

SITE STATISTICS

LAND USE:	MIXED USE	71 DU
ZONING:	NO CHANGE IN ZONING	500 AC
PROPOSED ZONING:	NO CHANGE IN ZONING	34,756 AC
GROSS SITE AREA:		34,756 AC
SECTION 2 SITE AREA:		9.6 AC
ACREAGE IN STREET ROW:		

RESIDENTIAL		
SF DETACHED		71 DU
SF ATTACHED		40 DU
SMALL MULTIFAMILY		63 DU
MIXED USE		152 DU
TOTAL		326 DU

NON-RESIDENTIAL		
MIXED-USE	54,000 SF	
RETAIL	0 SF	
OFFICE	0 SF	
HOTEL	0 SF	
GROCERY STORE	0 SF	
SPECIAL DISTRICT BUILDINGS	0 SF	
TOTAL	0 SF	

PUBLIC REALM		
ROADS - LINEAR FT	6,522 LF	
OPEN SPACE	3.82 AC	
STORMWATER	0.00 AC	

TRANSECTS		
T3	7.024 AC	
T4	22.495 AC	
T5	2.237 AC	
TOTAL LAND	34,756 AC	

BLOCK INFORMATION

BLOCK NUMBER:	PERIMETER
1	1,686 FT.
2	662 FT.
3	1,389 FT.
4	1,058 FT.
5	1,420 FT.
6	1,170 FT.
7	1,114 FT.
8	1,013 FT.
9	1,372 FT.
10	1,308 FT.
11	1,670 FT.
12	1,225 FT.

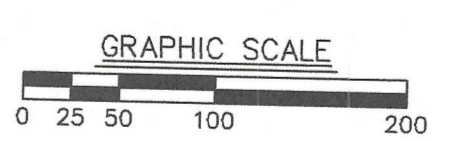
TREE PRESERVATION AREA
EXISTING TREE CANOPY: 471,282 SF
TREE CANOPY TO REMAIN: 72,193 SF

AUTOMOBILE PARKING CALCULATIONS

BLOCK	USE	TRANSECT	SQ. FT. OR UNITS	REQUIRED RATIO	REQUIRED COUNT	PROVIDED ON SITE	PROVIDED MID-BLOCK	PROVIDED ON-STREET	REMAINDER
BLOCK 01	Residential (1-2 du)	T3	13 du	2 / du	26 sp.	26 sp.	-	-	-
BLOCK 02	Residential (1-2 du)	T3	4 du	2 / du	8 sp.	8 sp.	-	-	-
BLOCK 03	Residential (1-2 du)	T3	13 du	2 / du	26 sp.	26 sp.	-	10 sp.	10 sp.
BLOCK 04	Residential (1-2 du)	T3	9 du	2 / du	18 sp.	18 sp.	-	23 sp.	23 sp.
BLOCK 05	Residential (1-2 du)	T3	5 du	2 / du	10 sp.	10 sp.	-	53 sp.	53 sp.
BLOCK 06	Residential (1-2 du)	T4	15 du	1.5 / du	22.5 sp.	30 sp.	-	-	7.5 sp.
BLOCK 07	Residential (>2 du)	T4	4 du	1.5 / du	6 sp.	6 sp.	-	-	-
BLOCK 08	Residential (1-2 du)	T4	6 du	1.5 / du	9 sp.	12 sp.	-	21 sp.	24 sp.
BLOCK 09	Residential (>2 du)	T4	12 du	1.5 / du	18 sp.	19 sp.	-	-	1 sp.
BLOCK 10	Residential (1-2 du)	T4	8 du	1.5 / du	12 sp.	16 sp.	-	24 sp.	30 sp.
BLOCK 11	Residential (>2 du)	T4	9 du	1.5 / du	13.5 sp.	14 sp.	12 sp.	-	33 sp.
BLOCK 12	Residential (1-2 du)	T4	20 du	1.5 / du	30 sp.	40 sp.	-	-	10 sp.
BLOCK 13	Residential (>2 du)	T5	60 du	1 / du	60 sp.	20 sp.	20 sp.	29 sp.	9 sp.
BLOCK 14	Commercial	T5	17,000 sq. ft.	3 / 1,000 sq. ft.	51 sp.	-	36 sp.	19 sp.	4 sp.
BLOCK 15	Residential (1-2 du)	T4	10 du	1.5 / du	15 sp.	20 sp.	-	-	5 sp.
BLOCK 16	Residential (>2 du)	T4	26 du	1.5 / du	39 sp.	32 sp.	7 sp.	-	-
BLOCK 17	Commercial	T4	4,000 sq. ft.	4 / 1,000 sq. ft.	16 sp.	-	5 sp.	11 sp.	-
BLOCK 18	Residential (>2 du)	T5	21 du	1 / du	21 sp.	8 sp.	15 sp.	-	2 sp.
BLOCK 19	Commercial	T5	6,500 sq. ft.	3 / 1,000 sq. ft.	19.5 sp.	-	-	44 sp.	24.5 sp.
BLOCK 20	Residential (>2 du)	T4	12 du	1.5 / du	18 sp.	18 sp.	-	-	-
BLOCK 21	Civic	T4	n/a	n/a	n/a	-	31 sp.	22 sp.	53 sp.
BLOCK 22	Residential (1-2 du)	T4	13 du	1.5 / du	19.5 sp.	26 sp.	-	-	6.5 sp.
BLOCK 23	Commercial	T4	10,000 sq. ft.	4 / 1,000 sq. ft.	40 sp.	9 sp.	18 sp.	17 sp.	4 sp.
BLOCK 24	Residential (>2 du)	T5	57 du	1 / du	57 sp.	30 sp.	30 sp.	-	3 sp.
BLOCK 25	Commercial	T5	16,500 sq. ft.	3 / 1,000 sq. ft.	49.5 sp.	-	-	30 sp.	1.5 sp.
TOTAL					622.5 sp.	412 sp.	174 sp.	332 sp.	316.5 sp.

LAND USE TABLE

	Master Plan Total	Section 1 Total	Section 2 Total	Section 3 Total	REMAINING
Commercial	750,770 sq. ft.	40,000 sq. ft.	54,000 sq. ft.	60,000 sq. ft.	596,770 sq. ft.
Hospital Commercial	886,500 sq. ft.	sq. ft.	sq. ft.	sq. ft.	886,500 sq. ft.
Residential					
Mixed-Use	891 du	93 du	152 du	93 du	553 du
Multi-Family	870 du	77 du	63 du	128 du	602 du
Single-Family Attached	605 du	46 du	40 du	34 du	485 du
Single-Family Detached	604 du	57 du	71 du	du	476 du
TOTAL	2,970 du	273 du	328 du	255 du	2,116 du



PROPERTY ADDRESS:
7001 HWY. 329 AND
6530 DOVEFIELD TR.,
CRESTWOOD, 40014

PRIMARY OWNER:
PERRIN LAND COMPANY
PO BOX 21
CRESTWOOD, KY 40014

PARCEL NUMBERS:
23-00-00-15A & 23-00-00-15K

WM # _____

DOCKET # PZ-23-024
PZ-23-014

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
LOUISVILLE, KENTUCKY 40202
(502) 584-6271

THE HENRY CLAY

DATE: _____

NO. REVISION: _____

SHEET TITLE: TRC - SECTION 2

PROJECT TITLE: CLORE STATION

DEVELOPER: CLORE / JONES

JOB NO. 3071

SCALE: 1"=100'

DATE: 03/06/2026

DRAWING NO. 2

SHEET 1 OF 1