

Case No. 22-ZONE-0125 – Revised General District Development Plan

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

Proposed General District Development Plan Binding Elements

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission except for land uses permitted in the established zoning district.
2. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
3. The following uses, although permitted generally in the C-2 Commercial District, are prohibited uses within the C-2 areas of Stony Brook South: adult entertainment, bookbinding facilities, kennels, monument sales, plumbing and heating shops, sign painting, skating rinks, taverns, theaters, used car sales unless in connection with a new car sales dealership, advertising signs (billboards). The remainder of the C-2 Commercial uses (being those that are not specifically listed in the C-1 District) shall be allowed in the C-2 areas of Stony Brook South, but only to the extent of one-third of the allowable commercial square footage allowed $113 \times 620,670 = 206,890$ square feet).
4. There shall be no direct vehicular access to Watterson Trail from Outlots 3 and 1. Access to Hurstbourne Parkway shall be as shown on the approved Detailed District Development Plan.
5. Signs shall be in accordance with Chapter 8 of the Land Development Code
6. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.
7. There shall be no outdoor storage on the site.
8. Outdoor lighting shall be directed down and away from surrounding residential properties.
9. The western boundary of the site (Outlots 3, 4, 5 and the Meijer lot) shall contain a buffer transition area 40 feet in width which shall contain berming and landscaping as approved by the Commission staff. This 40 foot buffer transition

area shall remain residentially zoned. Structures shall be no more than one-story, not to exceed 35 feet in height.

10. Within 60 days of the provision of transit service on Hurstbourne Parkway, the owner shall construct two (2) transit shelters in locations to be determined in consultation with the Transit Authority. The Owner / Developer will maintain the transit stops on an as needed basis.
11. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) 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.
 - c. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits, per Ordinance 195, Series 2005 for the process of dedicating a private road as a public right-of-way:
 - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - f. Where sidewalk easements are shown on the approved development plan, sidewalk easement agreements in forms acceptable to the Planning Commission legal counsel shall be reviewed and approved in consultation with the Louisville Metro Department of Public Works and recorded with the record subdivision plat. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
12. A certificate of occupancy must be received from the appropriate code enforcement office 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.

13. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.
14. All street signs shall be installed by the Developer and shall conform with the Manual on Uniform Traffic Control Devices (MUTCD) requirements. Street signs shall be installed prior to the recording of the subdivision record plat or occupancy of the first residence on the street and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
15. Improvements required by KYTC within the Hurstbourne Parkway right-of-way ("J-turn") shall be made prior to allowing any access from adjacent property to the proposed public roadways.

Case No. 22-ZONE-0125 - District Development Plan Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested 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. 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.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - d. A shared parking and reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - f. Final elevations/renderings shall be submitted for review and approval by Planning Commission staff and shall be substantially similar to the renderings/elevations shown at the Planning Commission public hearing. A copy of the approved rendering shall be available in the case file on record in the offices of the Louisville Metro Planning Commission.
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. Trash collection shall not occur before 6 AM or later than 10 PM in accordance with the Louisville Metro Noise Ordinance.
7. No junked or inoperable vehicles shall be permitted to be parked on the subject site. Vehicles that are to remain on site for longer than 24 hours after check-in shall be stored overnight within the repair bays.

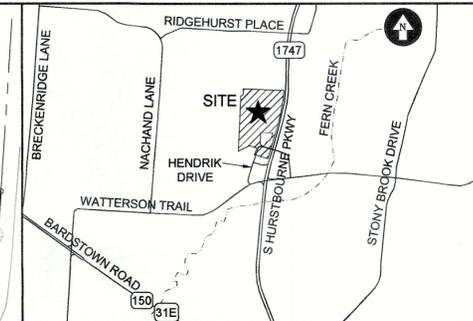
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NOTICE

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

8004 MEADOWGREEN PLACE
WKS & ASSOCIATES
PVA #2683-00K20000
TRAINING: 01

S 87°29'58" E 952.08'



VICINITY MAP
SCALE: 1"=2000'

SITE INFORMATION

PVA #00404770000
ZONING: C-2
ACRES: 0.92

EXISTING USE: MEIJER PARKING LOT
PROPOSED USE: AUTOMOBILE REPAIR FACILITY

SETBACKS: C-2 (SUBURBAN MARKETPLACE CORRIDOR DISTRICT)
FRONT: N/A
SIDE: N/A
REAR: N/A

SIZING:
MAXIMUM BLDG. HEIGHT: 60 FEET
MINIMUM LOT AREA: N/A
MINIMUM LOT WIDTH: N/A

BUILDING:
BUILDING FLOOR AREA: 5,815 S.F.
BUILDING HEIGHT: 24 FEET

ILAVUA:
ILA: 6,513 S.F.
VUA: 26,273 S.F.

