

# Assumption

## 2169 Tyler Lane

### CUP – Institutional Use

May 18<sup>th</sup>, 2020  
Board of Zoning Adjustments  
CASE# 20~CUP~0044



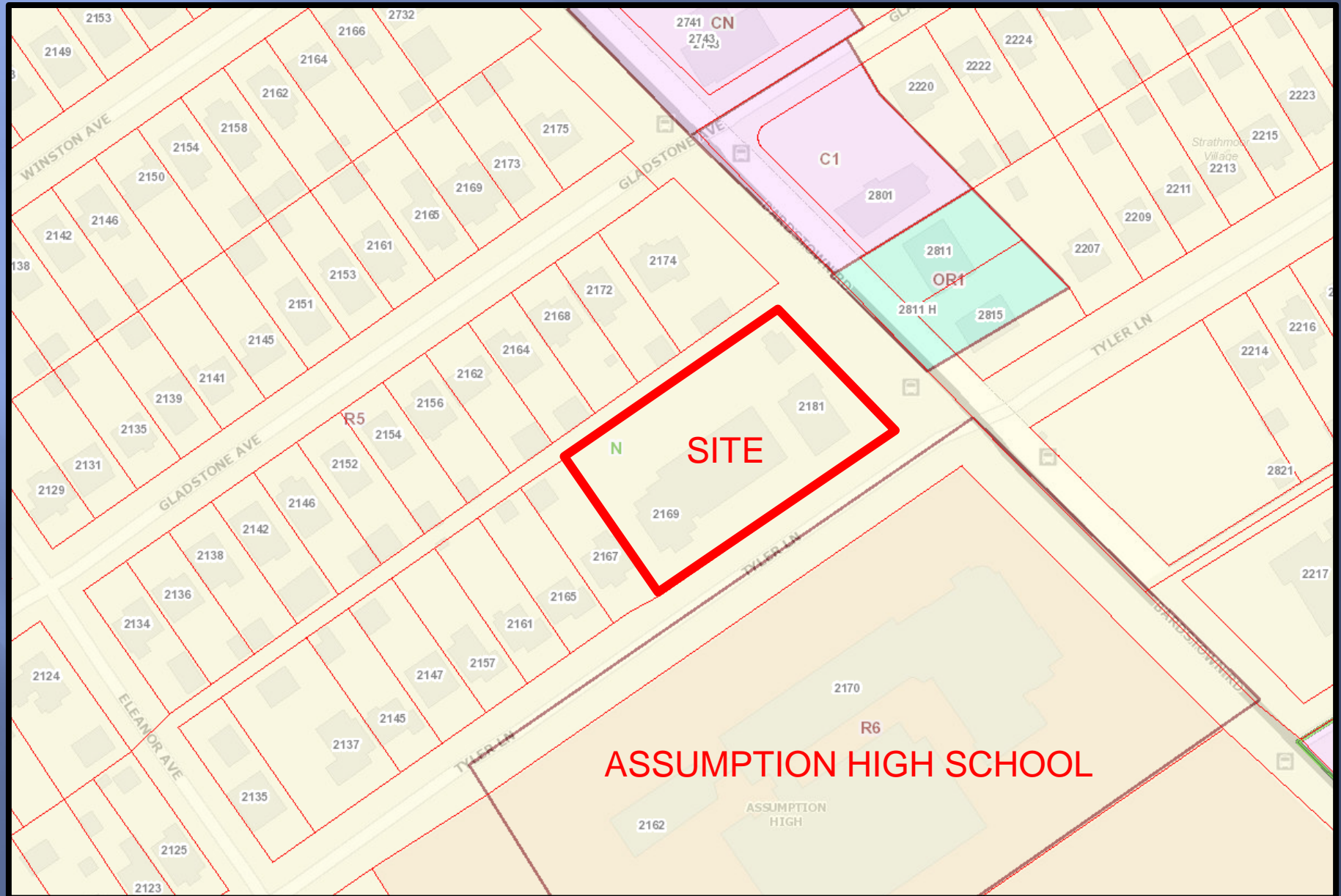
**LAND DESIGN & DEVELOPMENT INC**

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

