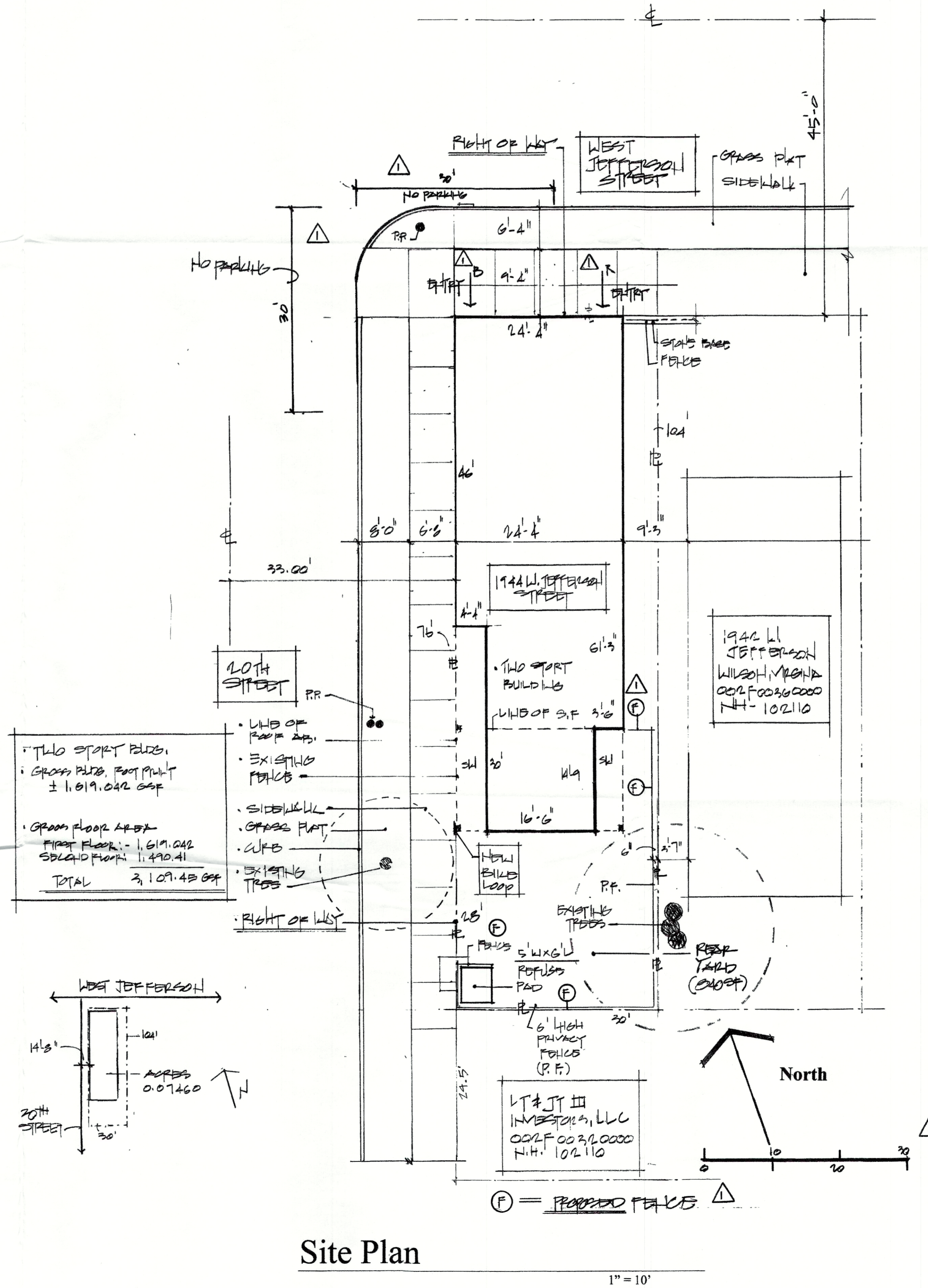


**Land Development Report**  
June 24, 2021 10:05 AM  
About LDC

<b>Location</b>	
Parcel ID:	002F00350000
Parcel LRSN:	8000208
Address:	1944 W JEFFERSON ST
<b>Zoning</b>	
Zoning:	R6
Form District:	TRADITIONAL NEIGHBORHOOD
Plan Certain #:	NONE
Proposed Subdivision Name:	NONE
Proposed Subdivision Docket #:	NONE
Current Subdivision Name:	NONE
Plat Book - Page:	NONE
Related Cases:	B-121-99
<b>Special Review Districts</b>	
Overlay District:	NO
Historic Preservation District:	NONE
National Register District:	RUSSELL
Urban Renewal:	YES
Enterprise Zone:	YES
System Development District:	NO
Historic Site:	YES
<b>Environmental Constraints</b>	
<b>Flood Prone Area</b>	
FEMA Floodplain Review Zone:	NO
FEMA Floodway Review Zone:	NO
Local Regulatory Floodplain Zone or Combined Sewer Floodprone Area:	YES
Local Regulatory Conveyance Zone:	NO
FEMA FIRM Panel:	21111C0024F
<b>Protected Waterways</b>	
Potential Wetland (Hydric Soil):	NO
Streams (Approximate):	NO
Surface Water (Approximate):	NO
<b>Slopes &amp; Soils</b>	
Potential Steep Slope:	NO
Unstable Soil:	NO
<b>Geology</b>	
Karst Terrain:	NO
<b>Sewer &amp; Drainage</b>	
MSD Property Service Connection:	YES
Sewer Recapture Fee Area:	NO
<b>Services</b>	
Municipality:	LOUISVILLE
Council District:	4
Fire Protection District:	LOUISVILLE #1
Urban Service District:	YES



**1944 West Jefferson Street-Project Information**

**Owner's Name**  
and Address: Sean C. & Brigitte L. Owens  
9462 Brownsboro Road  
Louisville, KY 40241

**Developer's Name**  
and Address: OUIDAB, LLC  
9462 Brownsboro Road  
Louisville, KY 40241

**Architect:** Ron C. Stiller, AIA  
4800 Smith Road  