PARKING:
REQUIRED:
RETAIL OFFICE:
1 SPACE / 500 S.F. FLOOR AREA: 1,070 S.F. / 500 = 3 SPACES
VEHICLE REPAIR GARAGE:
1 SPACE / BAY: 9 BAYS X 1 = 9 SPACES

TOTAL MINIMUM REQUIRED SPACES: 12
TOTAL MAXIMUM REQUIRED SPACES: 51

PROPOSED: 66 SPACES

TOTAL MINIMUM REQUIRED BICYCLE SPACES:
12 SPACES X 0.10 = 1.2 SPACES = 3 SPACES

LEGEND

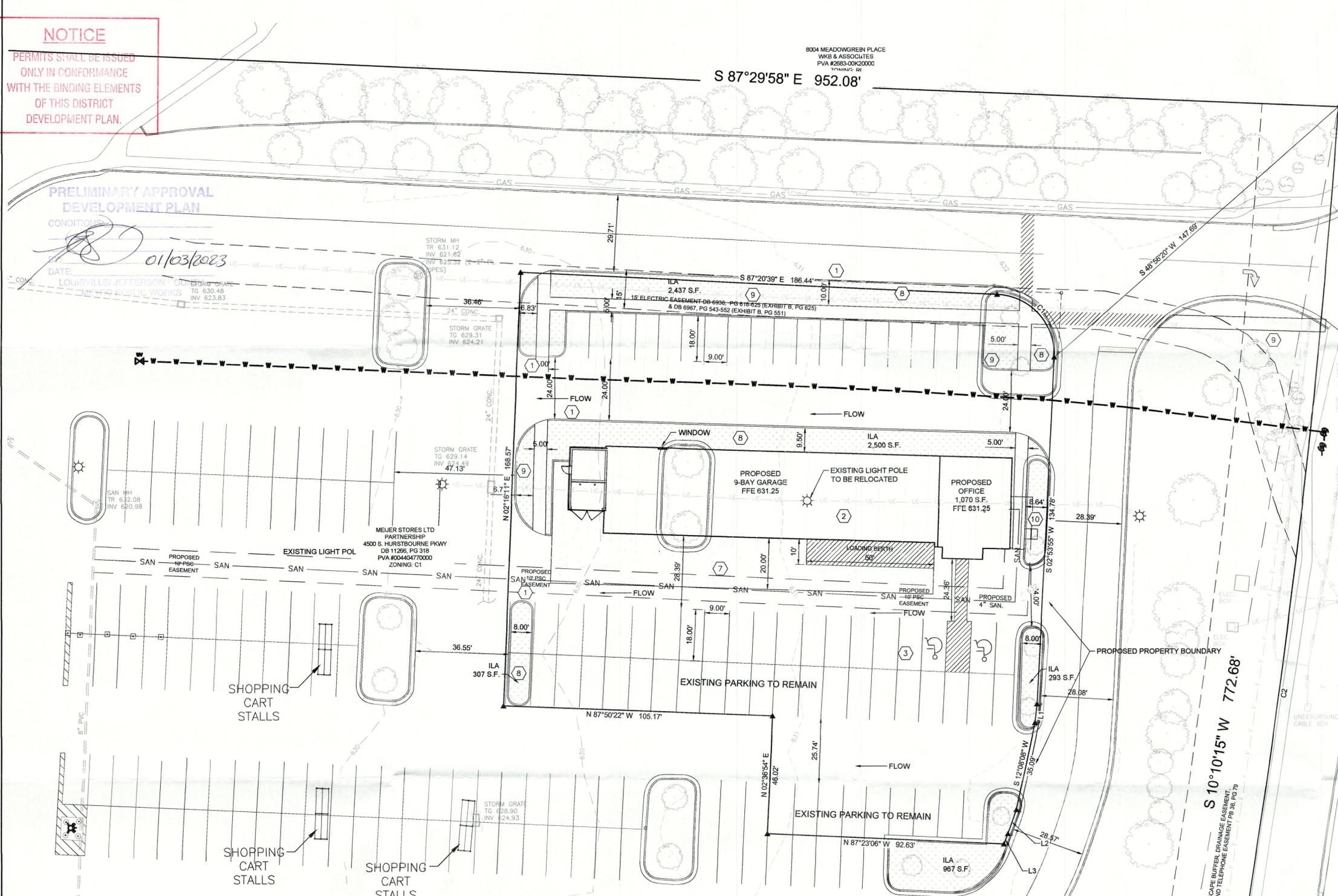
- - SET 1/2" IRON BAR W/ CAP "LS 3870"
- - PROPERTY CORNER FOUND AS NOTED
- ▲ - FOUND MAG NAIL
- - PROPERTY BOUNDARY
- - - - - CONTOURS
- - - - - PROP. ADJOINER
- - - - - ROAD
- - - - - BUILDING LINE
- - - - - EASEMENTS
- X - X - - - - FENCE
- - - - - TELEPHONE LINES
- - - - - ELECTRIC LINES
- - - - - STORM
- - - - - GAS
- - - - - SANITARY
- W - W - - - - WATER
- ⊙ - SANITARY MANHOLE
- ⊕ - FIRE HYDRANT
- ⊖ - WATER VALVE
- ⊙ - POWER POLE
- ⊙ - LIGHT POLE

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

DATE: 01/03/2023

LOUISVILLE/JEFFERSON COUNTY PUBLIC WORKS



KEY NOTES

- INSTALL MEDIAN CURB.
- PROPOSED BUILDING.
- PAVEMENT MARKING. INSTALL PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- SAWCUT AND REMOVE EXISTING CURB.
- CONSTRUCT ASPHALT PAVEMENT.
- RELOCATE EXISTING LIGHT POLE.
- CONSTRUCT CONCRETE PAD.
- INSTALL SOD.
- CONSTRUCT 5' WIDTH SIDEWALK.
- INSTALL 4 SPACE BICYCLE RACK.

