

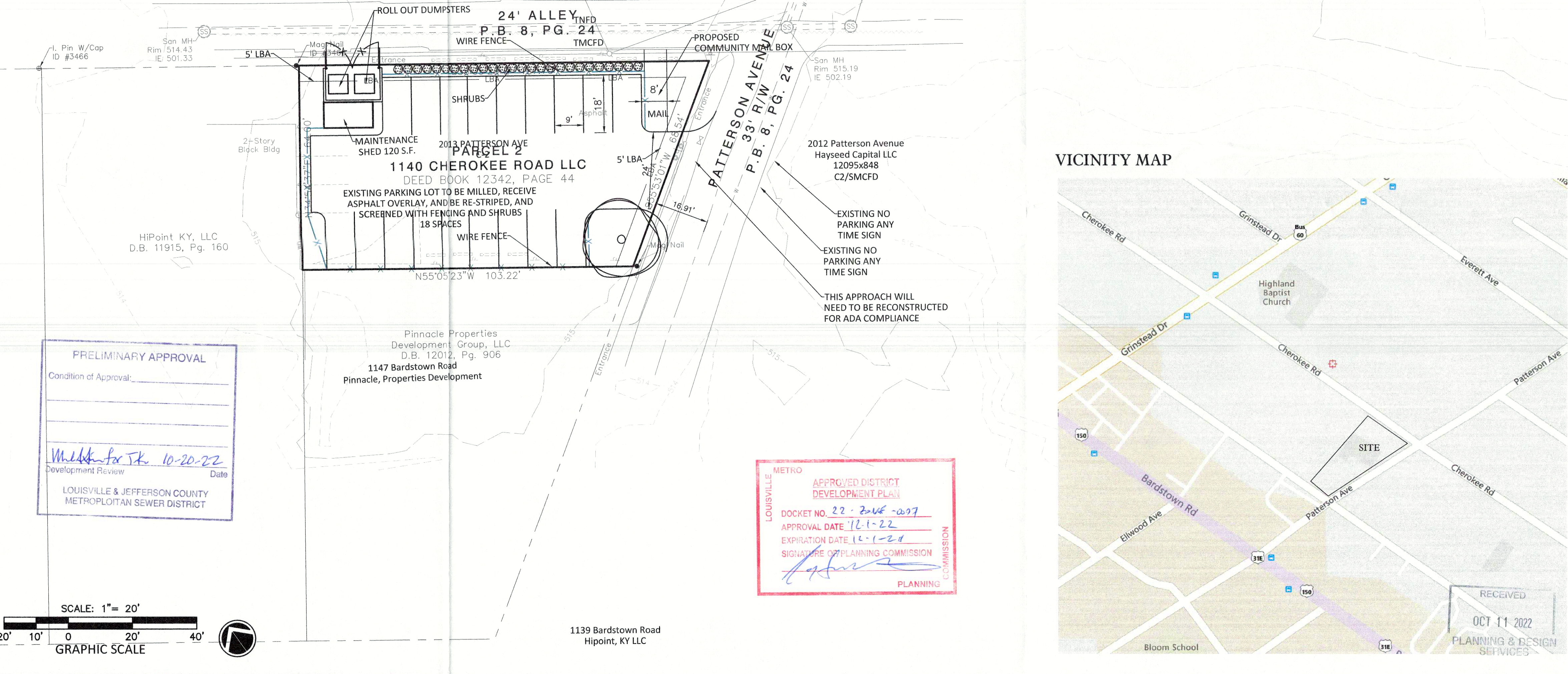
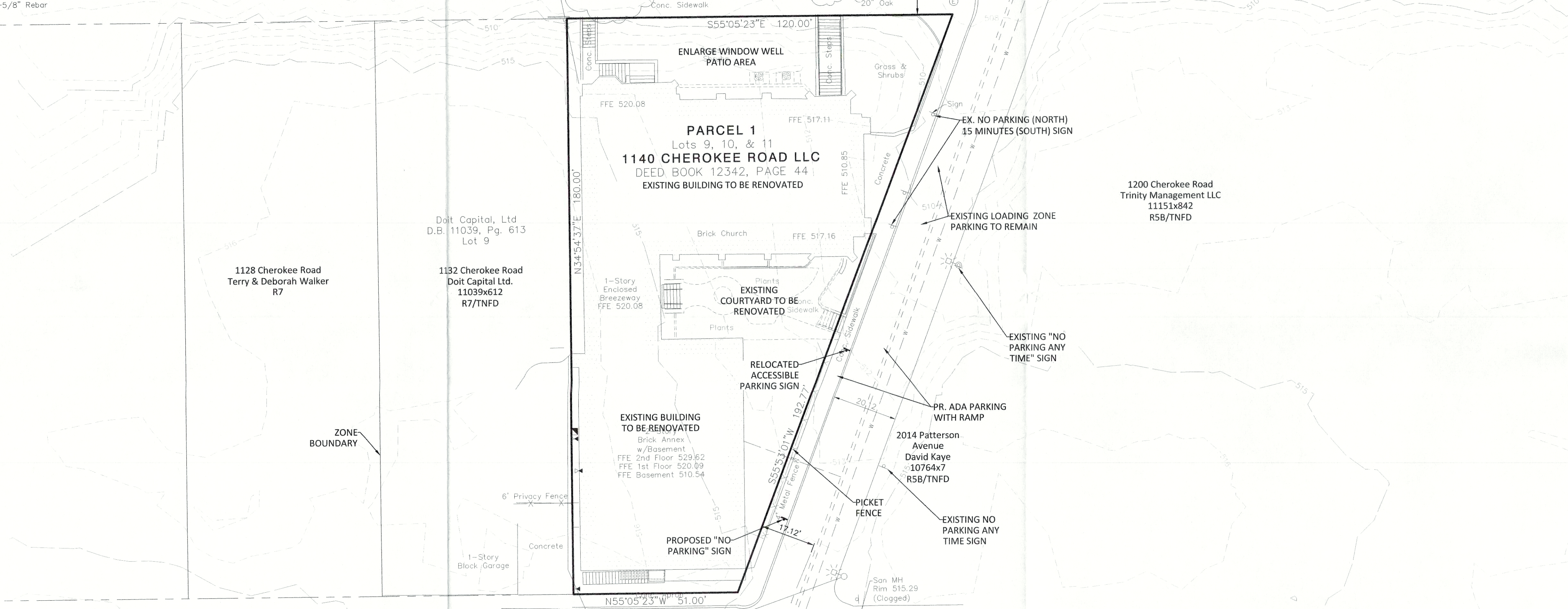
**PRELIMINARY APPROVAL  
DEVELOPMENT PLAN**

