

## Case No. 22-ZONE-0111 Binding Elements

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Revised 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 shall be obtained from the Kentucky Transportation Cabinet.
  - 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. The landscape plan shall include, at a minimum, the landscaping shown at the February 2, 2023 Planning Commission hearing and located in the case file as Exhibit 1.
  - d. A minor subdivision plat or legal instrument shall be recorded to consolidate 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.

- e. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the February 2, 2023 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.
5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
6. No idling of trucks shall take place within 200 feet of residential structures. No overnight idling of trucks shall be permitted on-site.
7. 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.
8. 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.
9. Hours of operation shall be limited to 8:00 AM to 10:00 PM. No deliveries shall take place outside these hours.
10. No sale of alcoholic beverages shall take place on site.
11. The fence shown on Exhibit 1 shall be vinyl or similar material and shall not be made of wood.
12. Eight (8) Type B or C trees shall be provided adjacent to Cardinal Oaks Drive.
13. The area marked on the development plan as "RACK, DUMPSTER, & RECYCLING ENCLOSURE TO BE SCREENED PER CHAPTER 10" shall be screened as per the Land Development Code requirements for refuse containers.



**PARCEL OWNER, ADDRESS AND SOURCE OF TITLE**  
 MONTEZ MALONE  
 5523 GRANDEL MEADOW COURT  
 LOUISVILLE, KY 40258  
 DEED BOOK 11759 PAGE 361

**DEVELOPER'S NAME & ADDRESS**  
 SUSAN COX DEVELOPMENT, LLC  
 2768 NORTH HIGHLAND AVE.  
 JACKSON, TN 38305

**FLOODPLAIN INFORMATION**  
 THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE MAP (FIRM) FOR JEFFERSON COUNTY, KY FRIM MAP #2111C0072F. WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021.

**LOUISVILLE METRO EMERGENCY SERVICES NOTE**  
 LOUISVILLE METRO EMERGENCY SERVICES HAS REVIEWED THE CHANGE IN ZONING-FORM DISTRICT FOR DOCKET NO. 22-ZONE-0111 FOR DOLLAR GENERAL MONTEZ MALONE, LOCATED AT 7717 & 7721 ST. ANDREWS CHURCH ROAD AND WE HAVE THE CONCERNS LISTED BELOW:

1. THE CURRENT LOT PATTERN SHOWN IN THE LOIC PARCEL LAYER DOES NOT CONFORM WITH THE LOT PATTERN SHOWN ON THIS PLAN. A MINOR PLAT, DEED OF CONSOLIDATION OR OTHER INSTRUMENT WILL NEED TO BE APPROVED AND RECORDED TO REVISE THE EXISTING LOT PATTERN.
2. UPON APPROVAL OF THIS ZONING CHANGE THE OWNER/DEVELOPER WILL NEED TO CONTACT OUR OFFICE TO HAVE AN ADDRESS ASSIGNED FOR THIS DEVELOPMENT. THE PLEASURE RIDGE PARK FIRE DEPT. WILL NEED TO REVIEW AND APPROVE ANY PROPOSED ADDRESS PRIOR TO FINAL APPROVAL. THE REQUEST FOR AN ADDRESS ASSIGNMENT SHOULD BE MADE WELL IN ADVANCE OF ANY APPLICATION FOR PERMITS.

**TREE CANOPY CALCULATIONS**

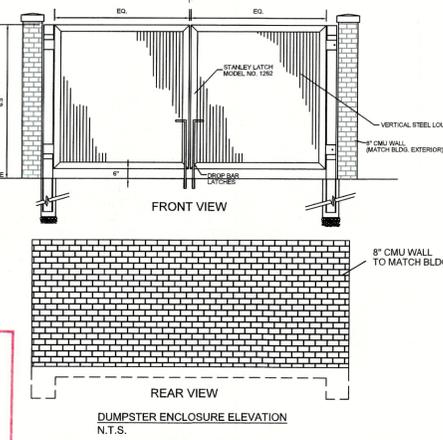
STATISTIC	PERMITTED / REQUIRED
GROSS SITE AREA:	1.97 +/- AC (85,689 +/- SF)
REQUIRED CANOPY FOR DEVELOPMENT:	29,984 SF (35.0% OF SITE)
EXISTING TREE CANOPY:	1,800 SF (2.1% OF SITE)
1 TYPE A TREE @ 12" TO LESS THAN 24" CALIPER (1,800 SF CREDIT EACH)	
TREE CANOPY TO BE PRESERVED:	0 SF (0.0% OF SITE)
1 TYPE A TREE @ 12" TO LESS THAN 24" CALIPER TO BE REMOVED (LOSS OF 1,800 SF CREDIT)	