NOTES:

- SANITARY LATERAL CONNECTION SHOWN IS CONCEPTUAL AND EXACT LOCATION WILL BE COORDINATED WITH MEIJER.
- A MINOR PLAT SHALL NEED TO BE EXECUTED PRIOR TO CONSTRUCTION APPROVAL.
- CROSS ACCESS AGREEMENT OR EASEMENT TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- 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, BOND AND KTC PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- SHARED ACCESS AND PARKING WILL BE AVAILABLE WITH MEIJER SITE.

MSD NOTES:

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES. OFFSITE PRIVATE EASEMENTS ARE REQUIRED.
- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- STORM WATER DRAINAGE PATTERNS SHALL REMAIN THE SAME AS ORIGINALLY DESIGNED.

PRELIMINARY APPROVAL
Condition of Approval:

Development Review Date: 12-20-22
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 22-302-0125
APPROVAL DATE: Feb. 2, 2023
SIGNATURE OF PLANNING COMMISSION

SITE DISTURBANCE:
AREA: 37,224 S.F. = 0.85 ACRES
IMPERVIOUS AREA:
EXISTING: 37,900 S.F.
PROPOSED: 33,788 S.F.
NET DECREASE: 4,114 S.F.

TOTAL SITE AREA: 40,122 S.F.
EXISTING TREE CANOPY: (6 @ 1,200 S.F.) 7,200 S.F.
EXISTING TREE CANOPY TO REMAIN: 6,000 S.F.
PERCENT CANOPY TOTAL: 15%
REQ. NEW TREE CANOPY: (FROM LDC TBL 10.1.1) 14,042 S.F. (35%)

TRACT 1 STATISTICS (MEIJER)
SITE AREA: 28.49+/- ACRES
EXISTING ZONE: C-1
EXISTING FORM DISTRICT: SMCFD
EXISTING USE: RETAIL
EXISTING BUILDING AREA: 235,028 S.F.
EXISTING PARKING PROVIDED 1,022 SPACES

MINIMUM SPACES REQUIRED
1 SPACE FOR EACH 200 S.F. OF GROSS 784 PARKING SPACES FLOOR AREA

MAXIMUM SPACES REQUIRED
1 SPACE FOR EACH 200 S.F. OF GROSS 1,176 PARKING SPACES FLOOR AREA

REMOVED FROM TRACT 1 (MEIJER)
AREA REMOVED: 0.92 ACRES
PARKING REMOVED: 85 SPACES

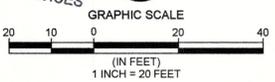
TOTAL PARKING (MEIJER + PROPOSED SITE)
1,022 - 85 = 937 TOTAL SPACES

OWNER
MEIJER STORES LTD PARTNERSH
2929 WALKER AVE. NW
GRAND RAPIDS, MI 49544
TAX BLOCK 44, LOT 477
DB 11266, PG 318

DEVELOPER
CHRISTIAN BROTHERS
AUTOMOTIVE CORPORATION
CONTACT: CYNTHIA MURPHY
17725 KATY FREEWAY, SUITE 200,
HOUSTON, TX 77094
281-675-6178

DESIGN ENGINEER
THOROUGHbred
DANIEL REHNER, P.E.
238 NORTH BROADWAY
LEXINGTON, KY 40507
PHONE (859) 785 - 0383

RECEIVED
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PLANNING & DESIGN SERVICES



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(859) 785-0383
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IBC SPECIAL INSPECTIONS, MATERIAL TESTING,
CM-CCI-CONSTRUCTION SERVICES
THOROUGHbred
DESIGN | ENGINEER | CONSTRUCTOR

SITE LAYOUT PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
PLAN CERTAIN DISTRICT DEVELOPMENT PLAN DOCKET #22-302-0125
OUTLOT 3
4500 SOUTH HURSTBOURNE PARKWAY, LOUISVILLE, KENTUCKY 40299

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|-------------------|------------|--------------|-----|
| PROJECT NO. | 210194 | DRAWN BY: | TAF |
| DATE | 10/24/2022 | REVIEWED BY: | DJR |
| ISSUED FOR REVIEW | | | |
| REVISION | DATE | | |
| 1 | 10/24/2022 | | |
| 2 | 11/15/2022 | | |
| 3 | 12/5/2022 | | |

C-1.0

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