# REQUEST

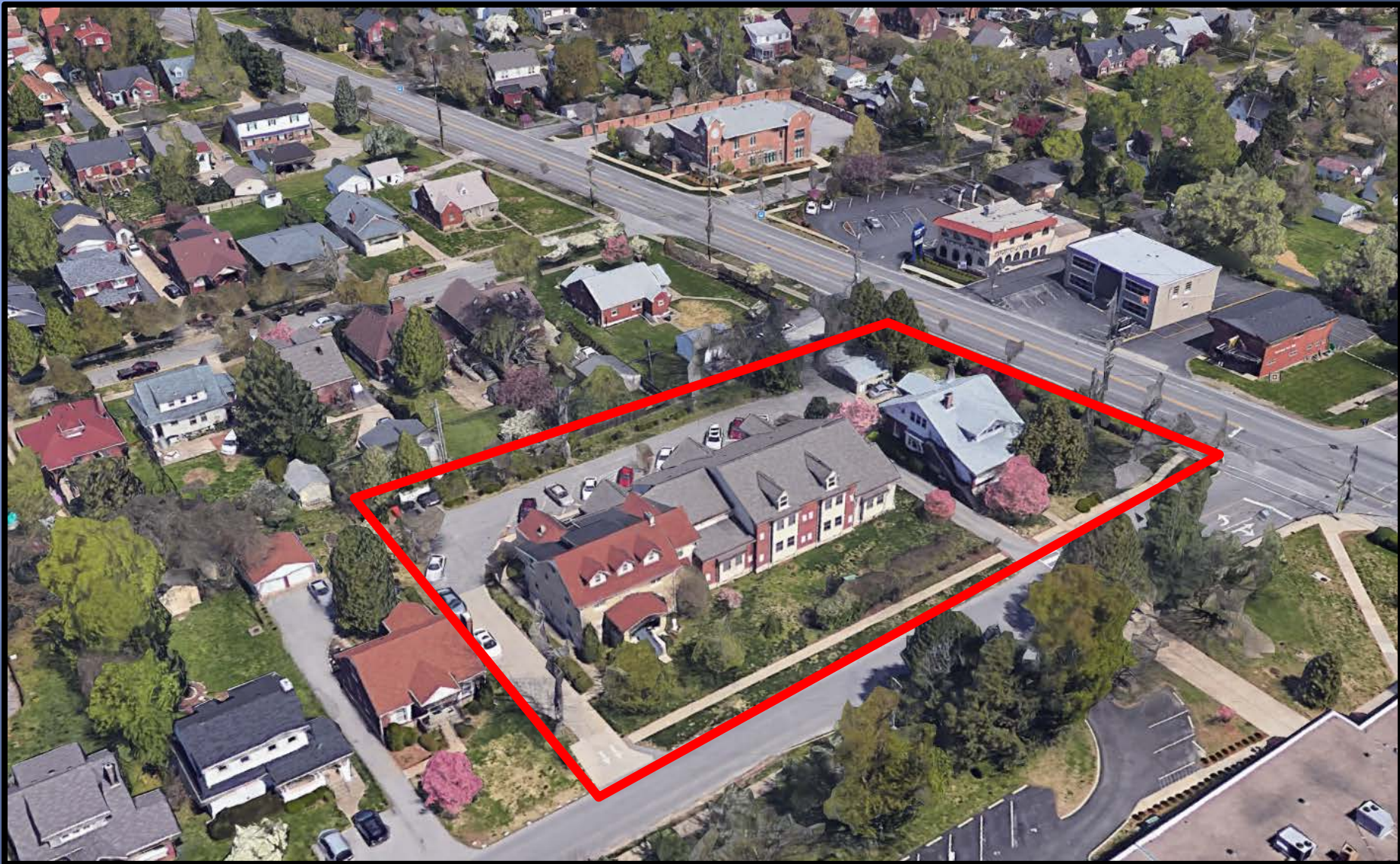
- **CONDITIONAL USE PERMIT – Section 4.2.65 – Institutional Use**
  - **To allow interior of existing building previously used as a convent to be renovated for office space and art studio classrooms.**

