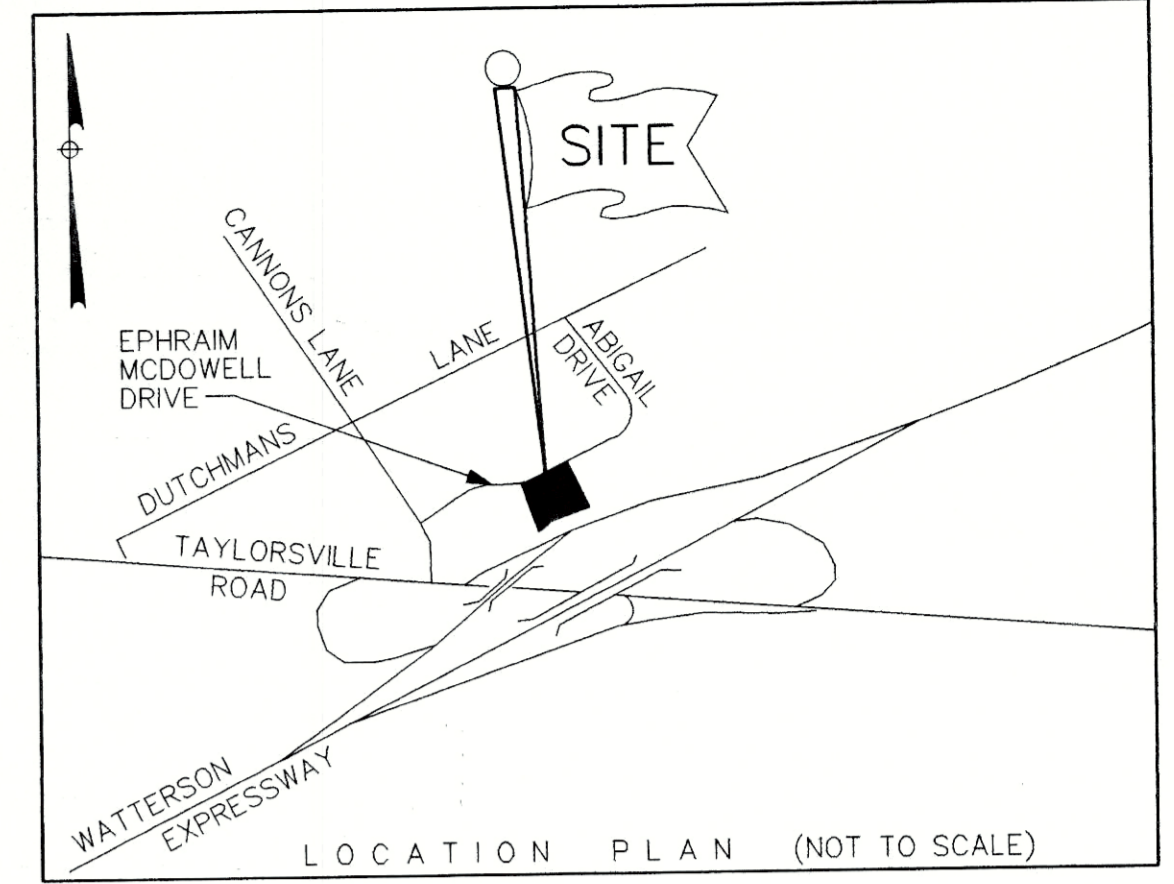


*(See back)*  
**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

JEFFERSON COUNTY  
 APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 9-82-00  
 APPROVAL DATE Jan. 18, 2001  
 EXPIRES DATE  
 BY *[Signature]*  
 COMMISSIONER



LOT 22  
 HOSPICE OF LOUISVILLE  
 DB 6100, PG 160  
 R-7 OR-B  
 EXISTING PARKING LOT

PRELIMINARY APPROVAL  
 Conditions of Approval:  
 [Signature]  
 DATE 11/17/00  
 TREE LINEVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

CITY OF LOUISVILLE  
 DEPARTMENT OF INSPECTIONS, PERMITS & LICENSES  
 PRELIMINARY DEVELOPMENT PLAN APPROVAL  
*[Signature]*  
 DATE 11-15-00  
 APPROVED BY  
 VEHICLE USE AREA IN Sq. Ft.  
 DRIVEWAY 1528.3  
 EXIST. PARKING LOT 4876.2  
 PROPOSED P/LOT EXTENSION 958.1

CHANGE IN ZONING:  
 R-7 TO OR-3

PARKING NEEDS:  
 BUILDING FLOOR AREA:  
 FIRST FLOOR 4719.4 Sq.Ft.  
 SECOND FLOOR 4719.4 Sq.Ft.  
 PARKING REQUIRED:  
 FIRST (400 per) 11,7985  
 SECOND (500 per) 9,4388  
 TOTAL SPACES REQ. 21  
 TOTAL SPACES PROVIDED 21  
 CALCULATION OF FLOOR AREA INCLUDES INTERIOR STAIRWELLS AND COVERED EXTERIOR STAIRWELL.

