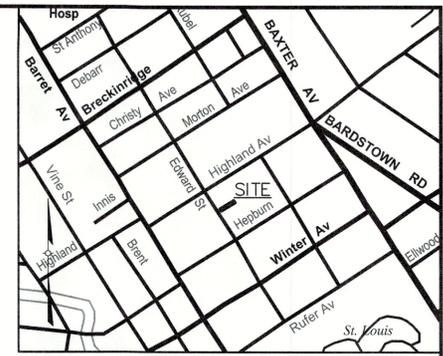
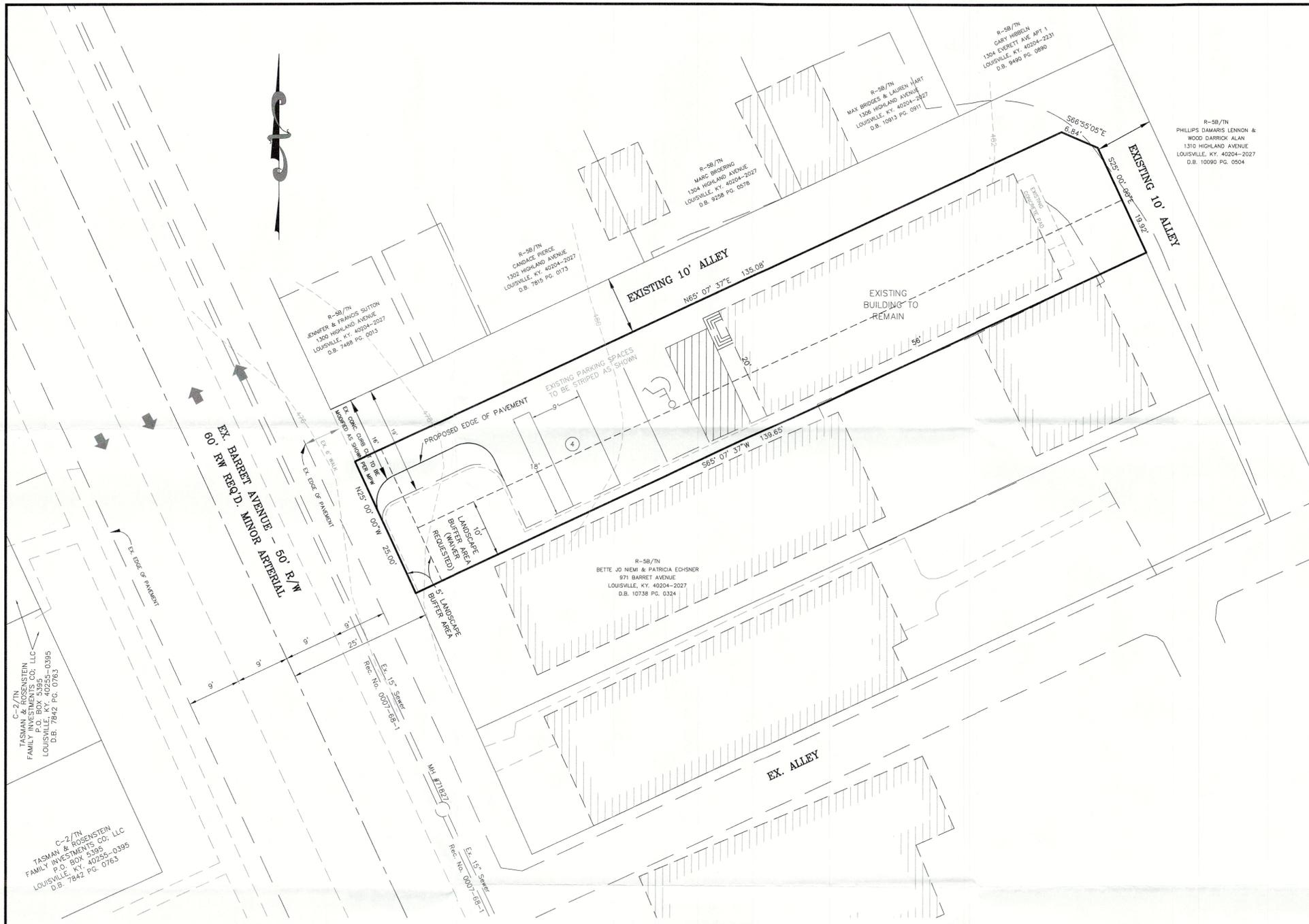


## Case No. 20-ZONE-0037 Binding Elements

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **APPROVE** the 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. 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 Louisville Metro Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Transportation Planning and Metro Planning and Design.
  - 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 building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
3. 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.
4. 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.
5. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.



**WAIVER REQUESTED**

1. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the Landscape Buffer Area adjacent to the R-5B zoned property and the required landscaping & screening.

