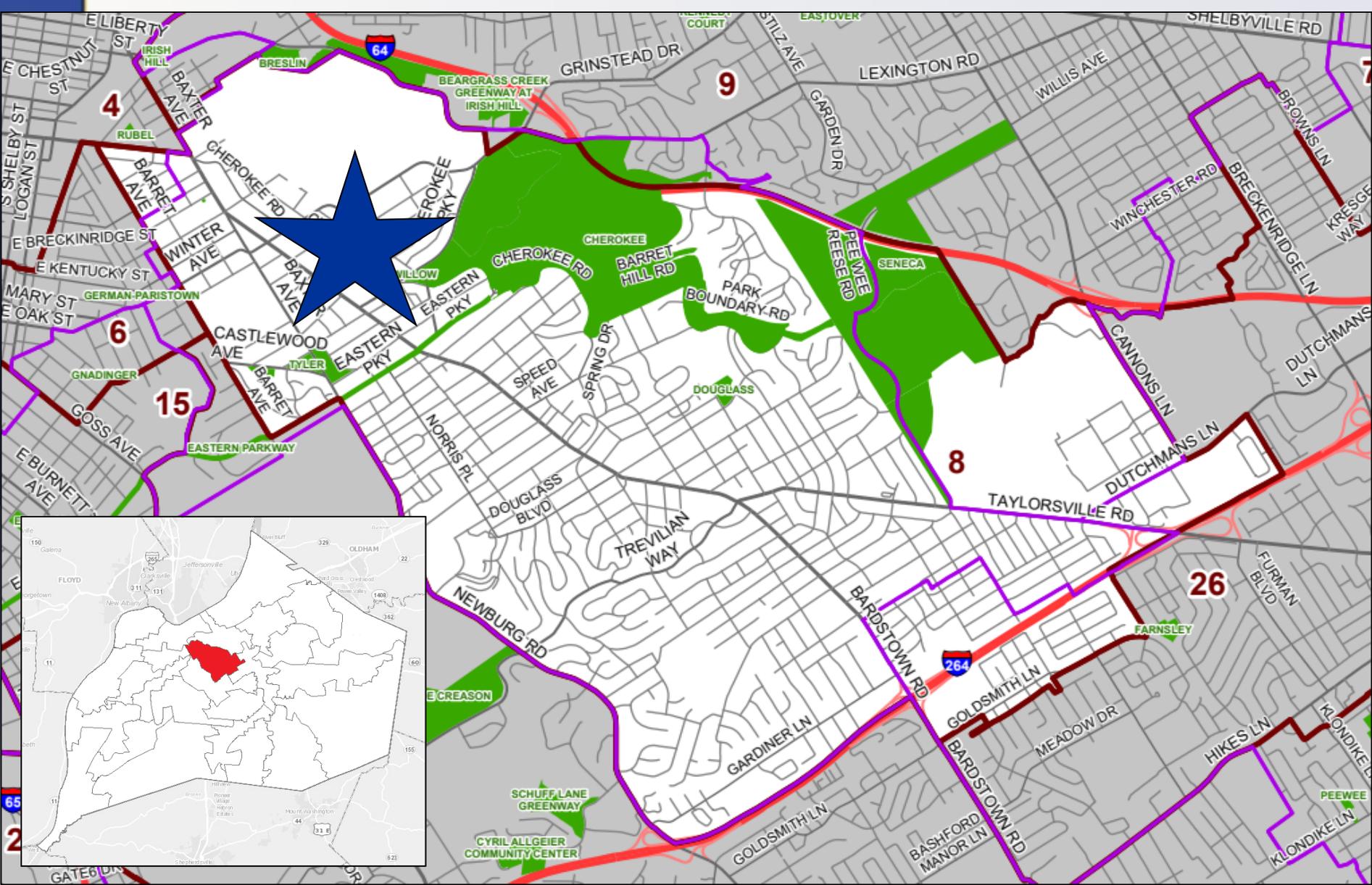


**22-ZONE-0097**  
**1140 CHEROKEE ROAD**