**INTERIOR LANDSCAPING**

TOTAL VEHICLE USE AREA:	21,588 SF
INTERIOR LANDSCAPING REQUIRED:	1,619 SF (7.5%)
INTERIOR LANDSCAPING PROVIDED:	1,670 SF (7.8%)

**DEVELOPMENT SUMMARY**

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	R6 - MULTI-FAMILY RESIDENTIAL	CN - COMMERCIAL NEIGHBORHOOD
PARCEL NUMBER		103301290000 & 103301040000
FORM DISTRICT	NEIGHBORHOOD	NEIGHBORHOOD
EXISTING USE	VACANT	N/A
PROPOSED USE	RETAIL	RETAIL
TOTAL SITE AREA	N/A	1.97 +/- AC (85,689 +/- SF)
BUILDING SETBACKS	MIN. FRONT: 10' MAX. FRONT: 80' SIDE: 30' REAR: 30'	FRONT (ST. ANDREWS CHURCH RD): 75.91' FRONT (CARDINAL OAKS DR): 52.16' SIDE (EAST): 180.50' SIDE (WEST): 100.27' REAR (SOUTH): 89.50'
TOTAL PARKING	MINIMUM: 21 SPACES 1 SPACE PER 500 SF OF BUILDING MAXIMUM: 53 SPACES 1 SPACE PER 200 SF OF BUILDING 3 BICYCLE PARKING SPACES	32 TOTAL PARKING SPACES 30 STANDARD SPACES 2 ADA SPACES 3 BICYCLE PARKING SPACES
<b>BUILDING SUMMARY</b>		
F.A.R.	MAXIMUM: 1.0	0.124
BUILDING AREA	N/A	BUILDING FOOT PRINT AREA: 10,640 SF GROSS FLOOR AREA OF SALES FLOOR: 8,480 SF
BUILDING HEIGHT	30'	18'-0" (1 STORY)



**DEVELOPMENT SUMMARY**

SITE AREA: 1.97 +/- AC.  
 EXISTING ZONING: R-6  
 PROPOSED ZONING: CN  
 FORM DISTRICT: NEIGHBORHOOD  
 PROPOSED USE: GENERAL RETAIL  
 PROPOSED BUILDING SIZE: 10,640 TOTAL SQ. FT.  
 EXISTING IMPERVIOUS AREA: 0.0 AC. (0%)  
 PROPOSED IMPERVIOUS AREA: 0.84 AC. (42.8%)  
 REQUIRED PARKING: 21 SPACES (MINIMUM)  
 53 SPACES (MAXIMUM)  
 32 TOTAL  
 30 STANDARD SPACES  
 2 ADA SPACES  
 2 - LONG TERM SPACES  
 2 - SHORT TERM SPACES  
 BICYCLE PARKING REQUIRED: 4 SPACES (2 LONG-TERM/2 SHORT-TERM)  
 BICYCLE PARKING PROVIDED: 4 SPACES (2 LONG-TERM/2 SHORT-TERM)  
 HEIGHT OF STRUCTURE: 18' PROPOSED/30' ALLOWED

**TOTAL AREA DISTURBED:  
 1.82 ACRES**

**STORMWATER MANAGEMENT INFORMATION**

PRE-DEVELOPED	POST-DEVELOPED
COMPOSITE CURVE NUMBER: 73 IMPERVIOUS AREA: 0.00 ACRES	COMPOSITE CURVE NUMBER: 64 IMPERVIOUS AREA: 0.84 ACRES (CN=98) PERVIOUS AREA: 1.13 ACRES (CN=74)
LAND USE: VACANT	LAND USE: COMMERCIAL = HIGH DENSITY
Q (100YR) = 10.28 CFS	PROPOSED BASIN APPROX. SQ. FT. SURFACE AREA = 10,778 SQ. FT. APPROXIMATE AVERAGE DEPTH = 3.5 FEET TOP OF BASIN ELEV = 486.00 BASIN VOLUME PROVIDED @ 485.00 = 12,859 CU. FT. 100YR ELEV. = 484.48 Q (100YR) = 3.547 CFS @ 10" BASIN OUTLET PIPE

LOUISVILLE METRO  
 APPROVED DISTRICT  
 DEVELOPMENT PLAN  
 DOCKET NO. 22-Zone-0111  
 APPROVAL DATE: Feb. 2, 2023  
 EXPIRATION DATE:  
 SIGNATURE OF PLANNING COMMISSION