**PROJECT DATA**

TOTAL SITE AREA	=	0.08 Ac. (3,492 S.F.)
EXISTING ZONING	=	R-5B
PROPOSED ZONING	=	OR-1
FORM DISTRICT	=	TRADITIONAL NEIGHBORHOOD
EXISTING USE	=	OFFICE
PROPOSED USE	=	OFFICE
BUILDING HEIGHT	=	12 FT. ONE STORY (INFILL STDS APPLY)
BUILDING AREA	=	1,120 SF
F.A.R.	=	0.32 (1.0 MAX PERMITTED)
<b>PARKING REQUIRED</b>		
1,120/750 S.F. MIN. (OFFICE)	=	2 SP. MAX.
1,120/150 MAX. (OFFICE)	=	8 SP.
TOTAL PARKING REQUIRED	=	2 SP. 8 SP.
<b>TOTAL PARKING PROVIDED</b>		
	=	4 SPACES
		(1 ADA SP INCLUDED)
<b>TOTAL VEHICULAR USE AREA</b>		
	=	1,681 SF
<b>INTERIOR LANDSCAPE AREA REQUIRED</b>		
	=	N/A (PER SECTION 10.2.12)
<b>INTERIOR LANDSCAPE AREA PROVIDED</b>		
	=	N/A
<b>EXISTING IMPERVIOUS</b>		
	=	2,871 SF
<b>PROPOSED IMPERVIOUS</b>		
	=	2,786 SF (3% decrease in impervious)
<b>TOTAL AREA OF DISTURBANCE</b>		
	=	659 S.F.

**GENERAL NOTES:**

- There is no construction proposed.
- Boundary shown is based on information by others and does not constitute a survey. Topo is based on LOJIC.
- No portion of this site is within the 100 year flood plain per FIRM Map No. 21111 C 0042 E dated December 5, 2005.
- The Barret Avenue entrance intersection shall meet the requirements for landing areas as set by Metro Public Works.
- The Barret Avenue existing sidewalk reconstruction and repairs shall be required as necessary only along the property frontage, to meet the current MPW standards and shall be inspected prior to final bond release.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 659 s.f.
- MSD site disturbance permit may be required, to be evaluated prior to issue of permits.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS: \_\_\_\_\_  
 BY: *Jacqueline Updell*  
 DATE: 6/11/22  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

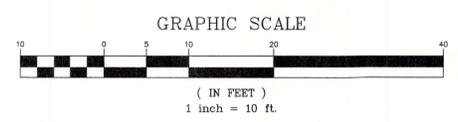
**LEGEND**

- = EXISTING SEWER AND MANHOLE
- - - - - = EXISTING CONTOURS

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

METRO LOUISVILLE  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 20-ZONE-0037  
 APPROVAL DATE August 18, 2022  
 EXPIRATION DATE \_\_\_\_\_  
 SIGNATURE OF PLANNING COMMISSION *[Signature]*  
 COMMISSION PLANNING

**PRELIMINARY APPROVAL**  
 Condition of Approval: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
*Melissa for TK* 5-21-22  
 Development Review Date  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



PROPERTY INFORMATION:  
 969 BARRET AVENUE  
 TAX BLOCK 027B LOT 0096  
 D.B. 11752, PAGE 469  
 COUNCIL DISTRICT - 8  
 FIRE PROTECTION DISTRICT - LOUISVILLE #4  
 MUNICIPALITY - LOUISVILLE

**RECEIVED**  
 MAY 23 2022  
 PLANNING & DESIGN SERVICES  
 CASE: 20-ZONE-0037  
 RELATED CASE: 19-ZONEPA-0081

REVISIONS

NO.	DATE	DESCRIPTION	BY	AR
1	11-16-20	AGENCY COMMENTS	AR	AR
2	12-07-20	AGENCY COMMENTS	AR	AR
3	02-14-22	PROPOSED ZONING	TF	AR
4	03-07-22	PDS COMMENT	AR	AR
5	5-23-22	CHANGE PROPOSED ZONING	AR	AR

PROJECT DATA  
 FILE NAME: 20161\_DDDP  
 DATE: 10-23-20  
 SCALE: AS SHOWN  
 CHECKED BY: AR  
 DRAWN BY: AR/AR

PROJECT DATA  
 FILE NAME: 20161\_DDDP  
 DATE: 10-23-20  
 SCALE: AS SHOWN  
 CHECKED BY: AR  
 DRAWN BY: AR/AR

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 607 WASHINGTON AVENUE, SUITE 100 • LOUISVILLE, KENTUCKY 40202  
 PHONE: 502.446.9774  
 FAX: 502.446.9774  
 WEB SITE: WWW.LD&D-INC.COM

DETAILED DISTRICT DEVELOPMENT PLAN  
**969 BARRET AVENUE**  
 OWNER/DEVELOPER  
**RED MUSHROOM HOLDINGS LLC**  
 1900 CLAREMOOR DRIVE  
 LOUISVILLE, KY. 40223-1021

JOB NO. 20161  
 SHEET 1 OF 1