# Zoning Map



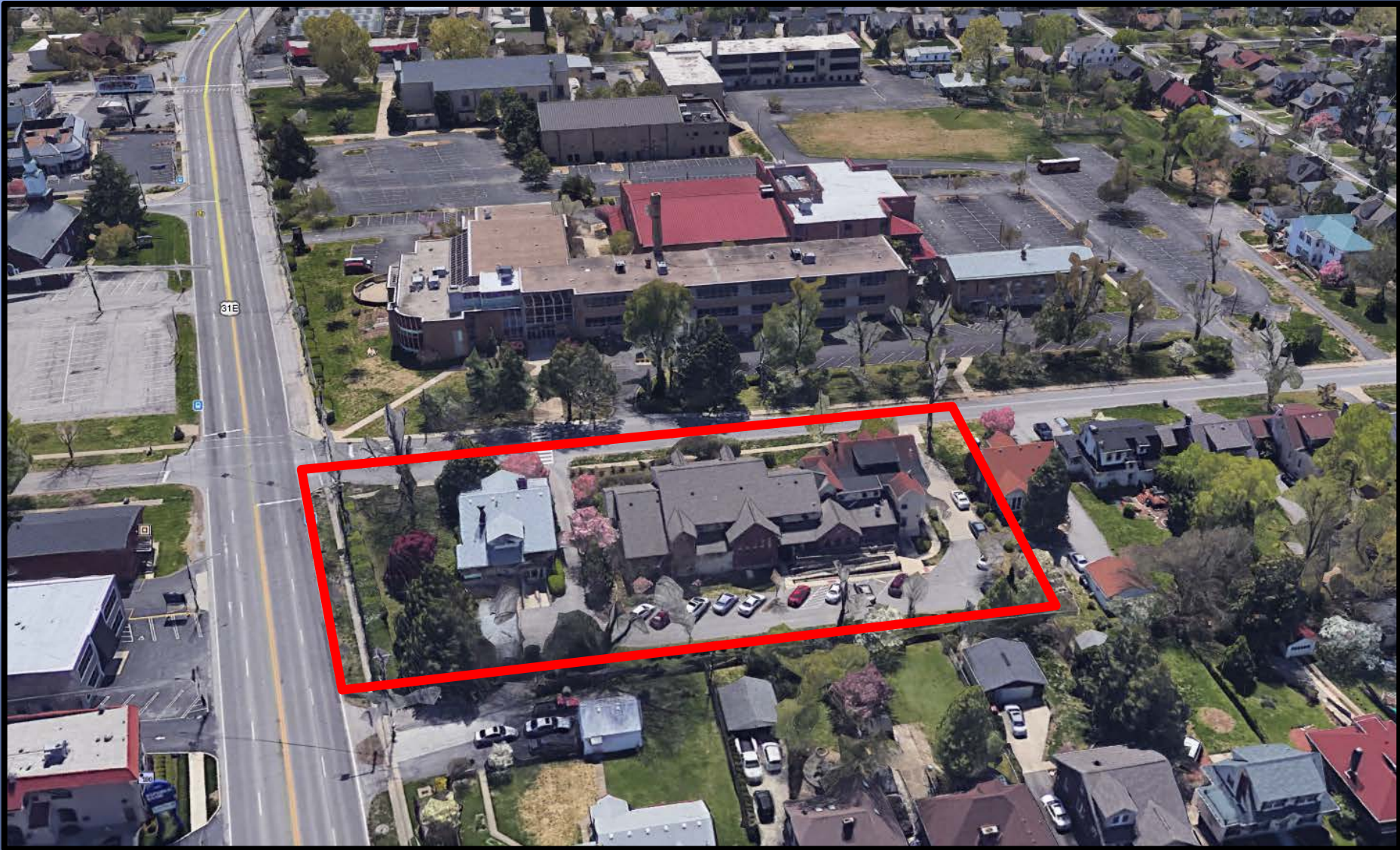


# Aerial View



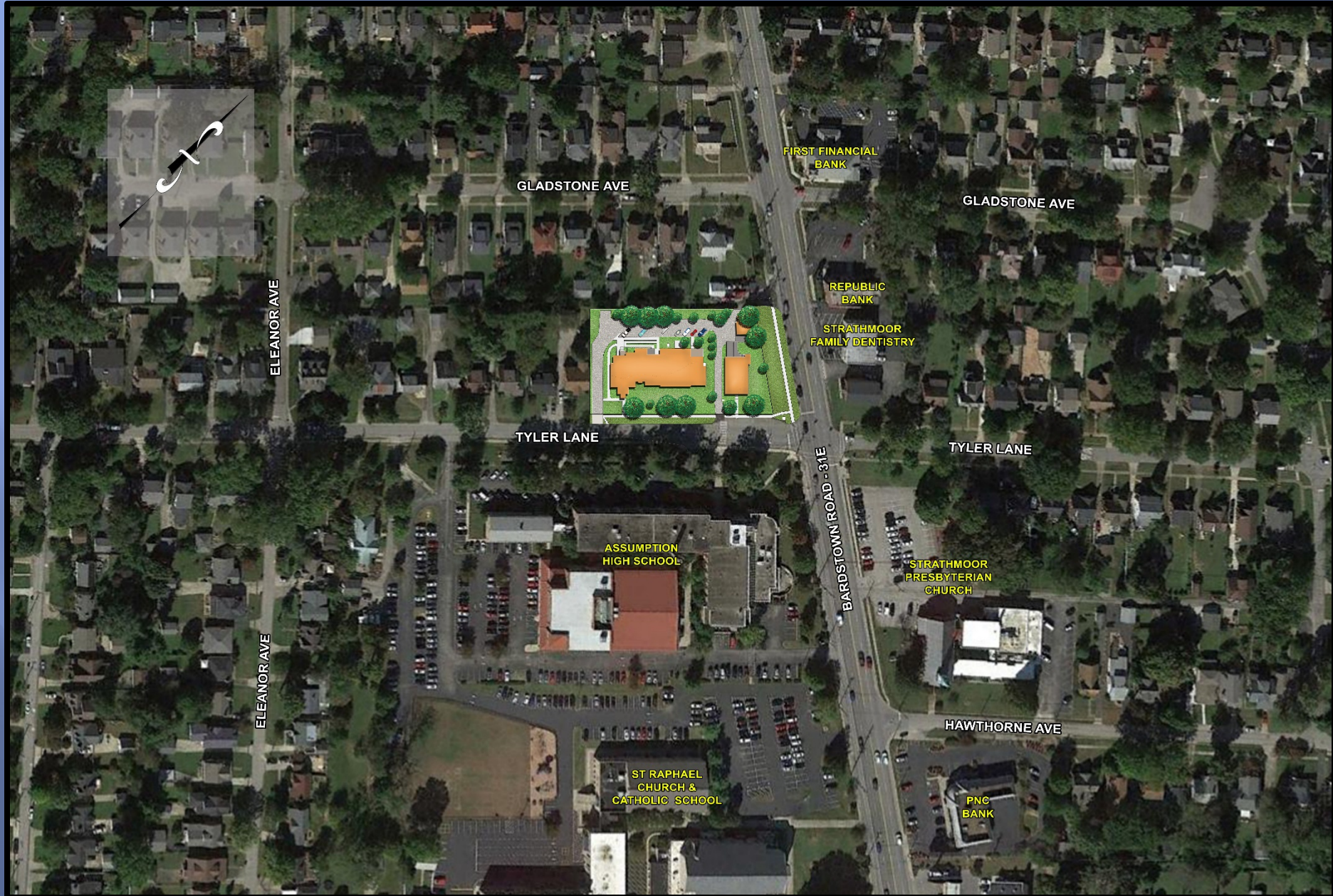


# Aerial View



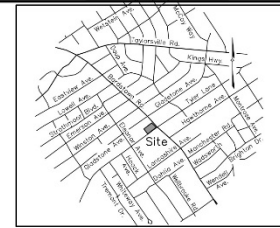


# Aerial





# Proposed Development Plan



LOCATION MAP  
NOT TO SCALE

NO EXTERIOR CONSTRUCTION PROPOSED

## CONDITIONAL USE PERMIT REQUESTED

1. A CONDITIONAL USE PERMIT IS REQUESTED FROM LOUISVILLE LAND DEVELOPMENT CODE SECTION 4.2.65 TO ALLOW A PRIVATE INSTITUTIONAL USE IN A SINGLE FAMILY ZONING DISTRICT.

## PROJECT DATA

TOTAL SITE AREA	= 42,253 SF (0.97 AC)
EXISTING ZONING	= R-5
EXISTING USE	= NEIGHBORHOOD
PROPOSED USE:	= COMMERCIAL (VACANT)
BUILDING 1	= 16,787 SF
OFFICE	= 8,746 SF
BUILDING 2	= 5,370 SF
STORAGE/MISCELLANEOUS	= 6,470 SF
BUILDING 3	= 4,350 SF
FUTURE OFFICE, STORAGE	= 4,350 SF
BUILDING 3	= 444 SF
ACCESSORY BUILDING, STORAGE	= 2 AND 2.5 STORIES
F.A.R.	= (0.5 ALLOWED)
EXISTING PARKING PROVIDED	= 9 SP (1 AEA SP INCLUDED)
(APPROVED BY PLANNING DIRECTOR PER LOC SEC. 4.2.65 C)	
EXISTING IMPERVIOUS AREA	= 22,584 SF
PROPOSED IMPERVIOUS AREA	= 22,584 SF (0% INCREASE)

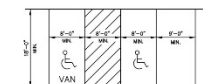
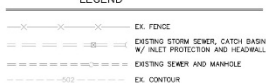
## GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- There shall be no commercial signs in the front of the site.
- Site lighting shall not shine in the eyes of drivers, if it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing completion of road systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- When signs or markings are placed on the site, they shall be provided to prevent vehicles from oversteering, doubling, or backing up. When signs or markings are placed on the site, they shall be provided to prevent vehicles from oversteering, doubling, or backing up.
- Existing utility easements and rights shall be preserved, as necessary to meet current Public Works standards and shall be inspected prior to final bond release.

