

DOCKET NO. 9-7-96 (City of Jeffersontown)

Project Name: Label Specialties, Inc.
Development Name: Blankenbaker Commerce Centre
Location: Lot 9, 2501 Technology Drive
Applicant: Label Specialties, Inc.
Request: Detailed District Development Plan
Proposed Development: To construct a 18,000 square foot office/warehouse building.

PROPOSED BINDING ELEMENTS

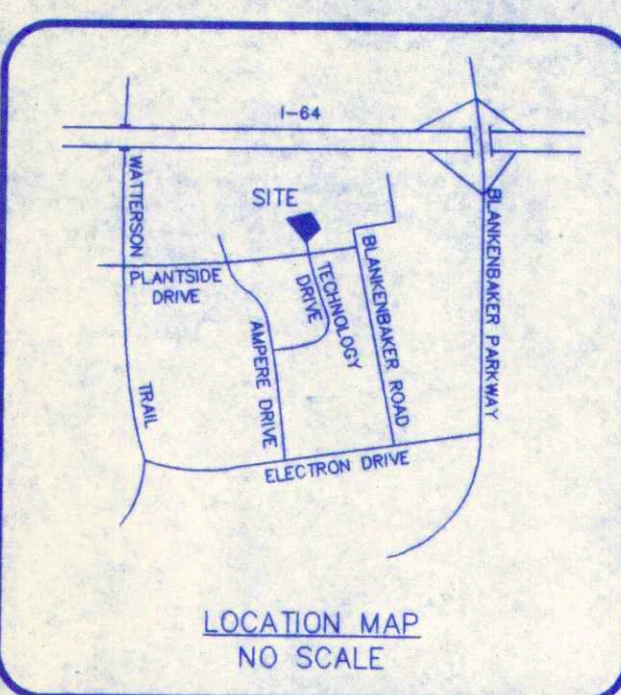
All binding elements from the approved General Development Plan are applicable to this site in addition, to the following:

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. The development shall not exceed 18,000 square feet of gross floor area.
3. The only permitted freestanding sign shall be a monument style sign, located as shown on the approved development plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than 25 feet to front property line. The sign shall not exceed 30 square feet in area per side and 5 feet in height. No sign shall have more than two sides.
4. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site.
6. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff so that no light source is visible off-site. Lighting levels attributable to the fixtures located on the subject site shall not exceed two foot candles at the property line.
- 7a. Construction fencing shall be erected at the edge of the area of development prior to any grading or construction to protect the existing tree stands and their 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.
- 7b. The applicant shall submit a plan for approval by the Planning Commission staff landscape architect showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading, demolition). Any modification of the tree preservation plan requested by the applicant may be approved by the Planning Commission staff landscape architect if the changes are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:
 - a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is acceptable).
 - b. Preliminary drainage considerations (retention/detention, ditches/large swales, etc.).
 - c. Location of all existing trees/tree masses existing on the site as shown by aerial photo or LOJIC maps.
 - d. Location of construction fencing for each tree/tree mass designated to be preserved.

8. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from the Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 West Liberty).
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
9. If a building permit is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
10. 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.
11. There shall be no outdoor music (live, piped, radio or amplified), outdoor entertainment, or outdoor PA system permitted on the site.
12. 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.
13. If work is required within the easement causing removal or damage of landscape materials, the property owner will be responsible for replacement of materials according to the approved landscape plan.

On a motion by Commissioner Cash, the following resolution was adopted:

RESOLVED, that the Land Development and Transportation Committee does hereby **APPROVE** the above listed item on the Consent Calendar subject to the above listed waiver(s), condition(s) and/or binding element(s) as recommended by Planning Commission staff.



ROCK BORING LOG

I.D.#	ROCK DEPTH
B-1	3.2'
B-2	1.3'
B-3	9.0' (NR)
B-4	6.2'
B-5	1.1'
B-6	3.8'
B-7	1.3'
B-8	4.0'
B-9	3.2'

