

Case No. 22-ZONE-0084 – 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. 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.

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 22-Zone-0084
 APPROVAL DATE Sept 15, 2022
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

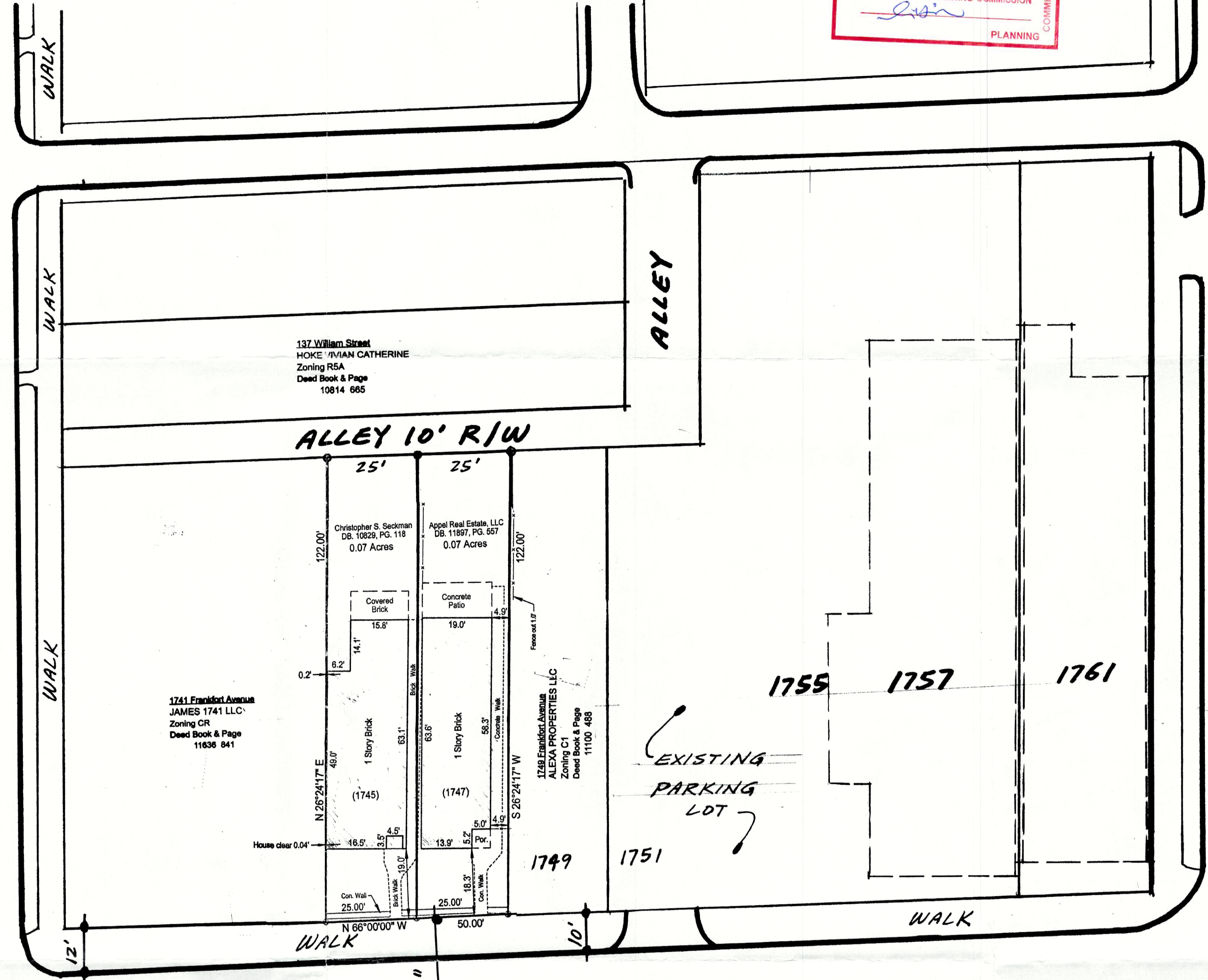
NOTICE
 PERMITS SHALL BE ISSUED
 ONLY IN CONFORMANCE
 WITH THE BINDING ELEMENTS
 OF THIS DISTRICT
 DEVELOPMENT PLAN.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

