

PARKING CALCULATIONS

1st floor General/Professional office:
 Minimum of 1 space for each 500 sq. ft. of gross floor
 = 1858.82' gross floor area / 500 = 3.71 spaces
 Maximum of 1 space for each 200 sq. ft. of gross floor area
 = 1858.82' gross floor area / 200 = 9.29 spaces

2nd floor residential:
 Minimum of 1.5 space for each dwelling unit
 = 1 unit = 1.5 spaces
 Maximum of 2.5 space for each dwelling unit
 = 1 unit = 2.5 spaces

Reductions:
 Chapter 9.1.3.F #2 - 10% mixed use reduction
 Chap 9, Part 1, F, # 8 - 20% historic places reduction

Totals:
 Minimum = 3.71 + 1.5 = 5.21; less the 30% reduction = 3.65 spaces
 Maximum = 9.29 + 2.5 = 11.79; less the 30% reduction = 8.25 spaces

DESCRIPTION & NOTES

Change in zoning from UN to CR to allow for mixed use (residential/general office).

Address: 3200 Rudd Avenue, Louisville KY, 40212
 Parcel ID: 012G00690000
 Owner: Bruce Cohen, 619 Floral Terrace, Louisville KY 40208

No site construction is proposed with zoning change.

Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.

Landscape waiver from 10.2.4 required for the 25' property perimeter landscape buffer area along the west property line shared with a U-N property.



3200 Rudd Avenue - Vicinity

2/22/2018, 11:57:34 AM

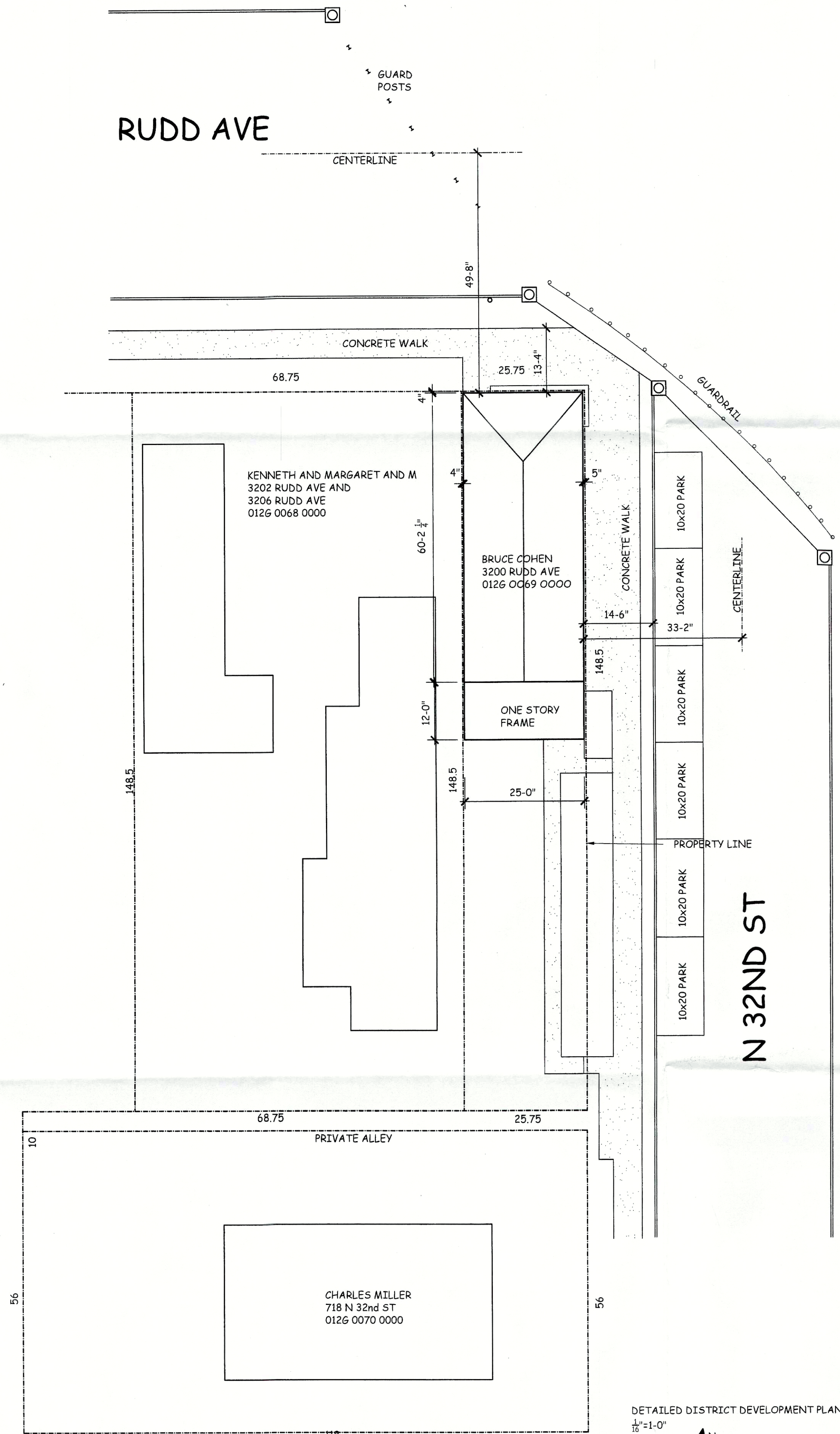
LOIC
 Louisville Metro, MDL, LMC & PWA © 2018
This map is not a legal document and should only be used for general reference and identification.

CURRENT ZONING U-N: URBAN NEIGHBORHOOD DISTRICT
 PROPOSED ZONING CR
 TRADITIONAL NEIGHBORHOOD FORM DISTRICT

3200 RUDD AVE
 .0917 ACRES

TWO STORY BRICK BUILDING:
 1505 SF FIRST FLOOR
 1505 SF SECOND FLOOR

ONE STORY ATTACHED FRAME SHED: 300 SF



DETAILED DISTRICT DEVELOPMENT PLAN
 1/8" = 1'-0"

RECEIVED
 FEB 23 2018
 LEANING &
 DESIGN SERVICES

Revisions:

1	
2	
3	
4	
5	
6	
7	
8	
9	

3200 Rudd Ave
 Louisville, KY 40212

Title: Detailed District Development Plan
 Date: 2/22/18
 Scale: 1/16" = 1'-0"

Sheet No.: A-1
 18 ZONE 1005