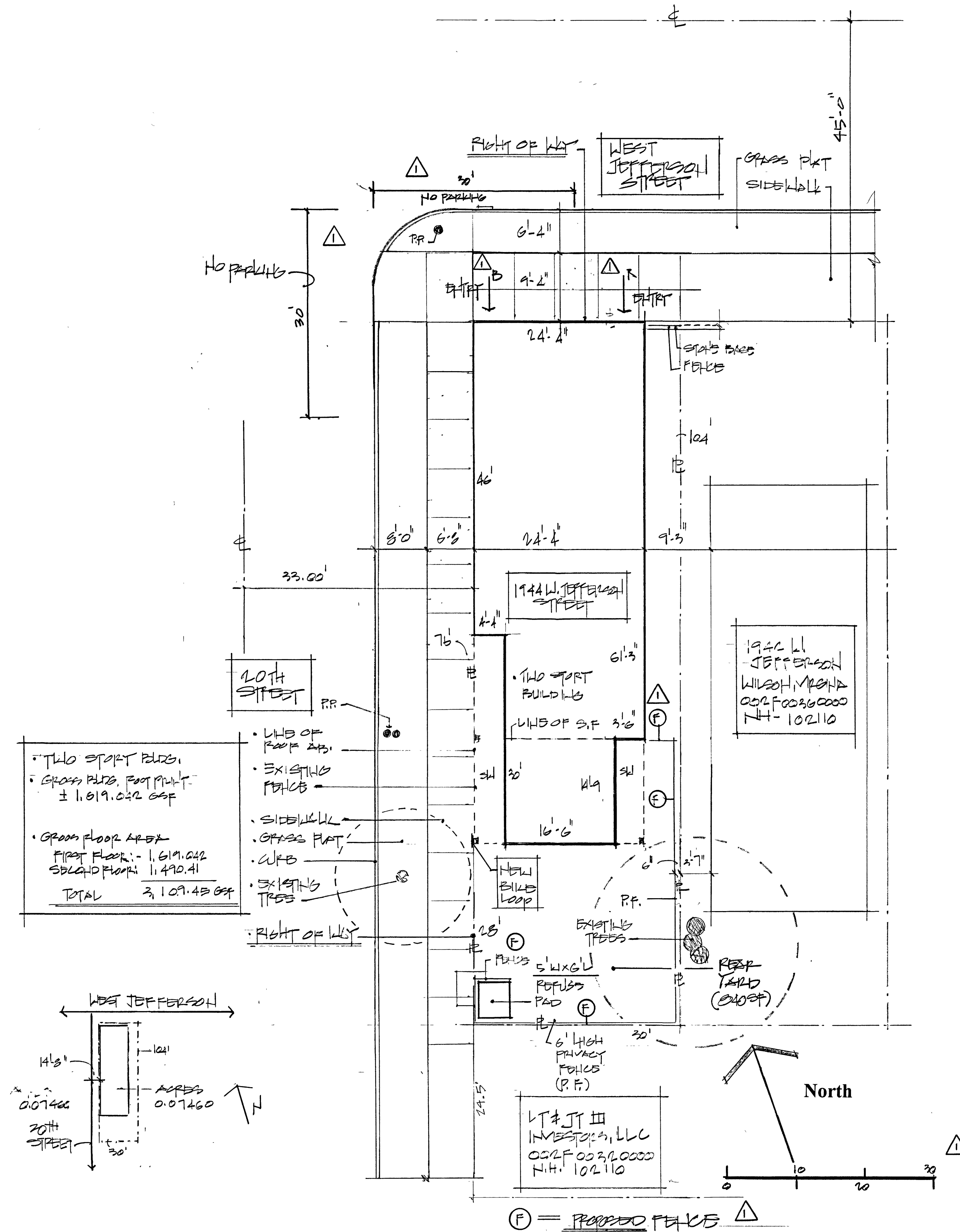




Land Development Report  
June 24, 2021 10:05 AM  
About LDC

|                                                                     |                          |
|---------------------------------------------------------------------|--------------------------|
| <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:                                                    | 2111C0024F               |
| <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                      |



Site Plan

1" = 10'

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 (CP)

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

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.

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

SITE PLAN

1944 W. Jefferson St.  
Louisville, KY 40203

Revisions: 7/30/21

Date: 6/24/2021

Sheet:  
Schematic Site Plan

SP1

SCALE 1" = 10"