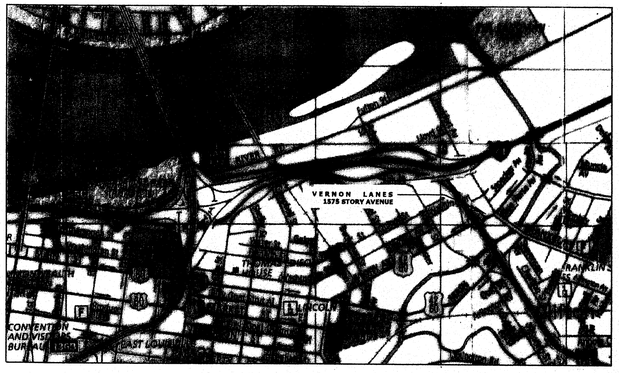
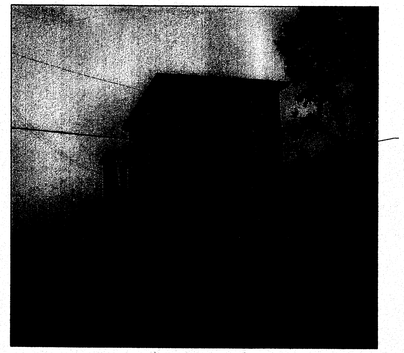


LOCATION MAP

NTS



EXISTING SIGNAGE

NTS

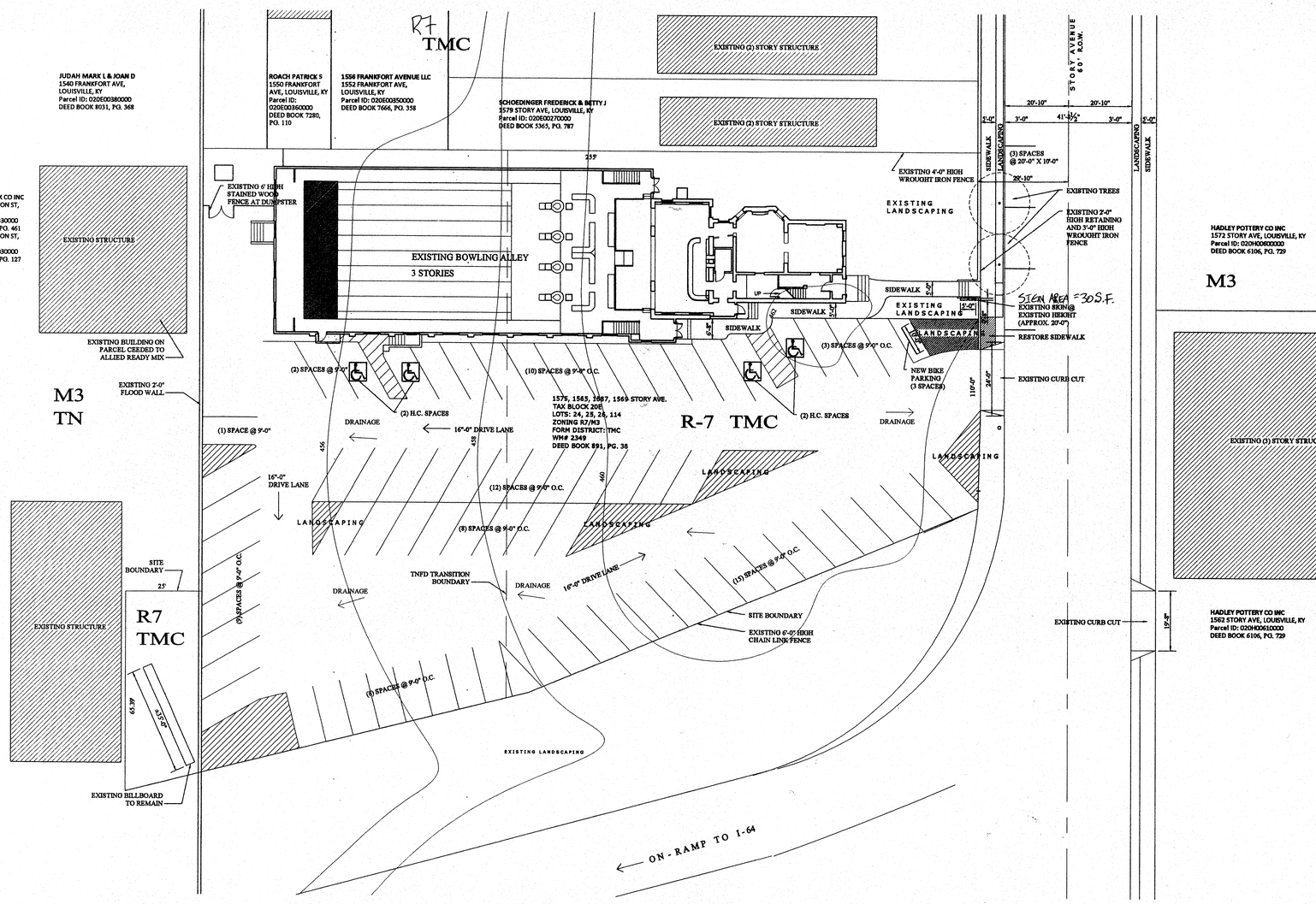
Waivers:

- of 10.2.4 to eliminate 25' Landscape buffer at flood wall R7 zoning.

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: Parking Waiver Approval

BY: Scott Thomas
DATE: 01/27/10
LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

- 9.1.16 for a parking waiver of 16 spaces.



SITE PLAN

SCALE: 1" = 20'-0"

0923

PROPERTY OWNER

The Vernon Club LLC
1575 Story Ave.
Louisville, KY, 40206
Dale McCall, M.S.
502 548 9054

PARKING SUMMARY

BASEMENT RECEPTION HALL SQ. FOOTAGE 7490 SQ. FT.

	MIN.	MAX.
REQUIREMENTS:	1 / 100 SQ. FT.	1 / 50 SQ. FT.
	75	150

BOWLING ALLEY SQUARE FOOTAGE 8941 SQ. FT. (8 LANES)

	MIN.	MAX.
REQUIREMENTS:	4 / LANE	6 / LANE
	32	48

2ND FLOOR (RECEPTION HALL) SQ. FT. 2052 SQ. FT.

	MIN.	MAX.
REQUIREMENTS:	1 / 100 SQ. FT.	1 / 50 SQ. FT.
	21	41

3RD FLOOR RESIDENTIAL (SINGLE UNIT) SQ. FT. 1299 SQ. FT.

	MIN.	MAX.
REQUIREMENTS:	1	5
TOTAL REQUIRED	129	244
10% TARC CREDIT (NET)	116	
20% HISTORIC (NET)	90	

PROPOSED LAYOUT:

UNRESTRICTED ON-STREET	3
H. C. ACCESSIBLE SPACES	4
STANDARD SPACES	67
TOTAL PROPOSED SPACES	**74**

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

JEFFREY M. RAWLINS
LICENSED ARCHITECT
26 JAN 2010

ARCHITECTURAL ARTISANS INC
748 EAST MARKET STREET LOUISVILLE KY 40202 502 582 3907

PROPERTY SUMMARY

EXISTING USE: **A-3 Bowling Alley / Multipurpose Activity Center (Reception Hall)**

PROPOSED USE: **A-3 Bowling Alley / Multipurpose Activity Center (Reception Hall)**

EXISTING ZONING: **R-7**
PROPOSED ZONING: **C-2**

FORM DISTRICT: **TRADITIONAL MARKETPLACE CORRIDOR**

CONSTRUCTION TYPE: **3-B**

BUILDING SQUARE FOOTAGES:

BASEMENT RECEPTION HALL	**7167 SQ FT**
FIRST FL BOWLING ALLEY	**8940 SQ FT**
SECOND FL (UNOCCUPIED)	**2091 SQ FT**
THIRD FL (UNOCCUPIED)	**1291 SQ FT**
TOTAL BUILDING	**19,518 SQ FT**

PROPERTY SQUARE FOOTAGE: **38,938 SQ FT**
SITE VEHICULAR USE AREA: **25,002 SQ FT**

AREA TO BE REZONED → ~~SITE AREA~~ = 0.893 ACRES
FAR 0.50
MAX. HEIGHT OF EXISTING STRUCTURE = 45'

CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT FOR ACCESS MODIFICATIONS ARE REQUIRED PRIOR TO FINAL PLAN APPROVAL AND TRANSMITTAL.

PRELIMINARY APPROVAL
Condition of Approval:
Development Review 1/27/10 Date
LOUISVILLE & JEFFERSON COUNTY METROPLOITAN SEWER DISTRICT

1575, 1565, 1587, 1569 STORY AVE.
TAX BLOCK 20E
LOTS: 24, 25, 26, 114
ZONING R7/M3
FORM DISTRICT: TMC
WM# 2349
DEED BOOK 891, PG. 38

RECEIVED
JAN 26 2010
PLANNING & DESIGN SERVICES

LOUISVILLE METRO PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 12978
APPROVAL DATE March 18, 2010
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION

THE VERNON CLUB

DETAILED DISTRICT DEVELOPMENT PLAN
1575 STORY AVENUE LOUISVILLE KENTUCKY 40206

REVISIONS

DATE
26 JANUARY 2010
18 JANUARY 2010
19 NOVEMBER 2009
05 OCTOBER 2009
07 SEPTEMBER 2009

SHEET 1 OF 1

12978