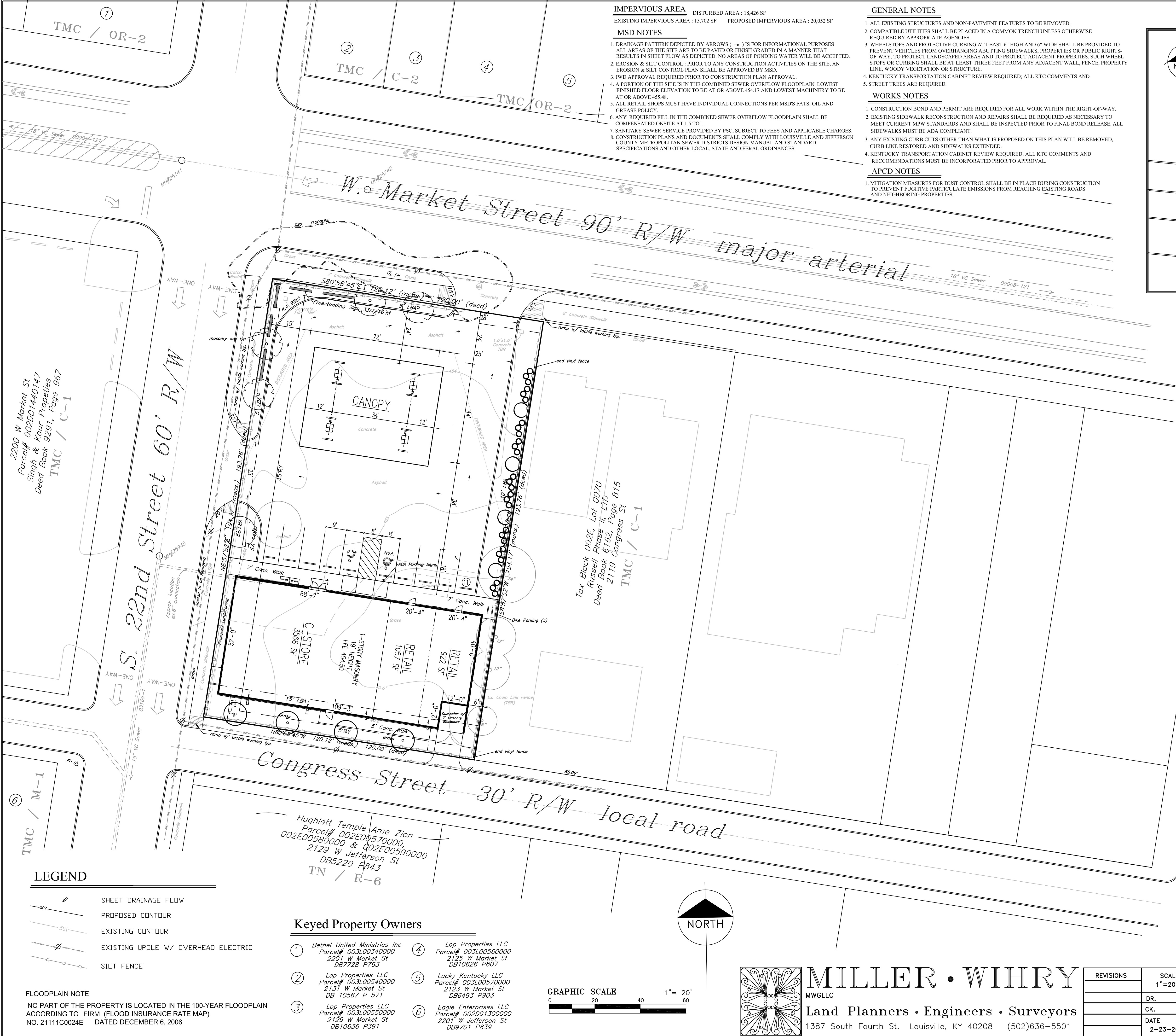


EAST ON MARKET STREET



LOCATION MAP

PROJECT DATA

EXISTING ZONING : C-1
EXISTING FORM DISTRICT : TRADITIONAL MARKETPLACE
TOTAL SITE AREA : 0.54 ACRES 23,324 SQUARE FEET
EXISTING BUILDING AREA : 2,752 SF (TO BE REMOVED)
PROPOSED BUILDING AREA : 5,545 SF C-STORE 3,566 SF RENTAL 1,979 SF

