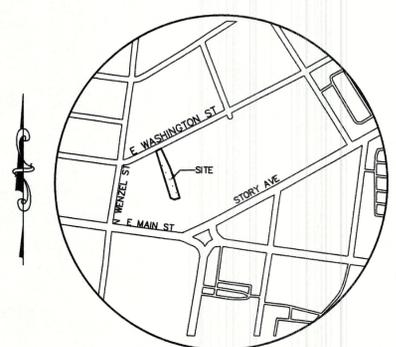
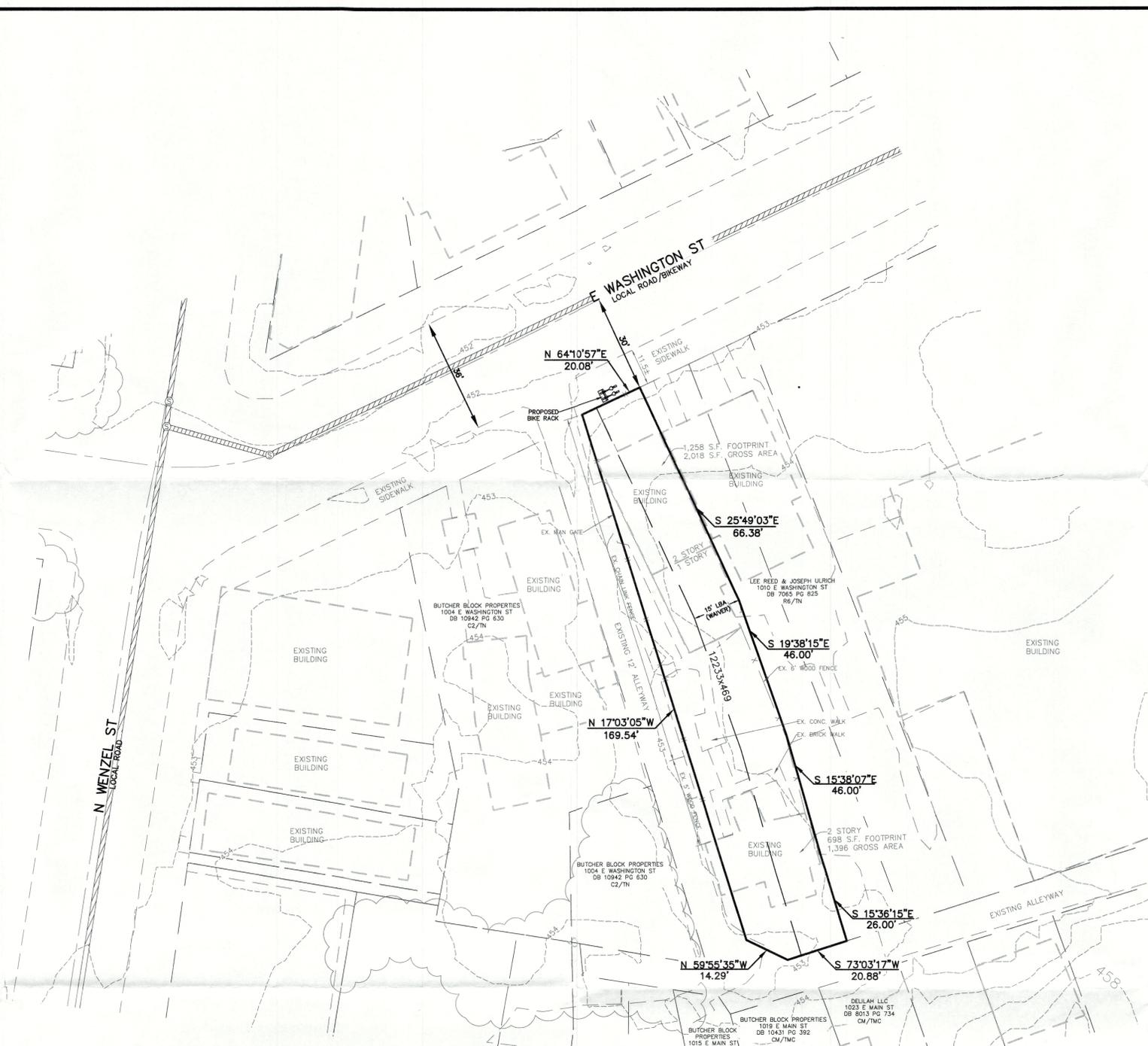


## **Case No. 22-ZONE-0150 Binding Elements**

**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
~ ~ ~	EXISTING TREE MASS
X X X	EXISTING FENCE
---S---	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

**OVERALL SITE DATA:**

FORM DISTRICT	TRADITIONAL NEIGHBORHOOD	MIN. LOT AREA	N/A
EXISTING ZONING	R6	MIN. LOT WIDTH	N/A
PROPOSED ZONING	C1	MIN. FRONT YARD	15'
EXISTING LAND USE	MULTI FAMILY	MIN. STREET SIDE YARD	0'
PROPOSED LAND USE	MULTI FAMILY/RETAIL STORE	MAX. FRONT YARD	25'
GROSS LAND AREA	0.12± AC.	MIN. REAR YARD	5'
NO. OF DWELLING UNITS	4	MAX. BUILDING HEIGHT	45/3 STORIES
EXISTING (2 IN EACH BUILDING)	3		
PROPOSED (1 IN FRONT BUILDING, 2 IN REAR)	25±		
BUILDING HEIGHT (MAX ALLOWED 45')	25 D.U./AC.		
DENSITY (MAX ALLOWED 34.84)	2,156± S.F.		
BUILDING AREA	1,258± S.F.		
RESIDENTIAL	3,414± S.F.		
RETAIL	0.65		
TOTAL			
FLOOR AREA RATIO (MAX 1.0)	0 SPACES		
PARKING REQUIRED	6 SPACES		
RESIDENTIAL	0 SPACE		
MINIMUM (N/A)	6 SPACES		
MAXIMUM (2 SPACES/UNIT)	0 SPACE		
RETAIL STORE	6 SPACES		
MINIMUM (N/A - BUILDING OVER 50 YRS)	0-12 SPACES		
MAXIMUM (1 SPACE/200 S.F.)	1 SPACE		
TOTAL	3 SPACES		
PARKING PROVIDED			
PARKING (ON STREET)			
BICYCLE PARKING REQUIRED/PROPOSED			

- 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.

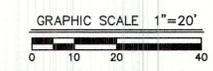
- MSD NOTES:**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND WASTEWATER SPECIFICATIONS.
  - WASTEWATER: EXISTING SANITARY SEWER CONNECTS TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY CONNECTION, SUBJECT TO FEES. 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 (2111100 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  
 Jay Luckett  
 -cc  
 PLANNING COMMISSION

**RECEIVED**  
 NOV 15 2022  
 PLANNING & DESIGN SERVICES



CASE #22-ZONE-0120

**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

11/21/22	PER AGENCY COMMENTS
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Vertical Scale: N/A  
 Horizontal Scale: 1"=20'  
 Date: 10/24/22  
 Job Number: 3979  
 Sheet  
**1**  
 of 1

22-ZONE-0150