

Case No. 22-ZONE-0114 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested 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. 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.
 - 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.
5. 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.

6. 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.

GENERAL NOTES:

THIS SITE IS LOCATED WITHIN THE SHELBY PARK NEIGHBORHOOD, WHICH IS A NATIONAL REGISTER DISTRICT-ELIGIBLE NEIGHBORHOOD.

THE DEVELOPMENT LIES IN THE LOUISVILLE FIRE PROTECTION DISTRICT #2.

THE DEVELOPMENT IS WITHIN THE URBAN SERVICE DISTRICT.

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.

MSD NOTES

SANITARY SEWER SERVICE PROVIDED BY SINGLE PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES. EACH UNIT SHALL BE SERVED EXTERNALLY WITH A CLEAN OUT PRIOR TO CONNECTING TO THE SINGLE PSC.

MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

FLOODZONE NOTE

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" FLOOD AREA, PURSUANT TO FIRM (FLOOD INSURANCE RATE MAP) No.21111C00042E DATED DECEMBER 05, 2006

MERIDIAN NOTE

THE REFERENCE MERIDIAN USED ON THIS PLAT TO DETERMINE THE DIRECTIONS OF SURVEY LINES IS BASED ON KENTUCKY STATE PLANE COORDINATES, SINGLE ZONE, NAD 83.

SOURCE OF TITLE

DEED BOOK 10863, PAGE 472
A TITLE POLICY OR ABSTRACT WAS NOT PROVIDED.

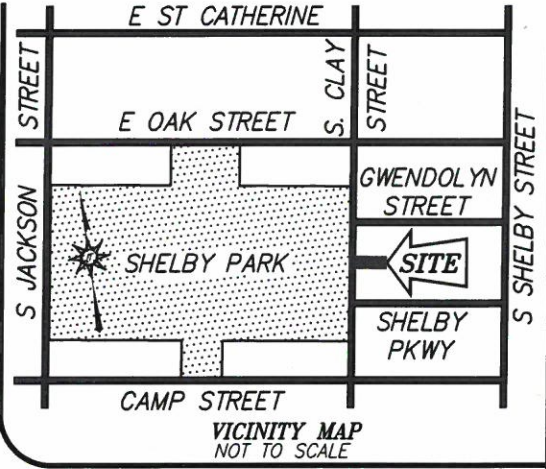
EPSC NOTE

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE... EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

CASE #: 22-ZONE-0114
RELATED CASE 22-ZONEPA-0055
CORRESPONDS WITH
21-MPLAT-0010

STREET TREES SHALL BE PROVIDED IN COMPLIANCE WITH LDC SECTION 10.2.8.

SANITARY SEWER SERVICE PROVIDED BY SINGLE PSC, SUBJECT TO FEES AND APPLICABLE CHARGES. EACH UNIT MUST CONNECT TO IT'S OWN SANITARY SEWER SERVICE PSC WITH A MINIMUM SIX-INCH SANITARY SEWER AND EXTERNAL CLEAN-OUT.



SITE DATA

LOCATION: 1239 SOUTH CLAY STREET
LOUISVILLE, KY 40203
PVA PARCEL ID: 023B01020000
OWNER: RIVER CITY HOUSING, INC.
DEED BOOK 10863, PAGE 472
EXISTING ZONING: R-6 MULTIFAMILY RESIDENTIAL
PROPOSED ZONING: U-N URBAN NEIGHBORHOOD
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD
EXISTING IMPROVEMENTS: 14' X 22' GARAGE (WALLS ONLY)
TO BE DEMOLISHED
EXISTING WALKWAY, TO BE DEMOLISHED
PROPOSED IMPROVEMENT: SEMI-DETACHED SINGLE FAMILY DWELLING
SITE AREA: 4,303.23 SQUARE FEET (0.099 ACRE)
EXISTING IMPERVIOUS AREA: 772 SQUARE FEET
PROPOSED IMPERVIOUS AREA: 1689 SQUARE FEET
NET INCREASE IMPERVIOUS AREA: 917 SQUARE FEET (118.8%)

GEOLOGY: PURSUANT TO LOJIC, THE SITE IS NOT LOCATED IN KARST TERRAIN AREA.