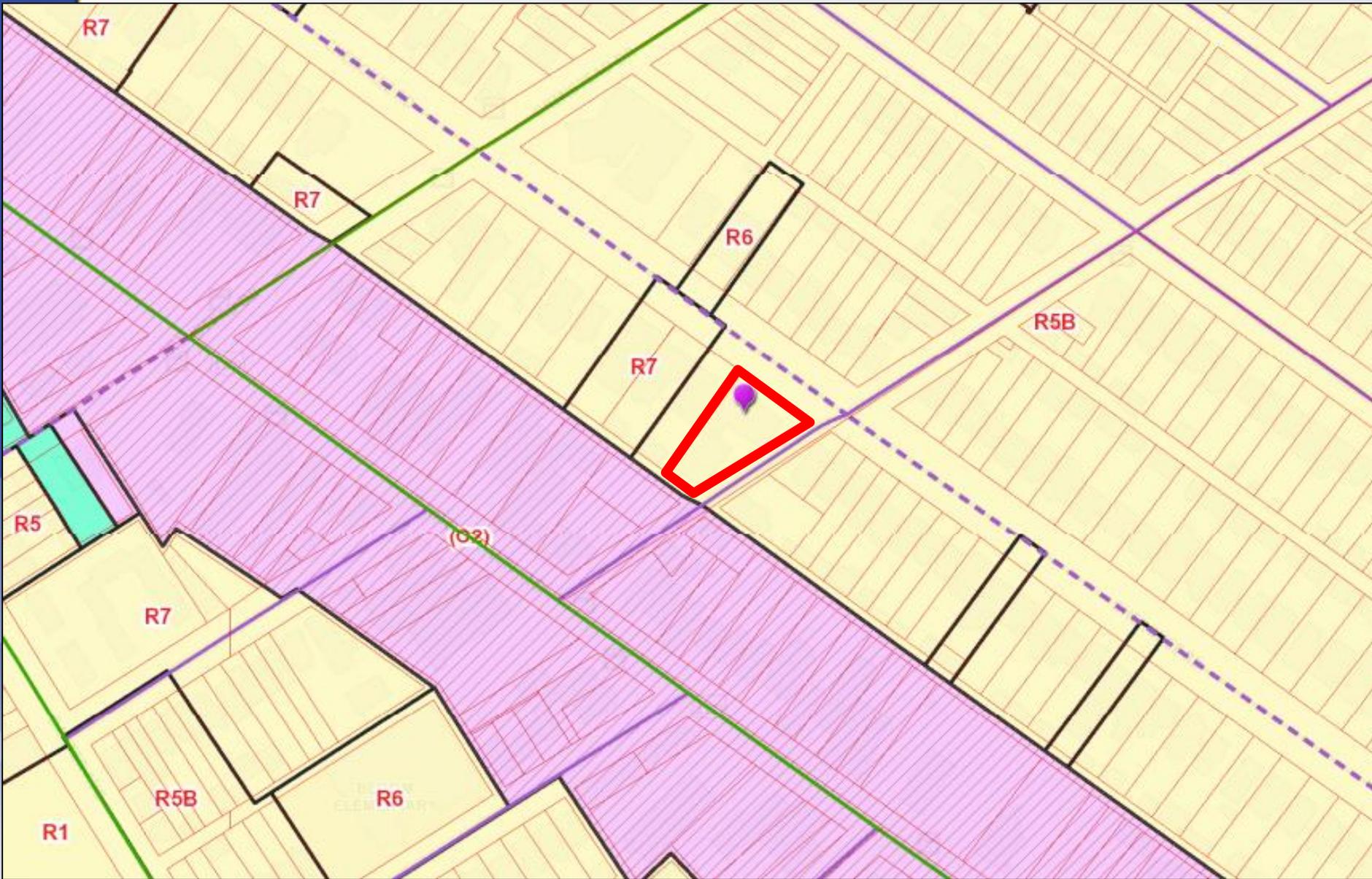
**Planning & Zoning Committee**  
**November 15, 2022**



