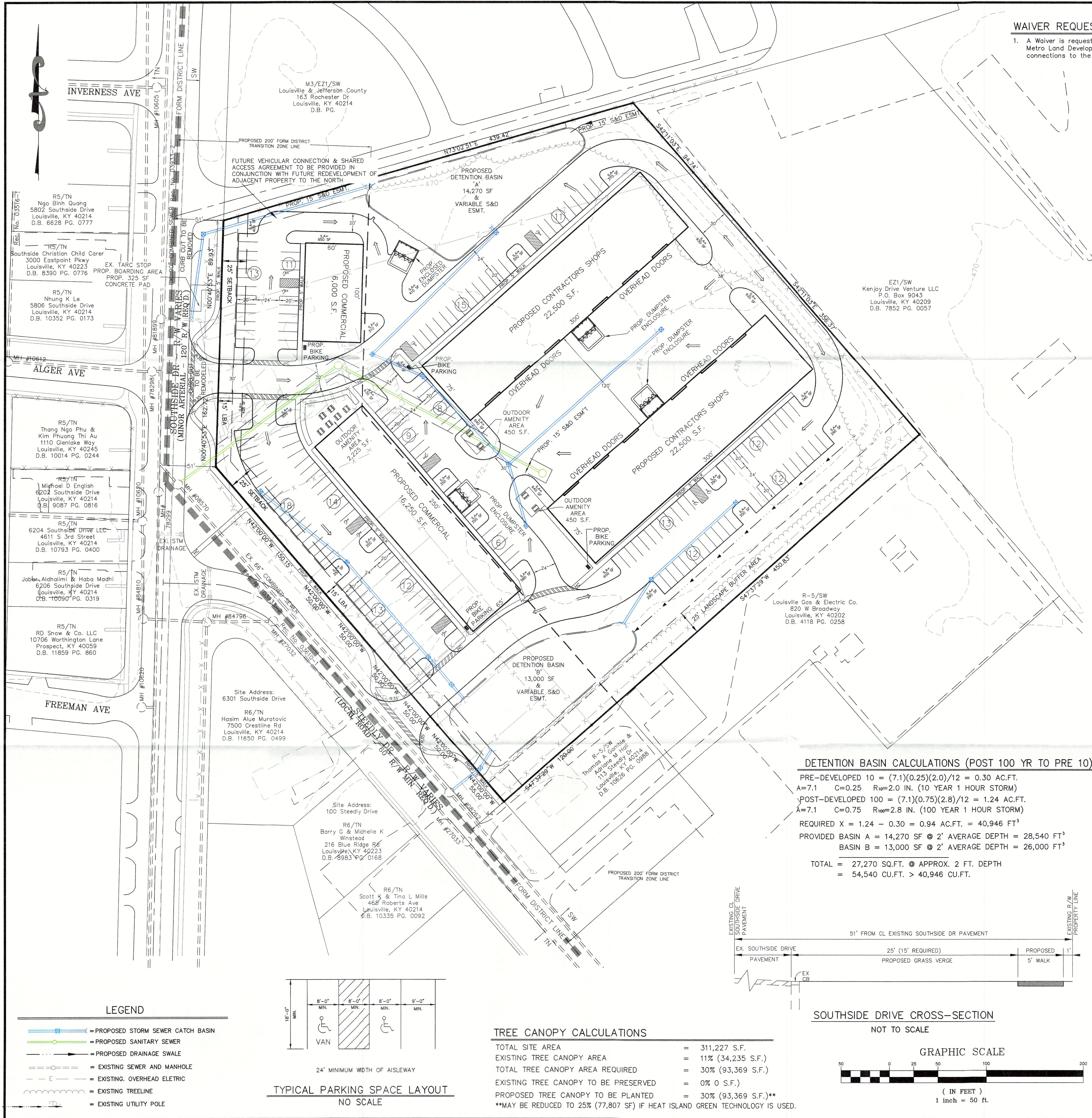
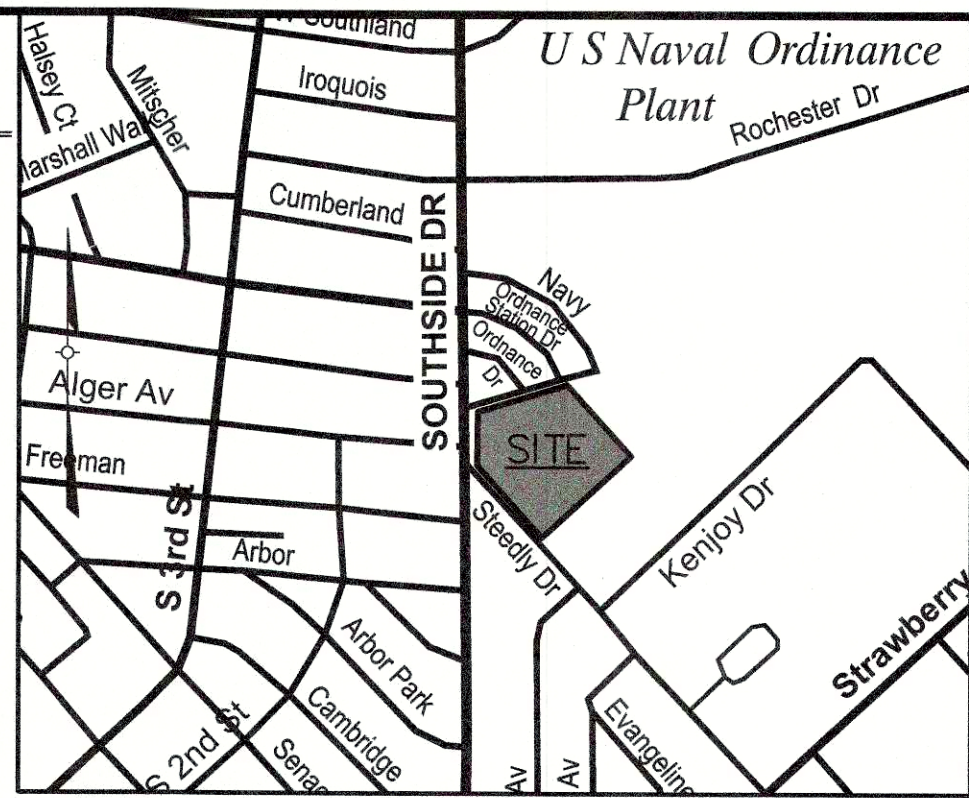




