LOT 1 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R5A
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RETAIL
GROSS LAND AREA	2.56± AC.
NET LAND AREA	2.14± AC.
BUILDING AREA	
RETAIL	6,000 ± S.F.
TOTAL	6,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.54
PARKING REQUIRED	
RETAIL	
MINIMUM (1 SPACE/300 S.F.)	20 SPACES
MAXIMUM (1 SPACE/200 S.F.)	30 SPACES
PARKING PROVIDED	
CAR PARKING	117 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	43,323± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	3,249 S.F.
I.L.A. PROVIDED	3,440± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	51,373± S.F.
TOTAL	51,373± S.F.

LOT 2 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R5A/PD
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	BANK
GROSS LAND AREA	1.54± AC.
NET LAND AREA	1.35± AC.
BUILDING AREA	
RETAIL	3,500 ± S.F.
TOTAL	3,500 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.52
PARKING REQUIRED	
BANK	
MINIMUM (1 SPACE/300 S.F.)	12 SPACES
MAXIMUM (1 SPACE/200 S.F.)	18 SPACES
PARKING PROVIDED	
CAR PARKING	22 SPACES
(INCLUDES 1 ACCESSIBLE SPACE)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	28,077± S.F.
I.L.A. REQUIRED (7.5%/5% X V.U.A.)	2,106 S.F.
I.L.A. PROVIDED	2,568± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	33,,313± S.F.
TOTAL	33,313± S.F.

LOT 3 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PD
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	GAS STATION
GROSS LAND AREA	2.57± AC.
NET LAND AREA	2.25± AC.
BUILDING AREA	
GAS STATION	10,000 ± S.F.
TOTAL	10,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.89
PARKING REQUIRED	
GAS STATION	
MINIMUM (1 SPACE/200 S.F.)	50 SPACES
MAXIMUM (1 SPACE/100 S.F.)	100 SPACES
PARKING PROVIDED	
CAR PARKING	52 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	64,102± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	4,808 S.F.
I.L.A. PROVIDED	5,198± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	81,802± S.F.
TOTAL	81,802± S.F.

LOT 4 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	PD
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RESTAURANT
GROSS LAND AREA	1.56± AC.
NET LAND AREA	1.38± AC.
BUILDING AREA	
RESTAURANT	2,000 ± S.F.
RETAIL	1,600 ± S.F.
TOTAL	3,600 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.53
PARKING REQUIRED	
RESTAURANT (2,000 S.F.)	
MINIMUM (1 SPACE/125 S.F.)	16 SPACES
MAXIMUM (1 SPACE/50 S.F.)	40 SPACES
RETAIL (1,600 S.F.)	
MINIMUM (1 SPACE/300 S.F.)	5 SPACES
MAXIMUM (1 SPACE/200 S.F.)	8 SPACES
TOTAL	21 MIN. 48 MAX.
PARKING PROVIDED	
CAR PARKING	28 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	22,576± S.F.
I.L.A. REQUIRED (7.5%/5% X V.U.A.)	1,693 S.F.
I.L.A. PROVIDED	2,107± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	27,143± S.F.
TOTAL	27,143± S.F.

LOT 5 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R5A/PD
PROPOSED ZONING	R6
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
GROSS LAND AREA	12.57± AC.
NET LAND AREA	9.05± AC.
BUILDING AREA	204,750± S.F.
FLOOR AREA RATIO (MAX 0.75)	0.35
NO. OF DWELLING UNITS	156
BUILDING HEIGHT (MAX. ALLOWED 35')	35'
DENSITY (MAX. ALLOWED 17.42)	17.24 D.U./AC.
OPEN SPACE REQUIRED	59,133 S.F. (15%)
OPEN SPACE PROVIDED	59,133± S.F.
A. OPEN SPACE REQUIRED	29,567 S.F. (7.5%)
REC. OPEN SPACE PROVIDED	29,567± S.F.
PARKING REQUIRED	
MIN.1.5 SPACES/DU	234 SPACES
MAX.3 SPACES/DU	468 SPACES
PARKING PROVIDED	226 SPACES
(INCLUDES XX ACCESSIBLE SPACES)	
PARKING AREA RATIO	1.45 SP./UNIT

LANDSCAPE DATA:

V.U.A.	76,741± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	5,756 S.F.
I.L.A. PROVIDED	10,145± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	18,129± S.F.
PROPOSED IMPERVIOUS AREA	224,966± S.F.
TOTAL	224,966± S.F.

LOT 6 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	RETAIL
GROSS LAND AREA	4.18± AC.
NET LAND AREA	3.90± AC.
BUILDING AREA	
RETAIL	18,000 ± S.F.
TOTAL	18,000 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.098
PARKING REQUIRED	
RETAIL	
MINIMUM (1 SPACE/300 S.F.)	60 SPACES
MAXIMUM (1 SPACE/200 S.F.)	90 SPACES
PARKING PROVIDED	
CAR PARKING	154 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	74,067± S.F.
I.L.A. REQUIRED (7.5%/5% X V.U.A.)	9,876 S.F.
I.L.A. PROVIDED	10,617± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	97,990± S.F.
TOTAL	97,990± S.F.

LOT 7 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C1
EXISTING LAND USE	VACANT
PROPOSED LAND USE	BANK
GROSS LAND AREA	1.55± AC.
NET LAND AREA	1.40± AC.
BUILDING AREA	
BANK	4,500 ± S.F.
TOTAL	4,500 ± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 1.0)	0.067
PARKING REQUIRED	
RETAIL	
MINIMUM (1 SPACE/300 S.F.)	15 SPACES
MAXIMUM (1 SPACE/200 S.F.)	23 SPACES
PARKING PROVIDED	
CAR PARKING	18 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)	
BICYCLE PARKING REQUIRED/PROVIDED	2 SPACES

LANDSCAPE DATA:

V.U.A.	17,524± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	1,314 S.F.
I.L.A. PROVIDED	1,974± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	22,934± S.F.
TOTAL	22,934± S.F.

LOT 8 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R6
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SENIOR APARTMENTS
GROSS LAND AREA	7.36± AC.
NET LAND AREA	7.21± AC.
BUILDING AREA	33,006± S.F.
FLOOR AREA RATIO (MAX 0.75)	0.13
NO. OF DWELLING UNITS	124
BUILDING HEIGHT (MAX. ALLOWED 35')	35'
DENSITY (MAX. ALLOWED 17.42)	16.85 D.U./AC.
OPEN SPACE REQUIRED	48,090 S.F. (15%)
OPEN SPACE PROVIDED	48,090± S.F.
NO. OPEN SPACE REQUIRED	24,045 S.F. (7.5%)
REC. OPEN SPACE PROVIDED	24,045± S.F.
PARKING REQUIRED	
MIN.1.5 SPACES/DU	186 SPACES
MAX.3 SPACES/DU	372 SPACES
PARKING PROVIDED	193 SPACES
(INCLUDES 35 GARAGE SPACES)	
(INCLUDES 4 ACCESSIBLE SPACES)	
PARKING AREA RATIO	1.56 SP./UNIT

LANDSCAPE DATA:

V.U.A.	67,550± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	5,066 S.F.
I.L.A. PROVIDED	10,732± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	120,004± S.F.
TOTAL	120,004± S.F.

LOT 9 DATA:

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R6
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SENIOR APARTMENTS
GROSS LAND AREA	3.49± AC.
NET LAND AREA	3.49± AC.
BUILDING AREA	24,362± S.F.
FLOOR AREA RATIO (MAX 0.75)	0.16
NO. OF DWELLING UNITS	60
BUILDING HEIGHT (MAX. ALLOWED 35')	35'
DENSITY (MAX. ALLOWED 17.42)	17.19 D.U./AC.
OPEN SPACE REQUIRED	22,803 S.F. (15%)
OPEN SPACE PROVIDED	22,803± S.F.
NO. OPEN SPACE REQUIRED	11,402 S.F. (7.5%)
REC. OPEN SPACE PROVIDED	11,402± S.F.
PARKING REQUIRED	
MIN.1.5 SPACES/DU	90 SPACES
MAX.3 SPACES/DU	180 SPACES
PARKING PROVIDED	97 SPACES
(INCLUDES 35 GARAGE SPACES)	
(INCLUDES 4 ACCESSIBLE SPACES)	
PARKING AREA RATIO	1.62 SP./UNIT

LANDSCAPE DATA:

V.U.A.	40,746± S.F.
I.L.A. REQUIRED (7.5% X V.U.A.)	3,056 S.F.
I.L.A. PROVIDED	9,326± S.F.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	XXX± S.F.
TOTAL	XXX± S.F.

OVERALL NORTH SITE DATA:(LOTS 1-5)

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R5A/PD
PROPOSED ZONING	R6/C1
GROSS LAND AREA	18.25± AC.
NET LAND AREA	16.14± AC.

OVERALL TREE CANOPY DATA:

GROSS SITE AREA	795,005± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	459,642± S.F. (58%)
EXISTING TREE CANOPY TO BE PRESERVED	62,077± S.F. (8%)
TOTAL TREE CANOPY REQUIRED	166,951± S.F. (21%)
TOTAL TREE CANOPY PROVIDED	104,874± S.F. (13%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

OVERALL SOUTH SITE DATA:(LOTS 6-9)

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	R6/C1
GROSS LAND AREA	16.58± AC.
NET LAND AREA	16.01± AC.

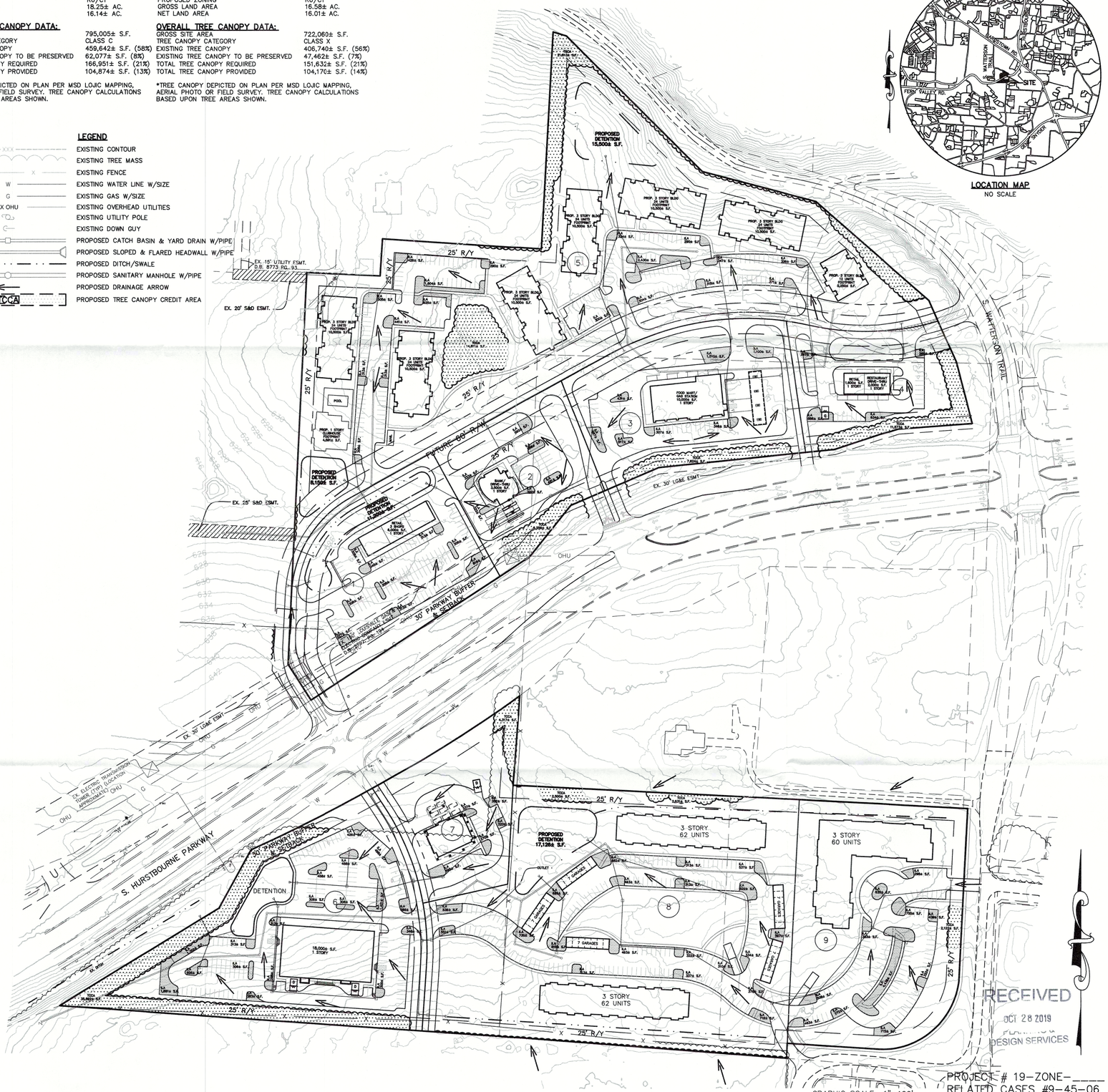
OVERALL TREE CANOPY DATA:

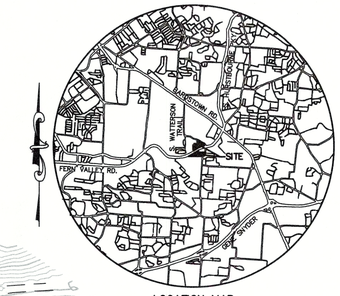
GROSS SITE AREA	722,060± S.F.
TREE CANOPY CATEGORY	CLASS X
EXISTING TREE CANOPY	406,740± S.F. (56%)
EXISTING TREE CANOPY TO BE PRESERVED	47,462± S.F. (7%)
TOTAL TREE CANOPY REQUIRED	151,632± S.F. (21%)
TOTAL TREE CANOPY PROVIDED	104,170± S.F. (14%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

LEGEND

- EXISTING CONTOUR
- EXISTING TREE MASS
- EXISTING FENCE
- EXISTING WATER LINE W/SIZE
- EXISTING GAS W/SIZE
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED SLOPED & FLARED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED SANITARY MANHOLE W/PIPE
- PROPOSED DRAINAGE ARROW
- PROPOSED TREE CANOPY CREDIT AREA





LOCATION MAP
NO SCALE

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PLANNING & DESIGN SERVICES

PROJECT # 19-ZONE-_____
RELATED CASES #9-45-06 & 10067
MSD WM # _____

MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
502-485-1508 ▶ MindelScott.com

OWNER
HURSTBOURNE PROPERTY GROUP, LLC.
15510 CHAMPION LAKES PLACE
LOUISVILLE, KY 40245

PRE-APPLICATION PLAN
STAR HILL DEVELOPMENT
6600, 6700 & 6725 S. HURSTBOURNE PARKWAY
5800, 5802 & 5930 S. WATTERSON TRAIL
LOUISVILLE, KENTUCKY 40291
TAX BLOCK 628, LOTS 7, 81, 139, 155, 156, 159 & 161
DEED BOOK & PAGES: 9211X226, 9268X205, 9250X784 & 9264X239

Revisions

Vertical Scale: N/A

Horizontal Scale: 1"=100'

Date: 10/28/19

Job Number: 3580

Sheet 1 of 1

19-ZONE PA 0075