**1140 Cherokee Road**  
**District 8 - Cassie Chambers Armstrong**

**22-ZONE-0097**





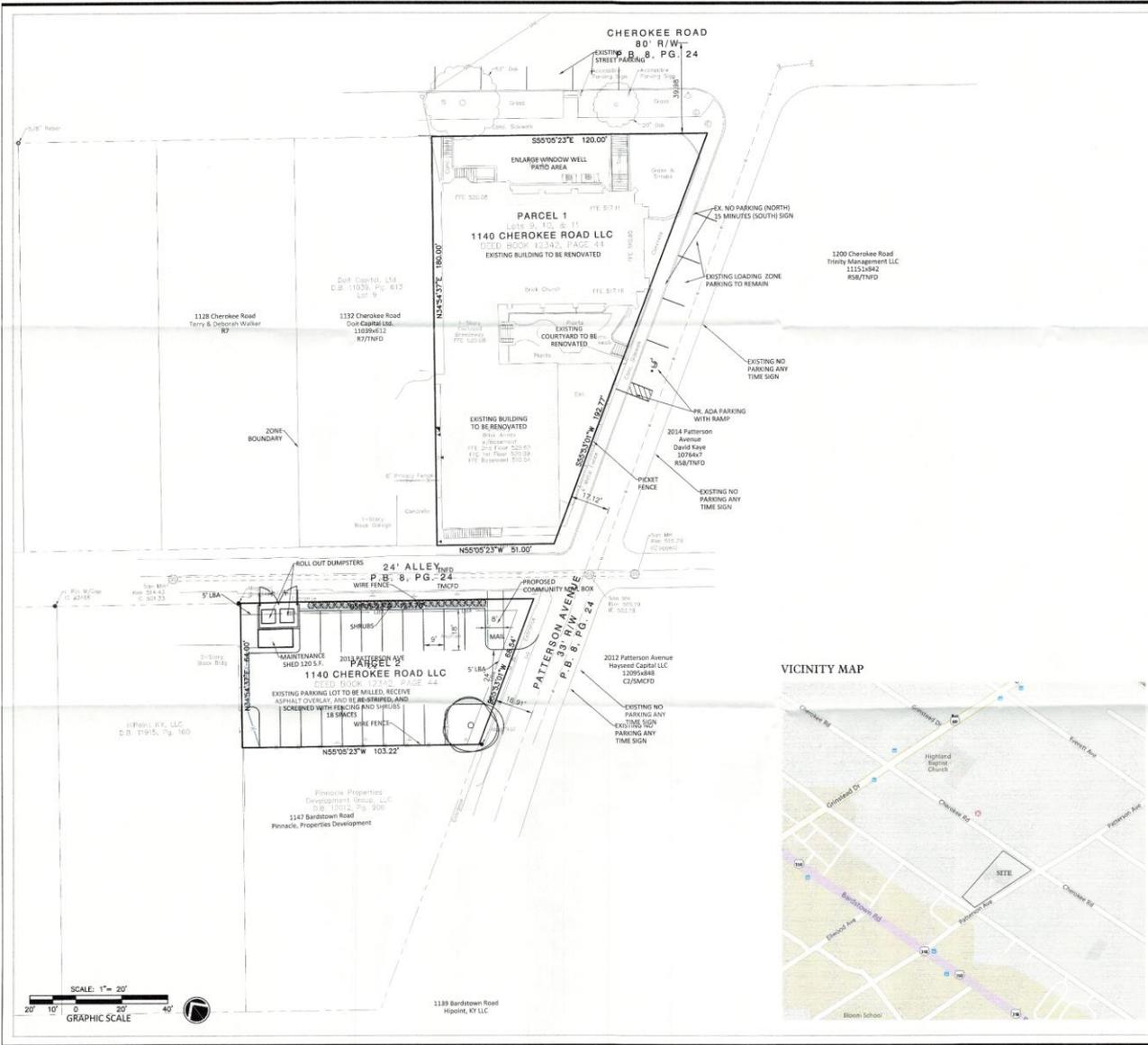
Existing: R-5B/TN  
Proposed: R-8A/TN

# Requests

- Change in zoning from R-5B to R-8A
- Detailed District Development Plan

# Project Summary

- The proposal is to construct up to 19 multifamily dwelling units by renovating a vacant church.
- The subject site contains approximately .3493 acres.
- The site is located in the Cherokee Triangle area of Louisville Metro within the Traditional Neighborhood form district.