1. A Waiver is requested from Section 5.9.2.A.1.b.ii of the Louisville Metro Land Development Code to not provide vehicular & pedestrian connections to the east and south property lines.



LOCATION MAP
NOT TO SCALE

SW REQUIREMENTS

FRONT YARD & STREET SIDE YARD = 25' (PARKING PERMITTED)
SIDE YARD = NONE (UNLESS ADJ TO RES SEE **)
REAR YARD = NONE (UNLESS ADJ TO RES SEE **)
** INDUSTRIAL USES ADJ TO RES USE & ZONES SHALL PROVIDE A 50 FT LBA + 6 FT SCREEN

PROJECT DATA

TOTAL SITE AREA	= 7.14± Ac. (311,227 S.F.)
EXISTING ZONING	= R-5
PROPOSED ZONING	= C-2
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= SINGLE FAMILY
PROPOSED USE	= CONTRACTORS SHOPS, RESTAURANT, OFFICE

BUILDING HEIGHT = 30' (50' MAX. ALLOWED)
BUILDING AREA = 67,500 SF
F.A.R. = 0.2 (5.0 MAX. ALLOWED)

PARKING REQUIRED

CONTRACTORS SHOPS	MIN.	MAX.
45,000/2,000 S.F. MIN.	= 23 SP	
45,000/500 S.F. MAX.		= 90 SP
COMMERCIAL (SHOPPING GOODS, SERVICE ORIENTED, RESTAURANT, OFFICE)		
22,250/500 S.F. MIN.	= 45 SP	
22,250/100 S.F. MAX.		= 223 SP