PRELIMINARY APPROVAL  
 DEVELOPMENT PLAN  
 CONDITIONS:  
 BY: *Quetta W. Dool*  
 DATE: 1/9/23  
 LOUISVILLE, JEFFERSON COUNTY  
 METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
 Condition of Approval:  
 Development Review Date: 1-9-23  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT

- LEGEND**
- 1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "J. ARNOLD PLS 2934" FOUND UNLESS NOTED
  - BENCHMARK
  - IRON PIN FOUND
  - IRON PIN SET
  - CONCRETE RAW MONUMENT
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEAN OUT
  - ANCHOR
  - UTILITY POLE
  - ELECTRIC BOX
  - ELECTRIC METER
  - GAS VALVE
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - GAS METER
  - TELEPHONE PEDESTAL
  - STORM SEWER MANHOLE
  - BUILDING SET BACK LINE
  - PROPERTY LINE
  - SETBACK LINE
  - EASEMENTS
  - LOT LINE TO BE ABANDONED
  - CENTERLINE
  - GAS LINE
  - OH OVERHEAD UTILITIES
  - BURIED TELEPHONE
  - SANITARY SEWER LINE
  - WATER LINE
  - STORM SEWER LINE
  - FENCE LINE
  - DRAINAGE ARROW
  - INGRESS/EGRESS EASEMENT

- NOTES:**
1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS (MPW) PRIOR TO CONSTRUCTION APPROVAL FOR ALL WORK WITHIN RIGHT OF WAY.
  2. SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  3. ALL NEW AND EXISTING SIDEWALKS SHALL BE BROUGHT UP OR BUILT TO CURRENT ADA STANDARDS.
  4. ALL PAVED AREAS, EXCLUDING PAVEMENT, SHALL BE AS FOLLOWS: STANDARD DUTY CONCRETE W/ 4,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE AND HEAVY DUTY CONCRETE W/ 4,000 PSI CONCRETE, 6" COMPACTED AGGREGATE BASE.
  5. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  6. ONSITE DETENTION WILL BE PROVIDED. POST DEVELOPED FLOWS WILL BE LIMITED TO THE PRE-DEVELOPED FLOWS OF THE 2, 10, 25 YEAR STORMS AND LIMITED TO 50% OF THE 100-YEAR RUNOFF RATES.
  7. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE MUST BE MAINTAINED.
  8. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
  9. AN MSD DRAINAGE BOND WILL BE REQUIRED.
  10. ANY SYSTEM ROUTING OFF-SITE WATER SHALL BE PLACED IN A SEWER AND DRAINAGE EASEMENT.
  11. SANITARY SEWER SERVICE WILL BE PROVIDED BY A PROPOSED PSC. FEES AND ANY APPLICABLE CHARGES WILL APPLY.
  12. OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ALL ADJACENT PROPERTIES.
  13. ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
  14. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
  15. FINAL DESIGN OF THIS SITE MUST MEET ALL MSA WATER QUALITY REQUIREMENTS AS SET FORTH IN THE MSD REGULATIONS. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF BEST MGMT PRACTICES.
  16. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE RESPONSIBLE AGENCIES.
  17. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHT-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.
  18. STREET TREES ARE REQUIRED ALONG ALL STREET FRONTAGES.

RECEIVED  
 JAN 04 2023  
 PLANNING & DESIGN SERVICES  
 GRAPHIC SCALE:  
 0' 30' 60' 90'  
 SCALE: 1" = 30'

**REVISIONS**

NO.	DESCRIPTION

**DOLLAR GENERAL**  
 7717 & 7721 ST. ANDREWS CHURCH ROAD  
 LOUISVILLE, KY 40214

ACES  
 ARNOLD CONSULTING  
 ENGINEERING SERVICES, INC.  
 P.O. BOX 1338  
 BOWLING GREEN, KY 42101  
 PHONE (270) 780-9445

JOB NUMBER: 22-3279  
 DATE: 10-20-2022  
 SCALE: 1" = 30'  
 DRAWN: B. ZACKERY  
 CHECKED: B. ZACKERY  
 APPROVED: B. ZACKERY



DP  
 DEVELOPMENT PLAN

22-ZONEPA-0081 WM#11972  
 22-ZONE-0111

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

LOUISVILLE, KY SITE DEVELOPMENT 2022 PROJECTS DOLLAR GENERAL - LOUISVILLE, KY SITE DEVELOPMENT 2022 PROJECTS DOLLAR GENERAL - DEVELOPMENT PLAN.DWG