SITE DATA	
<b>LAND USE:</b> SITE ADDRESS: TAX BLOCK & LOT: EXISTING ZONING DISTRICT: PROPOSED ZONING DISTRICT: EXISTING FORM DISTRICT: PROPOSED FORM DISTRICT: EXISTING USE: PROPOSED USE: EXISTING PARCEL AREA: DEED BOOK & PAGE:	1140 CHEROKEE ROAD T.B. 790 T.L. 50 R5A R5A TMD TMD CHURCH (NOT IN SERVICE) APARTMENTS 0.3493 ACRE 12342444
<b>SITE ADDRESS:</b> TAX BLOCK & LOT: EXISTING ZONING DISTRICT: PROPOSED ZONING DISTRICT: EXISTING FORM DISTRICT: PROPOSED FORM DISTRICT: EXISTING USE: PROPOSED USE: EXISTING PARCEL AREA: DEED BOOK & PAGE:	2013 PATTERSON AVE T.B. 790 T.L. 1 C-2 C-2 TMD TMD PARKING LOT PARKING LOT 0.1618 ACRE 12342444
<b>BUILDING DATA/OPEN SPACE:</b> BUILDING HEIGHT: UNITS: DENSITY PROPOSED: DENSITY PERMITTED: BUILDING FOOTPRINT: GROSS FLOOR AREA: FLOOR TO AREA RATIO:	APPROXIMATELY 50' MAX. (3 STORIES) 19 ~ 1 & 2 BEDROOM UNITS 54.29 UNITS/ACRE 58.08 UNITS/ACRE APPROXIMATELY 8,700 S.F. APPROXIMATELY 20,000 S.F.
<b>PARKING CALCULATIONS:</b> MINIMUM REQUIRED: MAXIMUM PERMITTED: PARKING PROVIDED (AT 2013 PATTERSON): ON STREET RESERVES:	0 SPACES (AT 2013 PATTERSON AVE) 38 SPACES 18 SPACES 3 (1 ADA: 2 LOADING)
<b>TREE CANOPY CALCULATIONS:</b> NO TREE CANOPY REQUIRED PER 10.1.2.8.3	
<b>BLANKET CALCULATIONS:</b> NO TREE CANOPY REQUIRED PER 10.2.2	
<b>ES&amp;S DATA IN DISTURBED AREA:</b> INCREASE/DECREASE IN IMPERVIOUS: SENSITIVE FEATURES: SOIL TYPE: HYDROLOGIC SOIL GROUP: DISTURBED AREA:	MINIMAL NONE URBAN LAND ASSUMED C APPROXIMATELY 4,000 S.F.
<b>BUILDING SETBACKS:</b> NO NEW STRUCTURES	
<b>OPEN SPACE COMPLIANCE:</b> > 5% TOTAL FAC. 5% OPEN SPACE REQUIRED	26.14% OPEN SPACE PROVIDED

LEGEND	
—	TOPO
→	DRAINAGE ARROW
—	PROPERTY BOUNDARY
—	FORM DISTRICT
—	PROPOSED FENCE
—	EXISTING FENCE
—	EXISTING SANITARY SEWER

- AGENCY NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, FEDERAL, ORDINANCES.
  - SANITARY SEWER TO UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SERVICE WILL BE TREATED AT THE MORRIS FORMAL WTP.
  - AN EPC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN ONE ACRE OF DISTURBANCE. AREA OF DISTURBANCE FOR THIS PROJECT IS APPROXIMATELY 4,000 S.F.
  - SITE DISTURBANCE PERMIT REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS(S).
- SECC:**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT DUST, PARTICULARLY FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT:**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - MOSSITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

- RECEIVED**
- 22-ZONE-0097, Img 12465
- PLANNING & DESIGN SERVICES
- RECEIVED
- 22-ZONE-0097, Img 12465
- RECEIVED
- 22-ZONE-0097, Img 12465



1140 Cherokee Road  
1140 Cherokee Road & 2013 Patterson Avenue  
Louisville, Kentucky 40204  
1140 Cherokee Road LLC  
946 Goss Avenue, Apt 8101  
Louisville, Kentucky 40217