## MSD NOTES:

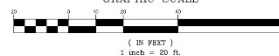
- Sanitary sewer service will be provided by an existing connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0000 C dated December 5, 2006.

## LEGEND



TYPICAL PARKING SPACE LAYOUT  
NO SCALE

## GRAPHIC SCALE



SITE ADDRESS:  
2169 TYLER LANE  
LOUISVILLE, KY 40205  
TAX BLOCK 806, LOT 31  
D.B. 11000, PG. 81

COUNCIL DISTRICT - 8  
FIRE PROTECTION DISTRICT - LOUISVILLE #4

WM# 9478

CONDITIONAL USE PERMIT PLAN

2169 TYLER LANE

OWNER:  
ASSUMPTION HIGH SCHOOL, INC.  
2170 TYLER LANE  
LOUISVILLE, KY 40205

SHEET  
1  
OF 1

PROFESSIONAL'S SEAL

171.06



# Site Pics





# Site Pics



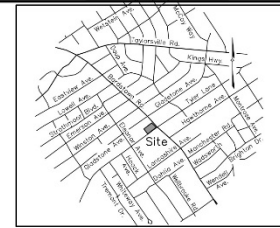


# Adjacent Properties





# Proposed Development Plan



NO EXTERIOR CONSTRUCTION PROPOSED

## CONDITIONAL USE PERMIT REQUESTED

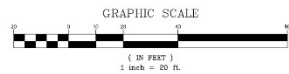
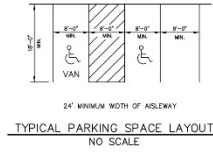
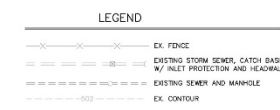
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FUTURE OFFICE, STORAGE	= 544 SF
ACCESSORY BUILDING, STORAGE	= 2 AND 2.5 STORIES
BUILDING HEIGHT	= (0.5 ALLOWED)
F.A.R.	= 9.99 (1 AEA SP INCLUDED)
EXISTING PARKING PROVIDED	(APPROVED BY PLANNING DIRECTOR PER LOC SEC. 4.2.65 C)
EXISTING IMPERVIOUS AREA	= 22,584 SF
PROPOSED IMPERVIOUS AREA	= 22,584 SF (0% INCREASE)

- GENERAL NOTES:**
- Parking spaces and drive lanes to be a hard and durable surface.
  - There shall be no commercial signs in the front of the site.
  - Site lighting shall not shine in the eyes of drivers, if it does it shall be re-aimed, shielded, or turned off.
  - Construction fencing shall be erected prior to any construction or grading activities preventing completion of road systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from neighboring existing roads and neighboring properties.
  - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
  - Wheel stops or curbs, at least six inches high and wide, shall be provided to prevent vehicles from encroaching existing sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, roadway or structure.
  - Existing network reconstruction and repairs shall be required, as necessary to meet current Metro Public Works standards and shall be inspected prior to final bond release.

- MSD NOTES:**
- Sanitary sewer service will be provided by an existing connection and subject to applicable fees.
  - No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0300 C dated December 5, 2006.



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TAX BLOCK 806, LOT 31  
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COUNCIL DISTRICT - 8  
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WM# 9478

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	APP.
1	12-22-20	AGENCY COMMENTS		

PROFESSIONAL'S SEAL

**PROJECT DATA**

FILE NAME	1701-NAME
DATE	1-17-20
SCALE	AS SHOWN
CHECKED BY	MM
DESIGNED BY	MM

**LD&D**  
LAND DESIGN & DEVELOPMENT, INC.  
2169 TYLER LANE  
LOUISVILLE, KY 40205  
TEL: 502.261.1111 FAX: 502.261.1112  
WWW.LD&D.COM

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OWNER:  
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2170 TYLER LANE  
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