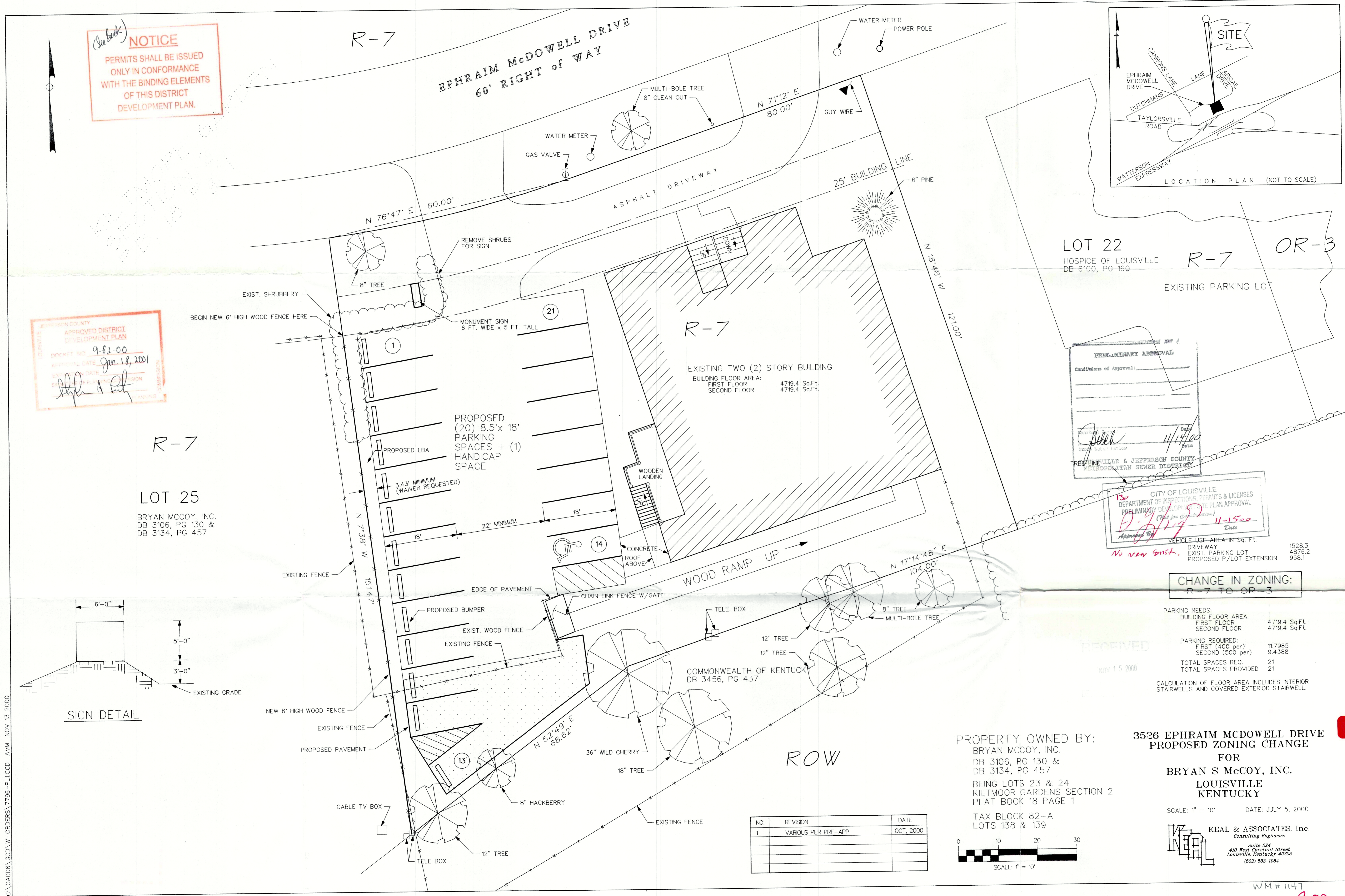
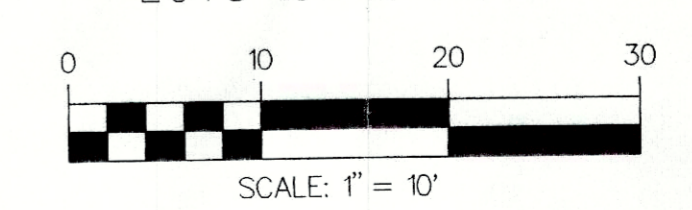
PROPERTY OWNED BY:  
 BRYAN MCCOY, INC.  
 DB 3106, PG 130 &  
 DB 3134, PG 457  
 BEING LOTS 23 & 24  
 KILTMOR GARDENS SECTION 2  
 PLAT BOOK 18 PAGE 1  
 TAX BLOCK 82-A  
 LOTS 138 & 139