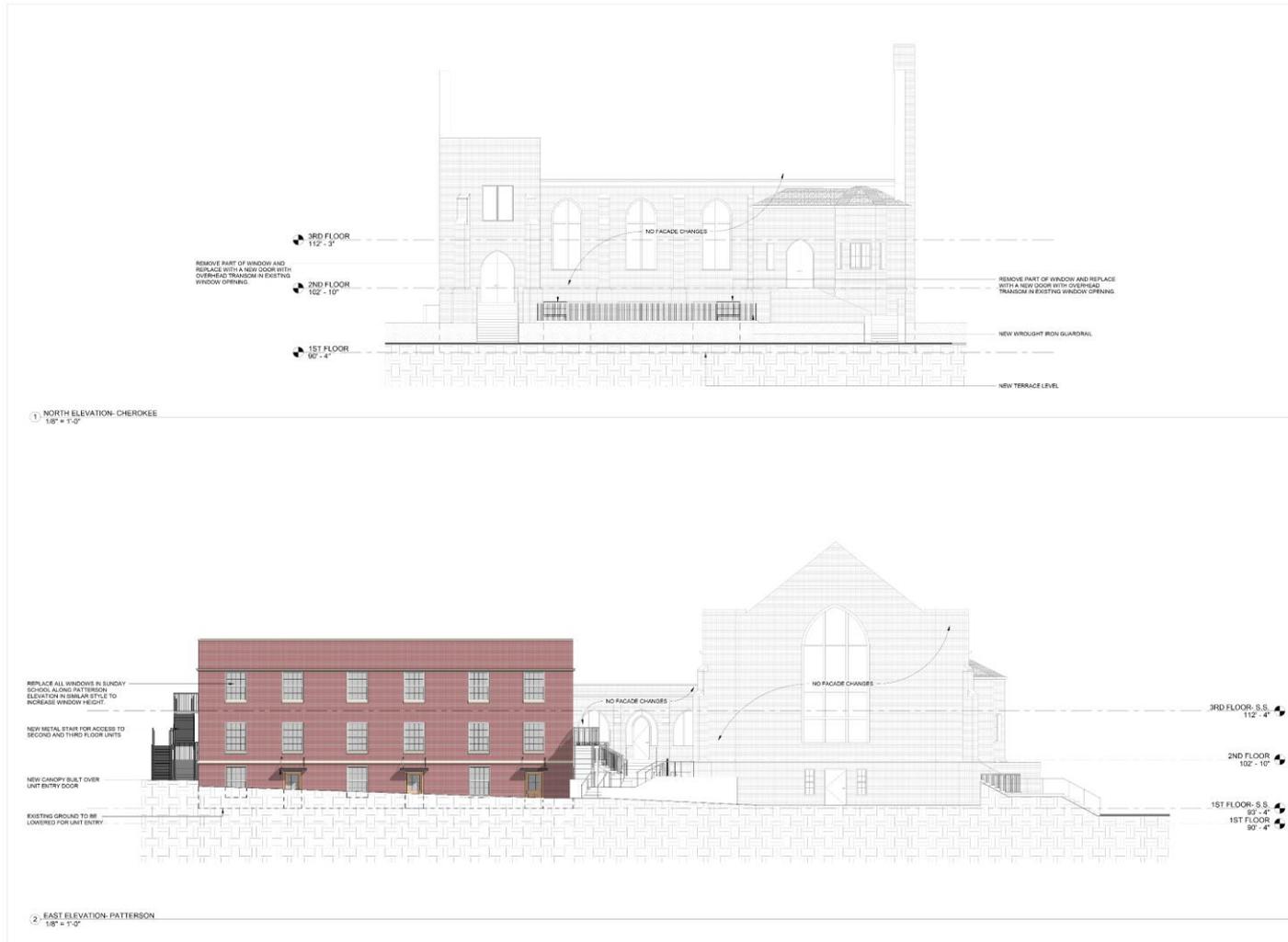
REV#	DATE	DESCRIPTION
1	7/13/2023	ISSUE FOR PERMIT

Job No: 2218.000  
Date: July 1, 2023  
Scale: 1" = 20'  
Drawn By: AWB  
Checked By: AWB

Drawing Title: 1140 Cherokee Road Re-zoning Application Plan

Drawing No: 1 of 1

# Current Elevations – Under review per Cherokee Triangle



**STUDIO KENNEDY architects**  
1231 S. SHAW ST. LOUISVILLE, KY 40203  
TEL: 502.269.1100 FAX: 502.269.1101

EXTERIOR ELEVATION  
THE PATTERSON  
UNDERHILL ASSOCIATES  
LOUISVILLE, KY 40203

DATE: 10/2022  
DRAWN BY: JS  
CHECKED BY: DW  
REVISIONS:

2022-46

A2.0

DESIGN DEVELOPMENT

# Subject Site - Cherokee



# Subject Site – At Corner



# Subject Site - Patterson



# Parking Lot Site



# Public Meetings

- Neighborhood Meeting on 12/20/2021
- LD&T meeting on 9/22/2022
- Planning Commission public hearing on 10/18/2022
  - One person spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-5B to R-8A by a vote of 7-0.