PARKING CALCULATION:
C-STORE REQUIRED PARKING MAXIMUM 3,566 SF/500 - 7 SPACES
C-STORE REQUIRED PARKING MINIMUM 3,566 SF/1000 - 4 SPACES
OTHER RETAIL REQUIRED PARKING MAXIMUM 1,979 SF/200 - 10 SPACES
OTHER RETAIL REQUIRED PARKING MINIMUM 1,979 SF/1000 - 2 SPACES
TOTAL PROPOSED PARKING : 11 SPACES MIN. REQUIRED PARKING : 6 SPACES
REQUIRED & PROPOSED BICYCLE PARKING: 3
PROPOSED VUA : 12,504 SF REQUIRED ILA : 625 SF PROPOSED ILA : 0 SF

TREE CANOPY CALCULATIONS
TOTAL SITE AREA 23,324 SF COMMERCIAL AREA CLASS "A"
EXISTING TREE CANOPY TO REMAIN 0% REQUIRED TREE CANOPY 10%
REQUIRED NEW TREE CANOPY COVERAGE = 2,332 SF
PROPOSED NEW TREE CANOPY COVERAGE = 2,520 SF
(2 TYPE "A" 1-3/4" CALIPER TREES 720 SF EACH)
(2 TYPE "B" 1-3/4" CALIPER TREES 540 SF EACH)

A VARIANCE WAS GRANTED 8/3/2015 FROM SECTION 5.5.1.A.1.a TO ALLOW THE BUILDING TO BE LOCATED NOT AT THE CORNER AND BEYOND THE MAXIMUM 25' SETBACK, AS SHOWN.
A VARIANCE WAS GRANTED 8/3/2015 TO ALLOW THE BUILDING AND APPURTENANCES TO BE WITHIN THE 100' TRANSITION ZONE.

A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A.2 TO ALLOW THE BUILDING TO BE LOCATED MORE THAN FIVE FEET FROM THE RIGHT-OF-WAY AT THE STREET CORNER.
A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A.3.a TO ALLOW PARKING TO BE LOCATED IN FRONT OF THE BUILDING.
A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A.5 TO ALLOW THE GAS PUMP CANOPY TO BE LOCATED BETWEEN THE BUILDING AND THE STREET.
A WAIVER IS REQUESTED FROM LDC SECTION 5.6.1.C.1 TO NOT PROVIDE 50% GLASS ALONG THE WEST (22ND STREET) BUILDING FACADE.
A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A.3.a TO NOT PROVIDE A 3' WALL ALONG THE ADJACENT STREETS
A WAIVER IS REQUESTED FROM LDC SECTION 10.2.10 TO NOT PROVIDE ILA WITHIN THE VEHICLE USE AREA.
A WAIVER IS REQUESTED FROM LDC SECTION 10.2.10 TO ENCROACH INTO THE REQUIRED LBA ALONG THE EASTERN PROPERTY LINE WITH SIDEWALK AND BICYCLE PARKING.
A WAIVER IS REQUESTED FROM LDC SECTION 5.5.2.A.3.b TO NOT PROVIDE VEHICULAR ACCESS TO THE ALLEY.

PDS# 22-CAT2-0052
Related : PDS CASE# 15VAR1015
DEED BOOK 10187, PAGE 106 TAX BLOCK 002E, LOT 0065
DEVELOPMENT PLAN
SETHI STATION
2124 W. MARKET STREET, LOUISVILLE, KY 40203

Owner/Developer: Sethi Properties LLC
4901 Hunters Point Circle
Louisville, KY 40216-1465

FILE NO.
DP