3526 EPHRAIM MCDOWELL DRIVE  
 PROPOSED ZONING CHANGE  
 FOR  
 BRYAN S MCCOY, INC.  
 LOUISVILLE  
 KENTUCKY

SCALE: 1" = 10' DATE: JULY 5, 2000

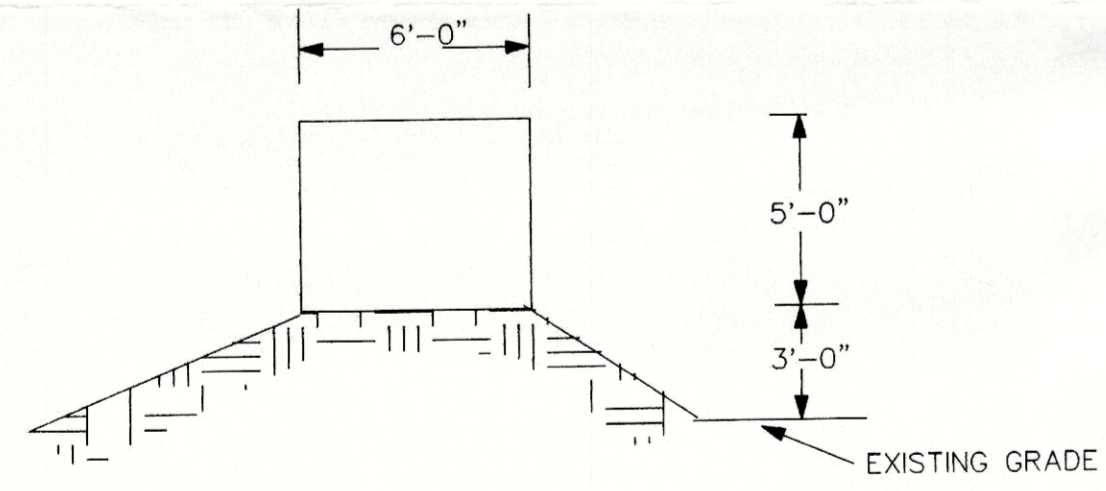
KEAL & ASSOCIATES, Inc.  
 Consulting Engineers  
 Suite 524  
 410 West Chestnut Street  
 Louisville, Kentucky 40202  
 (502) 583-1894

NO.	REVISION	DATE
1	VARIOUS PER PRE-APP	OCT. 2000



R-7  
 LOT 25  
 BRYAN MCCOY, INC.  
 DB 3106, PG 130 &  
 DB 3134, PG 457

SIGN DETAIL



C:\CADD6\GCD.W-ORDERS\7796-PL1.GCD AMM NOV 13 2000

WM# 1147  
 9-82-00



**BINDING ELEMENTS**

**DOCKET NO. 9-82-00LW**

**RESOLVED**, That the Louisville and Jefferson County Planning Commission does hereby **RECOMMEND** to Board of Aldermen of the City of Louisville, that the change in zoning from **R-7 Multi-Family Residential to OR-3 Office/Residential** on property described in the attached legal description be **APPROVED**.

**RESOLVED**, That the Louisville and Jefferson County Planning Commission does hereby **APPROVE** the district development plan **SUBJECT** to the following binding elements:

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. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 9,400 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/sign plan. The sign shall not exceed 30 square feet in area per side and 6 feet in height. No sign shall have more than two sides.
4. No outdoor advertising signs, small free-standing 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.
7. 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.
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. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
- c. 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 or rezoning, whichever is later, 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 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.
11. 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 assigns, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
12. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.
13. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the January 18, 2001 Planning Commission meeting.
14. If sidewalks are ever installed on Ephraim McDowell Drive, the applicant shall

**LANDSCAPE WAIVER:**

**RESOLVED**, That the Louisville and Jefferson County Planning Commission does hereby **GRANT** a waiver of Article 12 requirement for a 6 foot solid wood fence adjacent to R-7.