TOTAL PARKING REQUIRED	= 68 SP	313 SP
TOTAL PARKING PROVIDED	= 179 SP	
	(10 ADA SP INCLUDED)	

BIKE PARKING REQUIRED/PROVIDED	
RETAIL	= 2 LONG TERM/2 SHORT TERM
WAREHOUSE	= 2 LONG TERM

OUTDOOR AMENITY AREA
REQUIRED & PROVIDED

RETAIL 10% (22,250 S.F.)	= 2,225 S.F.
OFFICE/WAREHOUSE 10% (9,000 S.F.)	= 900 S.F.

TOTAL VEHICULAR USE AREA	=	130,580 S.F.
INTERIOR LANDSCAPE AREA REQUIRED	=	9,794 S.F. (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	=	12,541 S.F. (10%)

EXISTING IMPERVIOUS	= 15,483 S.F.
PROPOSED IMPERVIOUS	= 129,815 S.F. (37% INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust and air quality shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
10. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.
11. Street trees are required and shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
12. There is no outdoor storage proposed with this development.

MSD NOTES:

1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by L.E. and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0074 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (→) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. Site discharges into the combined sanitary sewer system and shall limit the 100 year post-developed discharge to the 10 year pre-developed discharge per section 10.3.1.2 of the MSD design manual.
7. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
8. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
9. MSD drainage bond required prior to MSD construction plan approval.

SITE ADDRESS:	SITE ADDRESS:
6101,6105 & 6107 SOUTHSIDE DR LOUISVILLE, KY 40214	101,103,105,107,109 & 111 STEEDLY DRIVE LOUISVILLE, KY 40214
TAX BLOCK 059H, LOT 91,92 D.B. 11773, PG. 0711	TAX BLOCK 059H, LOT 93,94,95,96,97 & 98 D.B. 11773, PG. 0711

COUNCIL DISTRICT - 21
FIRE PROTECTION DISTRICT - LOU
MUNICIPALITY - LOUISVILLE

CASE: 21-ZONE-0163
WM #12265

REVISIONS		
(NO.)	DATE	DESCRIPTION
1	1/14/21	PER AGENCY COMMENTS
2	1/13/22	AR
3	2/21/22	PER AGENCY COMMENTS
4	8/12/22	8/11/22 LD&T COMMENTS
5	9/02/22	REV PROPOSED ZONING TO C-2

ENGINEER'S SEAL	SURVEYOR'S SEAL
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PROJECT DATA

FILE NAME: 20204-DDDP

DATE: 12/20/21

CHECKED BY: AR

SCALE: AS SHOWN

DRAWN BY: TF

L&D

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS • LAND SERVICES • LANDSCAPE ARCHITECTURE
503 WESTBURN AVENUE, SUITE 110 • LOUISVILLE, KENTUCKY 40212
FAX: 502.444.9575 PHONE: 502.444.9574
WEB SITE: WWW.LDD-NC.COM

20204

SOUTHSIDE DRIVE

OWNER/DEVELOPER

TERESA NGUYEN & JUSTIN V DINH

6105 SOUTHSIDE DRIVE

LOUISVILLE, KY 40214

SHEET

1

OF 1

Case No. 21-ZONE-0161 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan, **SUBJECT** to the following binding elements:

1. 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.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet for any work in the Southside Drive right-of-way.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - e. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the September 1, 2022 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
 - f. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

5. 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.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
7. 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.
8. The owner/developer will construct a 5X15 foot wide boarding area on Southside Drive as shown on the development plan between the sidewalk curve/edge of pavement and install upon it a bench and trash receptacle. The owner/developer will maintain the transit stop and empty the trash receptacle on an as needed basis.
9. No power equipment that will cause a noise disturbance will be run between the hours of 10 p.m. and 6 a.m.
10. The following uses shall be prohibited on site:
Package Liquor Store
Smoking Retail Store
Quick Loan or Payday Loan Businesses