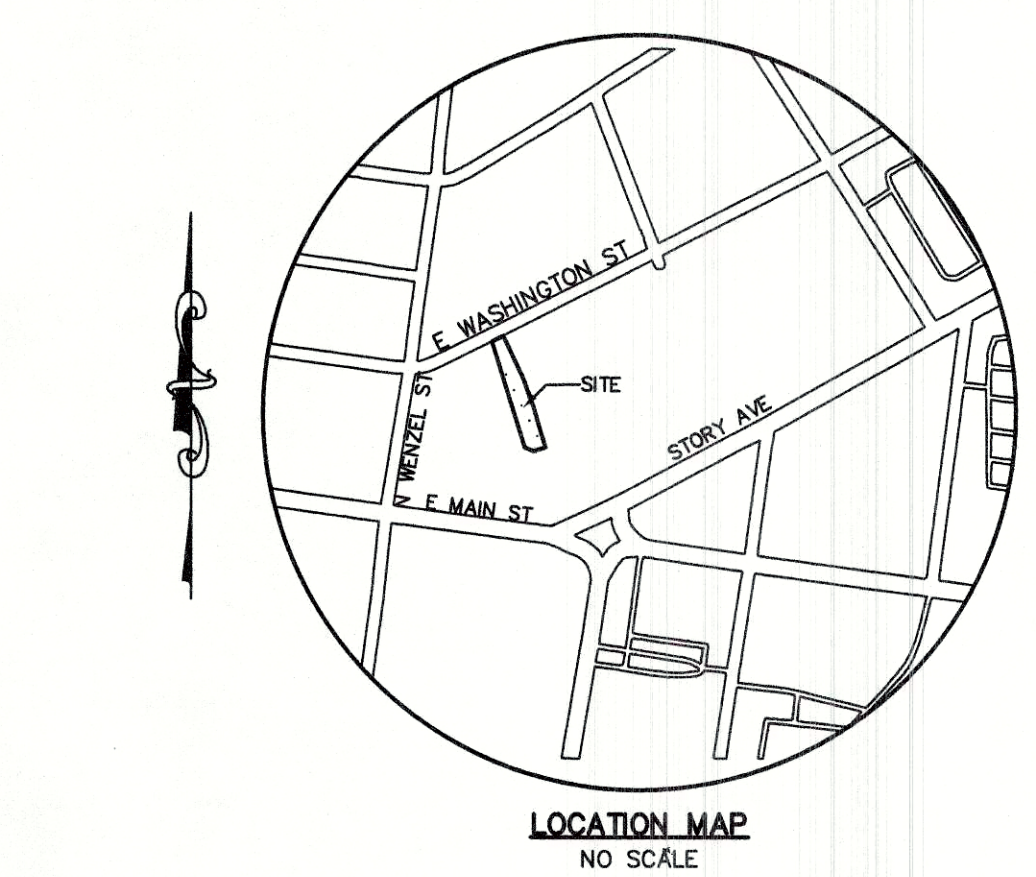


Case No. 22-ZONE-0150 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan, **ON CONDITION** that the applicant will obtain a license agreement from Louisville Metro Public Works for any encroachments within the public right of way (such as the bike racks), and **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. 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.
3. 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.
4. 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.
5. 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.
6. Prior to any exterior alterations on the subject site, a Certificate of Appropriateness must be approved to ensure compliance with the regulations of the Butchertown Historic Preservation District.

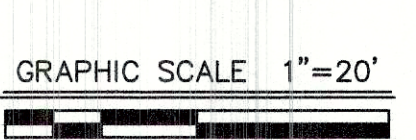


LEGEND
---XXX--- EXISTING CONTOUR
---X---X--- EXISTING TREE MASS
---X---X--- EXISTING FENCE
---X---X--- EXISTING SANITARY MANHOLE W/PIPE

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: [Signature]
DATE: 11/28/2022
LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
Date: 11/28/22
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
NOV 15 2022
PLANNING & DESIGN SERVICES



CASE #22-ZONE-0120

- GENERAL NOTES:**
- NO NEW CONSTRUCTION IS PROPOSED (WITH THE EXCEPTION OF INTERIOR RENOVATIONS).
 - DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - THE DEVELOPMENT LIES IN THE LOUISVILLE #2 FIRE DISTRICT.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 - STREET TREES SHALL BE PROVIDED AS REQUIRED BY 10.2.8 OF THE LDC.

- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND WASTEWATER SPECIFICATIONS.
 - EXISTING SANITARY SEWER CONNECTS TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111CO 028F).

- PUBLIC WORKS AND KTC NOTES:**
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
 - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
 - CONSTRUCTION PLANS, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

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

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 22-Zone-0150
APPROVAL DATE January 5, 2023
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
[Signature]
COMMISSION PLANNING

OVERALL SITE DATA:
FORM DISTRICT
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
GROSS LAND AREA
NO. OF DWELLING UNITS
EXISTING (2 IN EACH BUILDING)
PROPOSED (1 IN FRONT BUILDING, 2 IN REAR)
BUILDING HEIGHT (MAX ALLOWED 45')
DENSITY (MAX ALLOWED 34.84)
BUILDING AREA
RESIDENTIAL
RETAIL
TOTAL
FLOOR AREA RATIO (MAX 1.0)
PARKING REQUIRED
RESIDENTIAL
MINIMUM (N/A)
MAXIMUM (2 SPACES/UNIT)
RETAIL STORE
MINIMUM (N/A - BUILDING OVER 50 YRS)
MAXIMUM (1 SPACE/200 S.F.)
TOTAL
PARKING PROVIDED
PARKING (ON STREET)
BICYCLE PARKING REQUIRED/PROPOSED

TRADITIONAL NEIGHBORHOOD
R6
C1
MULTI FAMILY
MULTI FAMILY/RETAIL STORE
0.12± AC.
4
3
25±
25 D.U./AC.
2,156± S.F.
1,238± S.F.
3,414± S.F.
0.65

DIMENSIONAL STANDARDS:
MIN. LOT AREA
MIN. LOT WIDTH
MIN. FRONT YARD
MIN. STREET SIDE YARD
MAX. FRONT YARD
MIN. REAR YARD
MAX. BUILDING HEIGHT
N/A
N/A
15'
0'
25'
5'
45/3 STORIES

WAIVER REQUEST:
A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO OMIT THE 15' LANDSCAPE BUFFER AREA REQUIRED ADJACENT TO R6 ZONED PROPERTY.

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

OWNER/DEVELOPER
JAMES DANIEL & MARY CATHERINE BOWLING
3608 GRAHAM ROAD
LOUISVILLE, KY 40207

DETAILED DISTRICT DEVELOPMENT PLAN
1008 E WASHINGTON ST
MULTI-USE DEVELOPMENT
1008 E WASHINGTON ST. LOUISVILLE, KY 40206
TAX BLOCK 19G, LOT 61
DEED BOOK 12233, PAGE 469

Revisions	1/1/22	PER AGENCY COMMENTS

Vertical Scale: N/A
Horizontal Scale: 1"=20'
Date: 10/24/22
Job Number: 3979
Sheet
1
of 1

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