Floyds Knobs, IN 47119

**Site Address:** 1944 West Jefferson Street  
40203

**Tax Block & Lot Number:** Tax Block 2F, Lot 35

**Zoning of Property:** R6/C1 Traditional Neighborhood

**Zoning of adjacent Properties:** R6

**Existing Use:** First Floor Barber Shop (Vacant)  
Second Floor Residential (2 apartments)

**Proposed Use:** Commercial/Mixed Use (CR)

**Plan Date:** 05/24/2021

**Ron C. Stiller, AIA**  
Architecture + Historic Preservation + Planning  
RCS+ASSOCIATES  
4800 Smith Road  
Floyds Knobs, IN 47119  
812.923.1019

**SITE PLAN**

**Revision Notes Based on Agency Review Comments**

- Note 5 The second floor residential units to remain. Site area is 3120 GSF Existing density is listed as 26.8 du/ac - Maximum density permitted at 34.8 du/ac.
- Note 6 Parking not required per LDC 9.1.3.B.2.e
- Note 7 Off Street parking and refuse collection areas shall be located and screened so as not to be visible from adjacent public street and residential uses.
- Note 8 Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
- DPW On-street parking must be located 30' from the intersection of 20<sup>th</sup> and W. Jefferson Streets.
- MSD No site work is planned in the rear yard except a 5' x 6' refuse pad and the proposed fence. Rear yard is a grass plat 840 GSF in size. New refuse pad is 30 SF total area of new impervious area.
- MSD Single Family, Demolition, or Small Commercial Permit Required prior to issue of building permits.

**1944 W. Jefferson St.**  
Louisville, KY 40203

Revisions:	7/30/21
	8/18/21
Date:	6/24/2021

**Sheet:**  
**Schematic Site Plan**

RECEIVED  
AUG 20 2021  
PLANNING &  
DESIGN SERVICES

**SP1**  
SCALE 1" = 10"