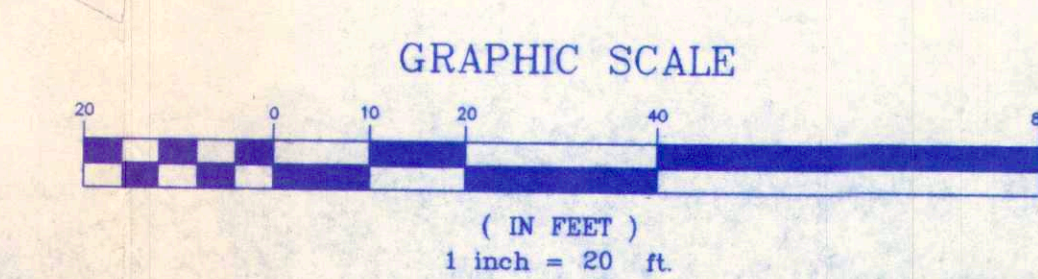
GENERAL NOTES

1. () DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
2. NO CONSTRUCTION WILL BE APPROVED FOR THIS LOT UNTIL DOWN STREAM STORM WATER MITIGATION MEASURES ARE ADEQUATELY CONSTRUCTED IN ACCORDANCE WITH MSD REQUIREMENTS.
3. DRAINAGE DESIGN FOR THIS LOT WILL INCLUDE MEASURES TO ENSURE FLOWS FOR THE 100 YEAR STORM WILL REACH THE EXISTING DETENTION BASIN.
4. SANITARY SEWERS AVAILABLE BY CONNECTION AND ARE SUBJECT TO FEES.
5. ALL SITE LIGHTING WILL BE DIRECTED DOWN AND AWAY FROM ADJOINING RESIDENCES.
6. ALL PARKING SPACES ARE 9 FEET WIDE BY 18' FEET DEEP UNLESS OTHERWISE NOTED.
7. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR 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.
8. ANY MODIFICATIONS OR ALTERATIONS TO THE EXISTING APPROVED SUBDIVISION DRAINAGE PATTERNS WILL REQUIRE VERIFICATION OF THE ADEQUACY OF THE PROPOSED DOWN STREAM SYSTEM.

BLANKENBAKER COMMERCE CENTRE
Lot 10
P.B. 43, PG. 89

BECHTOLD PROPERTIES, INC.
D.B. 6997, PG. 841

TECHNOLOGY
DRIVE
R/W VARIES



PROJECT SUMMARY

EXISTING ZONE	PEC
EXISTING USE	VACANT
PROPOSED USES	OFFICE, PRODUCTION & WAREHOUSE
NUMBER OF EMPLOYEES	30 EMPLOYEES
PROPOSED BLDG. SQ. FT.	
OFFICE	3,000 SQ. FT.
PRODUCTION	5,500 SQ. FT.
WAREHOUSE	3,500 SQ. FT.
EXPANSION	6,000 SQ. FT.
TOTAL BLDG. SQ. FT.	18,000 SQ. FT.
SITE ACREAGE	1.5 AC.
MAX. BLDG. HEIGHT	35'
V.U.A. (EXCLUDES TRUCK MANEUVERING AREA)	330' SQ. FT. G601
I.L.A. REQUIRED	892 SQ. FT.
I.L.A. PROVIDED	
REQUIRED LOADING SPACE (5,000 SQ. FT. TO 30,000 SQ. FT. = 1 BERTH)	1 BERTH
PROP. LOADING SPACE	3 BERTHS

PARKING SUMMARY

OFFICE (3,000 SQ. FT. / 400 SQ. FT.)	8 SPACES
WAREHOUSE (30 EMPLOYEES / 1.5 EMPLOYEES)	20 SPACES
PARKING REQUIRED	28 SPACES
PARKING PROVIDED	30 SPACES

APPROVED: PEC Review
LOUISVILLE AND JEFFERSON COUNTY
PLANNING COMMISSION
DATE: June 30, 1998
BY: Chris French

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS: _____
BY: JDR
DATE: 6/14/98
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

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

APPROVED DISTRICT
DEVELOPMENT PLAN
SHEET NO. 9-7-96
APPROVAL DATE: August 13, 1998
EXPIRATION DATE: August 13, 1999
SIGNATURE OF PLANNING COMMISSION
Chris French

DOCKET # _____
DETAILED DISTRICT
DEVELOPMENT PLAN
OF
LABEL SPECIALTIES INC.
BLANKENBAKER COMMERCE CENTRE ~ LOT 9
2501 TECHNOLOGY DRIVE
LOUISVILLE, KY 40299

DEVELOPER: KIRK SWENSON
8014 VINECREST AVENUE
LOUISVILLE, KY 40222
(502) 425-3126

OWNER: BLANKENBAKER COMMERCE CTR. L.L.C.
% LONG PEN BANK BLDG.
BOX 13
LOUISVILLE, KY 40018

RECEIVED
JUN 14 1998

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DEVELOPMENT PLAN CERTIFICATION
I HEREBY CERTIFY THAT THE CONCEPTUAL INFORMATION SHOWN HEREON HAS BEEN REVIEWED AND APPROVED FOR THE PURPOSES OF THIS PLAN, BUT DOES NOT CONSTITUTE A CONSTRUCTION PLAN, BUT A PRELIMINARY PLAN OF CONSTRUCTION PLANS AT THE TIME OF APPROVAL.