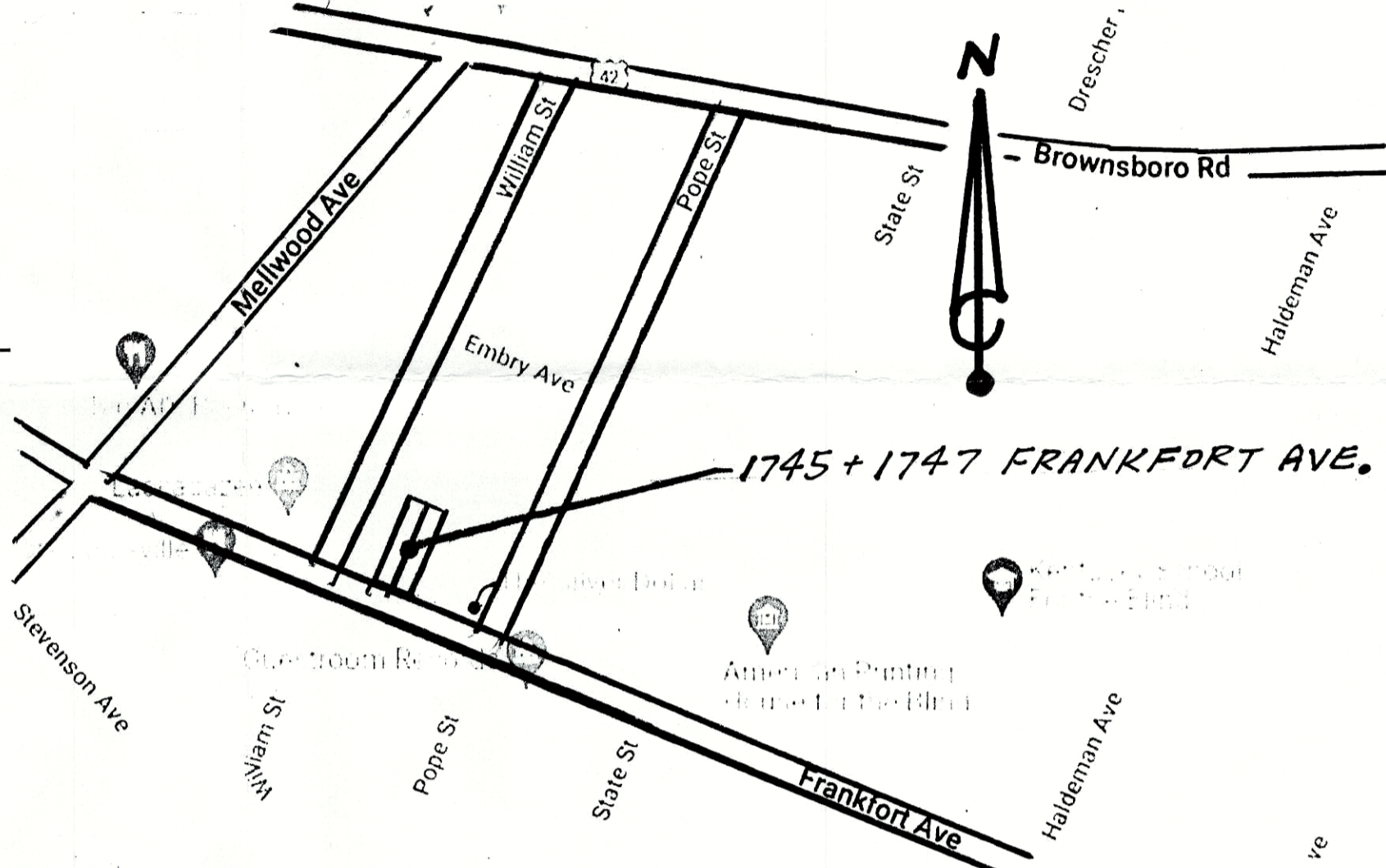
CONDITIONS:
 BY: *James W. Spald*
 DATE: *8/24/22*
 LOUISVILLE JEFFERSON COUNTY
 METRO PUBLIC WORKS

PRELIMINARY APPROVAL
 Condition of Approval:
Metz for TK 8-22-22
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

WILLIAM ST.



POPE ST.



VICINITY MAP

Site plan requirements

	Deed book	Page
1745 Frankfort Ave - 10829	118	
1747 Frankfort Ave - 11897	557	

Zoning: both currently R5B

Description:
 Owners AND Developers Information:
 1745 Frankfort Ave. is Owned by Christopher Seckman who resides at this residence
 1747 Frankfort Ave. is Owned by Zach Fry, DBA Appel Realty LLC, 1206 Cherokee Road, Louisville, KY, 40204

Architect: Don Underwood Design
 3502 Frankfort Avenue, Louisville, KY, 40207

Site Address:
 1745 and 1747 Frankfort Avenue, Louisville, KY, 40207

Parcel ID:
 1745 Frankfort Avenue- 069A00360000
 1747 Frankfort Avenue- 069A00370000

	Deed Book	Page
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1747 Frankfort Avenue- 11897	557	

DISTRICT: EXISTING FORM DISTRICT: TRADITIONAL MARKETPLACE CORRIDOR

Zoning of Adjacent Properties:
 C1, R5A, CR

Existing Use: Residential

Proposed Use: 1745 Frankfort as 1000 square feet office retail and 1747 as 550 sf apartment and 450 sf office.

Plan Date 7-15-22

NOTE:
 *any exterior changes to the structures or sites shall require a Certificate of Appropriateness per the guidelines of the Clifton Historic Preservation.

Minimum parking: 0 spaces per LDC 9.1.3B.2.e. Maximum parking: 1 dwelling unit=1 space, retail 1/200- 5 spaces, office 1/150=3 spaces.
 Proposed Parking: On-street only.

EXISTING ZONING: R5B AND PROPOSED ZONING CR

FRANKFORT AVE. 60' R/W

NORTH

SCALE: 1"=20'

6-02-22

RECEIVED
 AUG 12 2022
 PLANNING & DESIGN SERVICES

22-Zone-0084