CONDITIONS:

BY: *Jessie Wilson*  
DATE: *10/21/22*  
LOUISVILLE JEFFERSON COUNTY  
METRO PUBLIC WORKS

EXISTING ACCESSIBLE PARKING SIGN TO BE RELOCATED TO AREA MARKED "PR. ADA PARKING WITH RAMP" PRIOR TO CERTIFICATE OF OCCUPANCY

**CHEROKEE ROAD  
80' R/W  
P.B. 8, PG. 24**



**SITE DATA**

**LAND USE**  
SITE ADDRESS: 1140 CHEROKEE ROAD  
TAX BLOCK & LOT: T.B. 75D T.L. 30  
EXISTING ZONING DISTRICT: R5A  
PROPOSED ZONING DISTRICT: R8A  
EXISTING FORM DISTRICT: TNFD  
PROPOSED FORM DISTRICT: TNFD  
EXISTING USE: CHURCH (NOT IN SERVICE)  
PROPOSED USE: APARTMENTS  
EXISTING PARCEL AREA: 0.3493 ACRE  
DEED BOOK & PAGE: 12342x44

**SITE ADDRESS:** 2013 PATTERSON AVE  
**TAX BLOCK & LOT:** T.B. 75D T.L. 1  
**EXISTING ZONING DISTRICT:** C-2  
**PROPOSED ZONING DISTRICT:** C-2  
**EXISTING FORM DISTRICT:** TMCDF  
**PROPOSED FORM DISTRICT:** TMCDF  
**EXISTING USE:** PARKING LOT  
**PROPOSED USE:** PARKING LOT  
**EXISTING PARCEL AREA:** 0.35 ACRE  
**DEED BOOK & PAGE:** 12342x44

**BUILDING DATA/OPEN SPACE**  
**BUILDING HEIGHT:** APPROXIMATELY 50' MAX. (3 STORIES)  
**UNITS:** 14 1-BEDROOM, 4 2-BEDROOM UNITS  
**DENSITY PROPOSED:** 51.42 UNITS/ACRE  
**DENSITY PERMITTED:** 58.08 UNITS/ACRE  
**BUILDING FOOTPRINT:** APPROXIMATELY 8,700 S.F.  
**GROSS FLOOR AREA:** APPROXIMATELY 20,000 S.F.  
**FLOOR TO AREA RATIO:** 1.31

**PARKING CALCULATIONS**  
**MINIMUM REQUIRED:** 0 SPACES (AT 2013 PATTERSON AVE)  
**MAXIMUM PERMITTED:** 36 SPACES  
**PARKING PROVIDED (AT 2013 PATTERSON):** 18 SPACES  
**ON STREET RESERVED:** 3 (1 ADA; 2 LOADING)

**TREE CANOPY CALCULATIONS**  
**NO TREE CANOPY REQUIRED PER 10.1.2.B.3**

**LAVUA CALCULATIONS**  
**NO TREE CANOPY REQUIRED PER 10.2.2**

**EPSC DATA (IN DISTURBED AREA)**  
**INCREASE/DECREASE IN IMPERVIOUS:** MINIMAL  
**SENSITIVE FEATURES:** NONE  
**SOIL TYPE:** URBAN LAND  
**HYDROLOGIC SOIL GROUP:** ASSUMED C  
**DISTURBED AREA:** APPROXIMATELY 4,000 S.F.

**BUILDING SETBACKS**  
**NO NEW STRUCTURES**

**OPEN SPACE COMPLIANCE**  
**MINIMUM REQUIRED:** >35 D.U./AC.  
**5% OPEN SPACE REQUIRED** 26.14% OPEN SPACE PROVIDED

**WAIVERS REQUESTED**  
**5.5.1.A.3.b** TO NOT PROVIDE VEHICULAR CONNECTION TO THE ALLEY  
**5.5.1.A.3.d** TO NOT CONNECT TO ADJACENT PARKING LOT  
**10.2.6** TO REDUCE VIA LBA FROM 5' TO 4' ON THE ALLEY  
**5.5.1.A.3.a** TO NOT PROVIDE MASONRY SCREEN AT PARKING LOT

**LEGEND**

- 512 TOPO
- <== DRAINAGE ARROW
- PROPERTY BOUNDARY
- FORM DISTRICT
- PROPOSED FENCE
- EXISTING SANITARY SEWER

**AGENCY NOTES**

- MSD**
- 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. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WQTC.
  - AN EPSC 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 PERMIT(S).
- APCD**
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- HEALTH DEPARTMENT**
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- PDS**
- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - COMPATIBLE UTILITY LINES SHALL BE PLACED IN COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - ALL EXISTING SIDEWALKS MUST BE BROUGHT UP TO CURRENT ADA AND METRO STANDARDS, INCLUDING RAMPS.
  - LOADING ZONE PERMIT TO BE ACQUIRED FROM METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- MPW**
- ALL DRIVING AND PARKING SURFACES TO BE HARD DURABLE MATERIAL.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
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  - LOADING ZONE PERMIT TO BE ACQUIRED FROM METRO PUBLIC WORKS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- 22-ZONE-0097, WM# 12465

Engineering  
Planning

1048 E. Chestnut Street, Louisville, Kentucky 40204  
Phone: 502-586-2222 | Fax: 502-581-1005 | Internet: www.gm4.com  
Kentucky - Indiana - Georgia - Tennessee

**1140 Cherokee Road**

1140 Cherokee Road & 2013 Patterson Avenue  
Louisville, Kentucky 40204

Owner:  
1140 Cherokee Road LLC  
946 Goss Avenue, Apt 6101  
Louisville, Kentucky 40217

REV #	DATE	DESCRIPTION
1	07/25/22	Agency Revisions
2	08/15/22	Agency Revisions
3	10/10/22	Agency Revisions

Rezoning Application

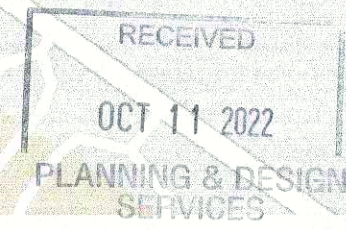
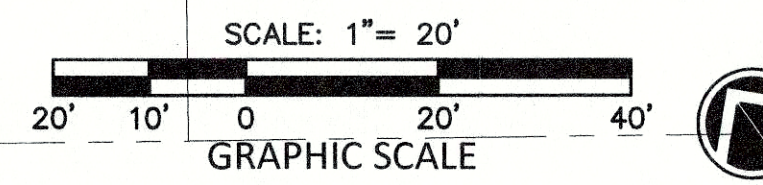
Job No: 22318.000  
Date: July 1, 2022

Scale: 1" = 20'  
Drawn By: AWB  
Checked By: AWB

Drawing Title:  
**1140 Cherokee Road  
Rezoning  
Application  
Plan**

Drawing No:  
**1 of 1**

User: I:\OFFICE\Plot\October 10, 2022 3:36 PM Title Name: 1140 Cherokee Road\Civil - Site\Drawings\Development\ Plans\Drawings\Development\ Plans\22318-000.dwg



- The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
- Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
- Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
- A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
- The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
- Prior to any exterior alterations on the subject site, a Certificate of Appropriateness must be approved to ensure compliance with the regulations of the Cherokee Triangle Historic Preservation District or the Bardstown Road Review Overlay as applicable.

ORDINANCE NO. 189, SERIES 2022

AN ORDINANCE RELATING TO THE ZONING OF PROPERTY LOCATED AT 1140 CHEROKEE ROAD CONTAINING APPROXIMATELY 0.3493 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22ZONE0097).

SPONSORED BY: COUNCIL MEMBER MADONNA FLOOD

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the "Planning Commission") and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 22ZONE0097; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 22ZONE0097 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: That the zoning of the property located at 1140 Cherokee Road containing approximately 0.3493 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 22ZONE0097, is hereby changed from R-5B Residential Two-Family to R-8A Residential Multi-Family; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 22ZONE0097.

SECTION II: This Ordinance shall take effect upon its passage and approval or otherwise becoming law.

*Sonya Howard*  
Sonya Howard  
Metro Council Clerk

*David James*  
David James  
President of the Council

*Greg Fischer*  
Greg Fischer  
Mayor

12/07/2022  
Approval Date

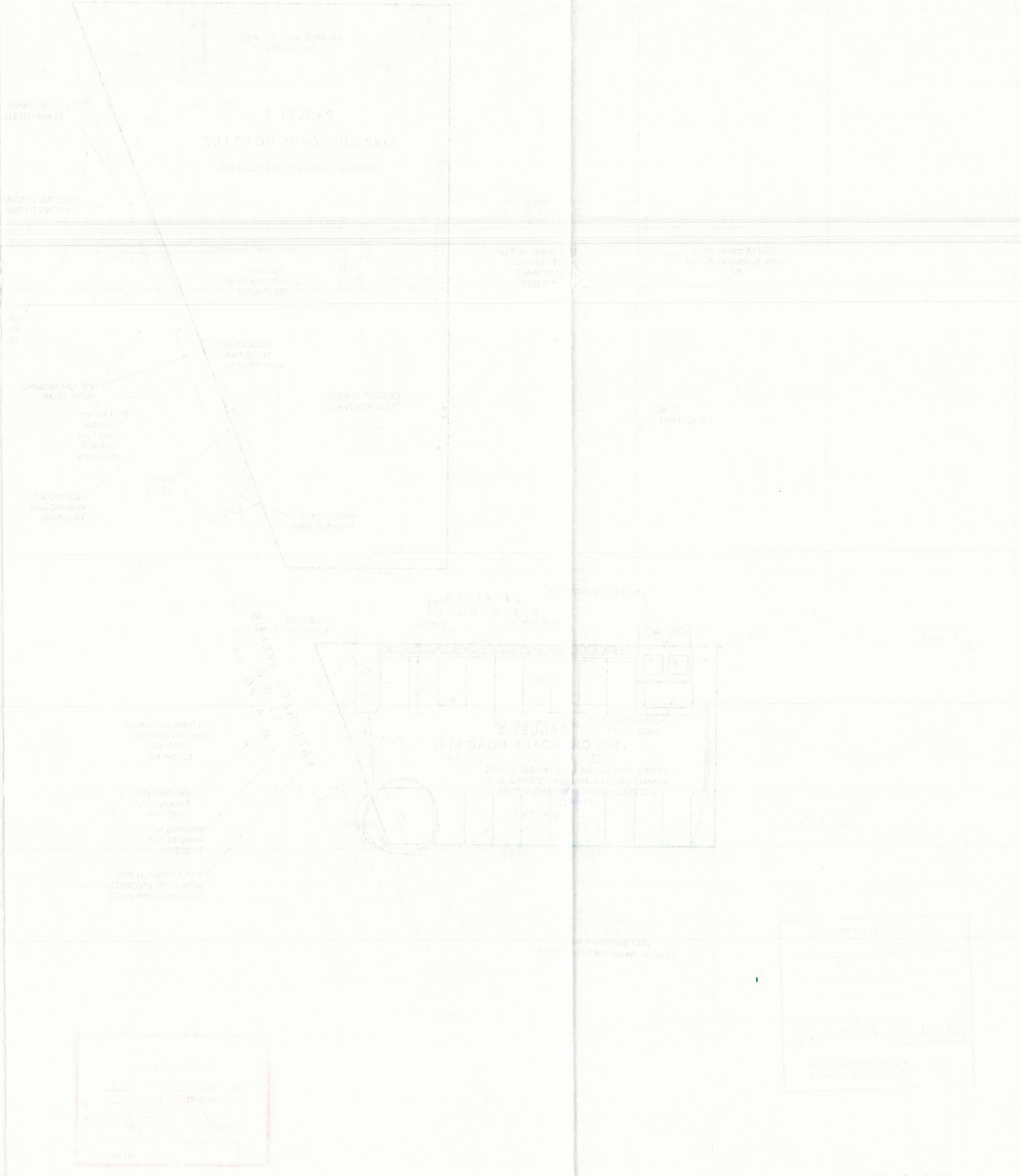
APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell  
Jefferson County Attorney

LOUISVILLE METRO COUNCIL  
READ AND PASSED  
December 1, 2022

By: *Anna Ferguson*

O-331-22-- Zoning at 1140 Cherokee Road (f)



1140 Cherokee Road

Application Reasoning Plan

1140 Cherokee Road

Application Reasoning Plan

1140 Cherokee Road

Application Reasoning Plan