SUMMARY PARKING
MINIMUM REQUIRED PARKING: NO MINIMUM
MAXIMUM ALLOWED PARKING: 3 SPACES PER UNIT (6 TOTAL)

PARKING PROVIDED: 2 SPACES PER UNIT, (1 OFF-STREET SPACE AND 1 ON-STREET SPACE FOR EACH UNIT)

DIMENSIONAL STANDARDS
MINIMUM LOT AREA: 2500 SQ. FT. 1500 SQ. FT. IF SF ATTACHED OR AS SPECIFIED WITHIN DESIGN GUIDELINES
MIN. LOT WIDTH (FT.): 18' MINIMUM REARYARD: 5'
MIN. FRONT AND STREET SIDE YARD SETBACK: 15' MAXIMUM BLDG HEIGHT: 35'
MAX. FRONT SETBACK: FY 25'
MINIMUM SIDE YARD: 3'

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PLANNING & DESIGN SERVICES

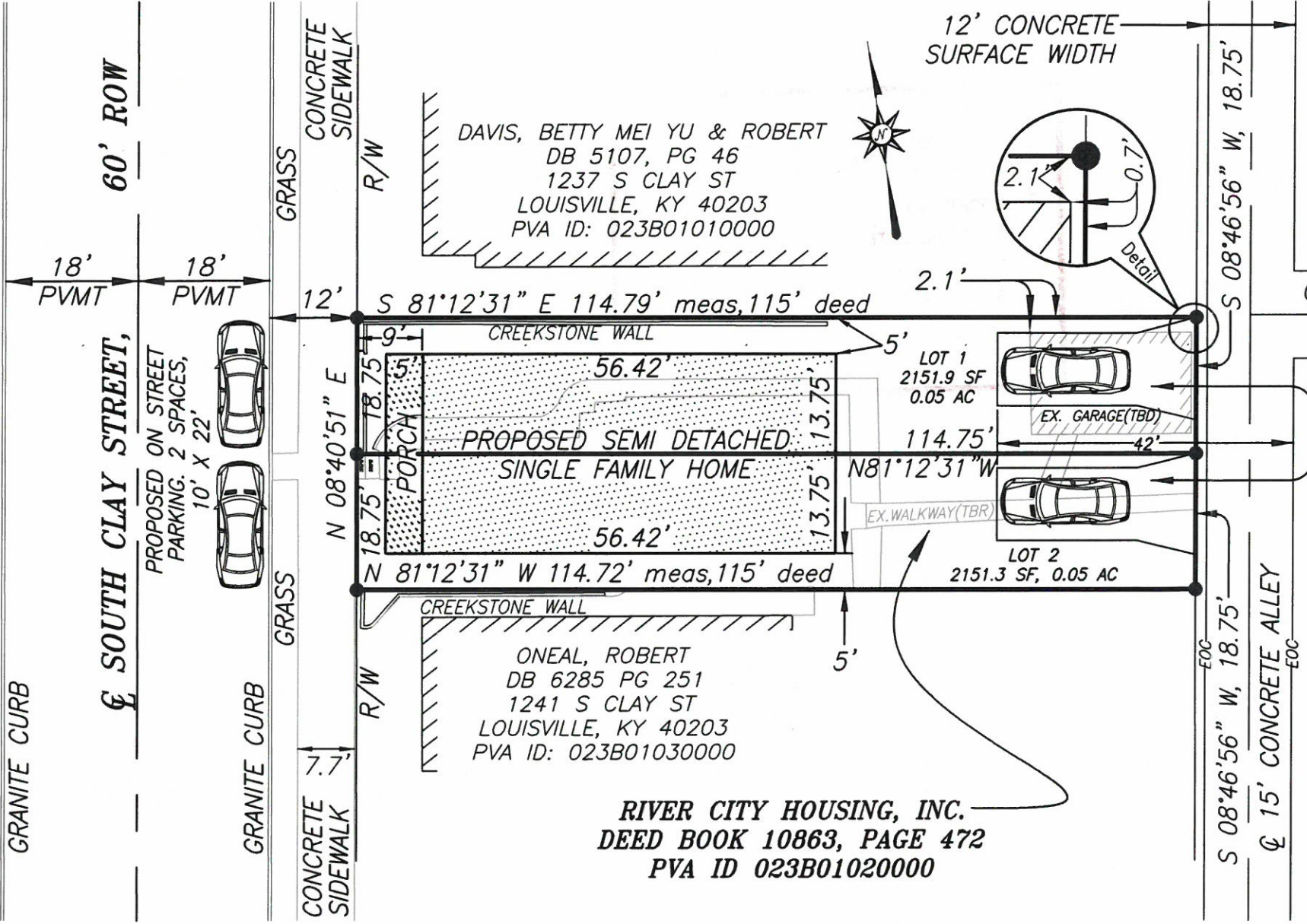
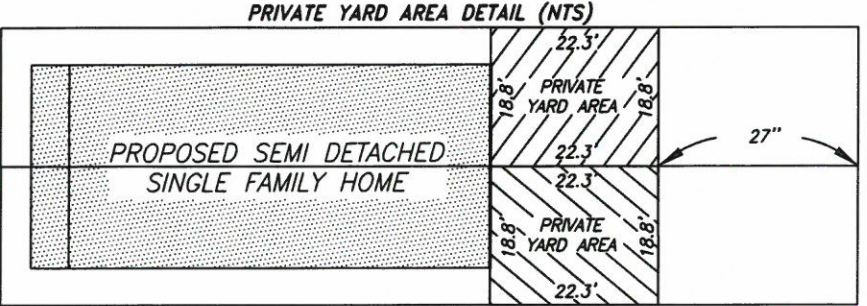
GENE & ANN LEE
LORICK
708 GWENDOLYN ST
DB 9260, PG 941

