET TREES	
3 EXISTING STREET TREES TYPE "C" 3"-10"	(142x3=426 S.F. \pm)
2 PROPOSED STREET TREES TYPE "C" 1 3/4"-3"	(106x2=212 S.F. \pm)
TOTAL	=638 S.F. \pm

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: There is no curbside parking marked on Payne St. at the restaurant.

BY: *Amy Prall*
 DATE: 11/12/15
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PARKING - RESTAURANT

TOTAL BUILDING AREA 3663 SQ. FT. \pm
 MINIMUM PARKING (1/250 SF) 15 SPACES
 MAXIMUM PARKING (1/125 SF) 29 SPACES
 PROVIDED PARKING 7 SPACES (ON STREET)
 BICYCLE PARKING (1 PER 50 SEATS-88 SEATS) 2 SPACES
 V.U.A. N/A
 I.L.A. REQUIRED (< 6000 SF) NONE
 TYP. PARKING SPACE (STREET) 10' X 20'

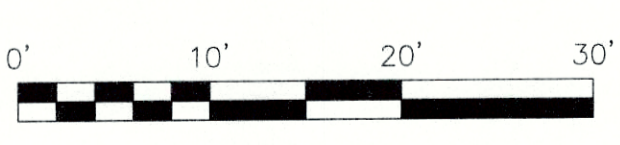
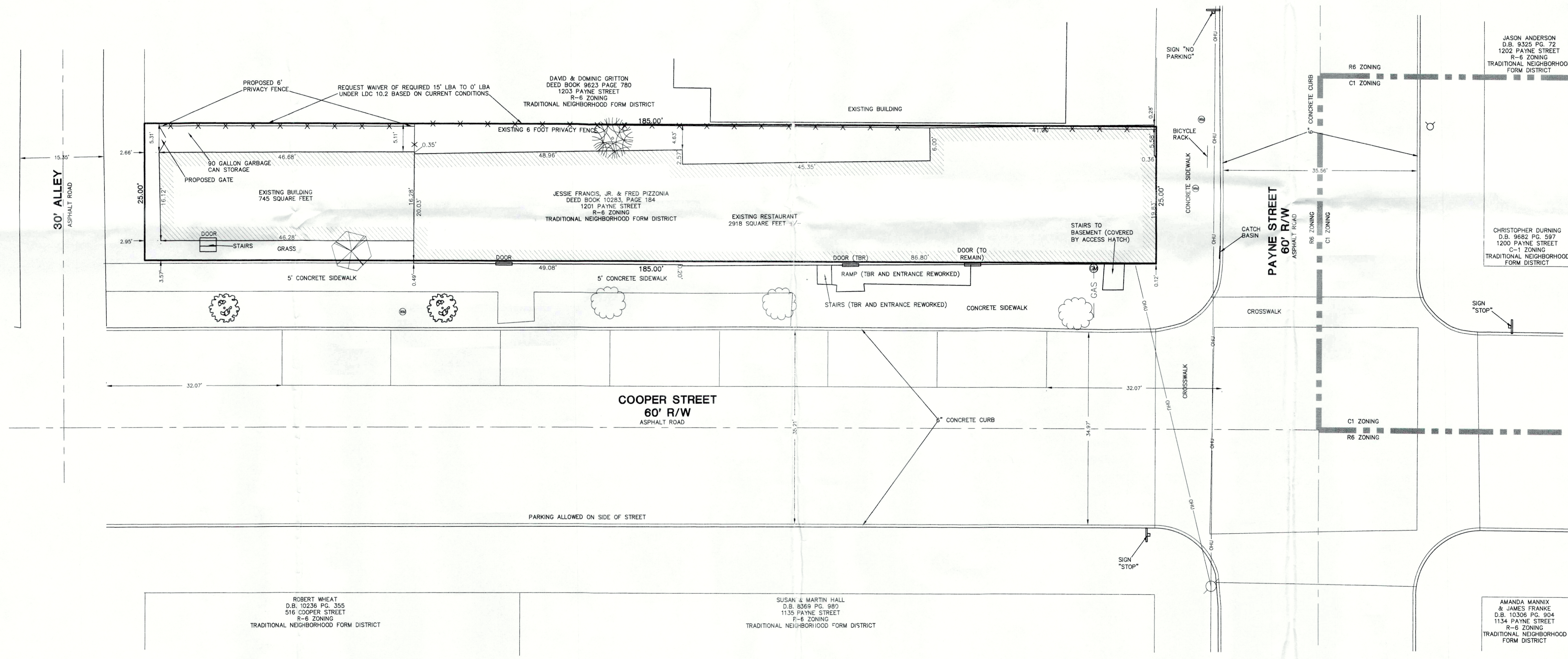
REVISIONS	
NO.	DESCRIPTION
1.	PER AGENCY COMMENTS
2.	PER AGENCY COMMENTS
DATE	
09/18/15	
11/05/15	
BY	
BKF	
BKF	
BKF	

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 9009 PRESTON HWY, STE 2
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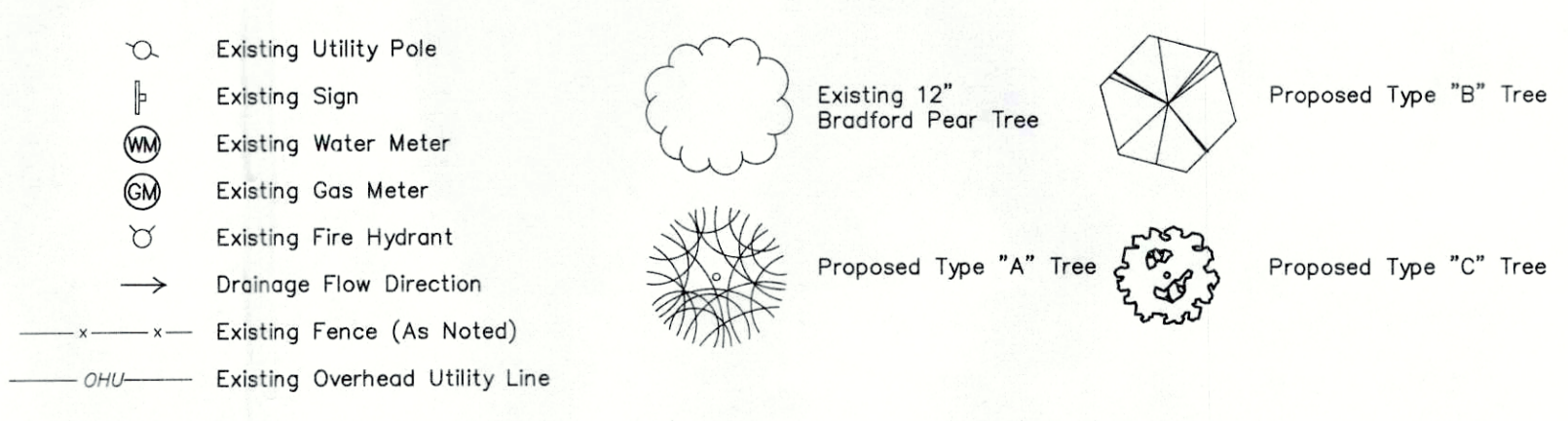


DETAIL DISTRICT DEVELOPMENT PLAN APPLICATION FOR ZONING CHANGE
 FOR: 1201 PAYNE STREET, LOUISVILLE, KY 40204
 OWNERS: CIO ITALIAN RESTAURANT
 JESSE FRANCIS, JR. & FRED PIZZONIA
 3300 S. ROSE ISLAND ROAD
 LOUISVILLE, KY 40059

JOB NO. SHEET 1 OF 1



HORIZONTAL SCALE 1"=10'
 VERTICAL DATUM NAVD 1988



CURRENT PROPERTY OWNERS
 JESSE FRANCIS, JR. & FRED PIZZONIA
 3300 S. ROSE ISLAND ROAD
 LOUISVILLE, KY 40059
 DEED BOOK 10283, PAGE 184
 PARCEL ID 068E00850000

DOCKET # 15ZONE1026

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15 Zone 1026