15' CONCRETE ALLEY

PROPOSED PARKING
2 SPACES

LEATHA & SKAGGS
HICKMAN
713 SHELBY PKWY
DB 4475, PG 160

PRIVATE YARD AREA CALCULATION
TOTAL AREA, LOT 1 = 2151.9 SF (100%) TOTAL AREA, LOT 2 = 2151.3 SF (100%)
PRIVATE YARD AREA = 381.6 SF (18%), REQUIRED 20% PRIVATE YARD AREA = 381.6 SF (18%), REQUIRED 20%



LEGEND

SET REBAR PIN WITH SURVEYOR CAP #3129

0 20 40 60
SCALE 1" = 20'

ClassStickle
Incorporated Land Surveyors
288 Timber Oaks Dr.
Mt. Washington, KY 40047
Office: (502) 463-2722
Email: call@classstickle.com

SITE PLAN FOR ZONING CHANGE
1239 SOUTH CLAY STREET
LOUISVILLE, KENTUCKY 40203
OWNER: RIVER CITY HOUSING, INC.

ISSUES AND REVISIONS:
05/23/22 PRELIMINARY ZONING PLAN.
08/01/22 P&Z COMMENTS ADDRESSED.
09/01/22 FINAL P&Z COMMENTS ADDRESSED.
09/07/22 ADDITIONAL PARKING ADDED AT REAR.
09/28/22 DRAFT, FOR AGENCY COMMENT ONLY.
10/06/22 DRAFT, PVA EDIT PER AGENCY COMMENTS.
10/17/22 PARKING REVISION TO ADDRESS PUBLIC WORKS COMMENTS.
11/15/22 PARKING SUMMARY AMENDED.

CASE #: 22-ZONE-0114
ZONING PLAN

RIVER CITY HOUSING
River City Housing
120 Webster Street
Suite 325
Louisville KY, 40206

Scale: 1" = 20' Cadd: AS
Date: 11/15/2022 Sheet: 1 OF 1

NOTICE

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

PRELIMINARY APPROVAL

Condition of Approval: _____

W. H. H. for T. H. 12-2-22
Development Review Date

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

LOUISVILLE METRO

**APPROVED DISTRICT
DEVELOPMENT PLAN**

DOCKET NO. 22-Zone-0114

APPROVAL DATE Feb. 2, 2023

EXPIRATION DATE _____

SIGNATURE OF PLANNING COMMISSION
[Signature]

COMMISSION PLANNING

PRELIMINARY APPROVAL
DEVELOPMENT PLAN

CONDITIONS:

BY: [Signature]

DATE: 12/02/2022

LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT