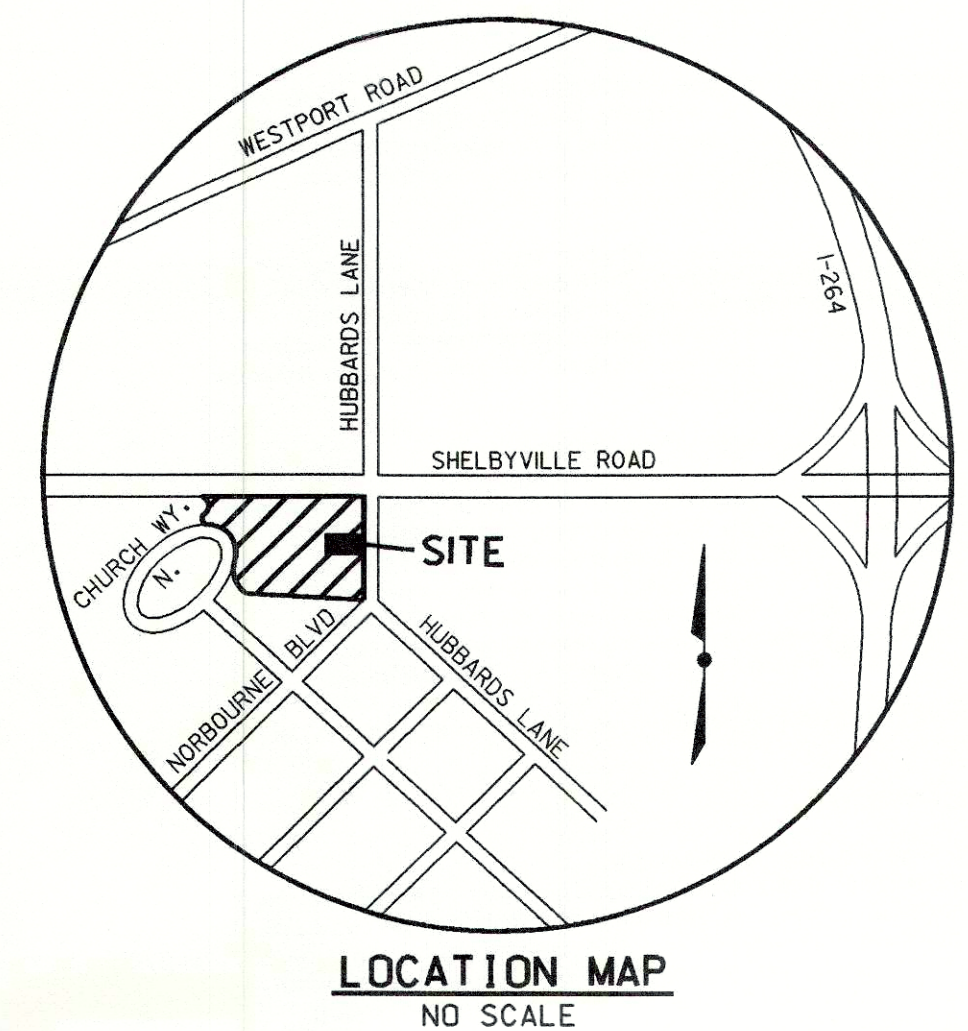
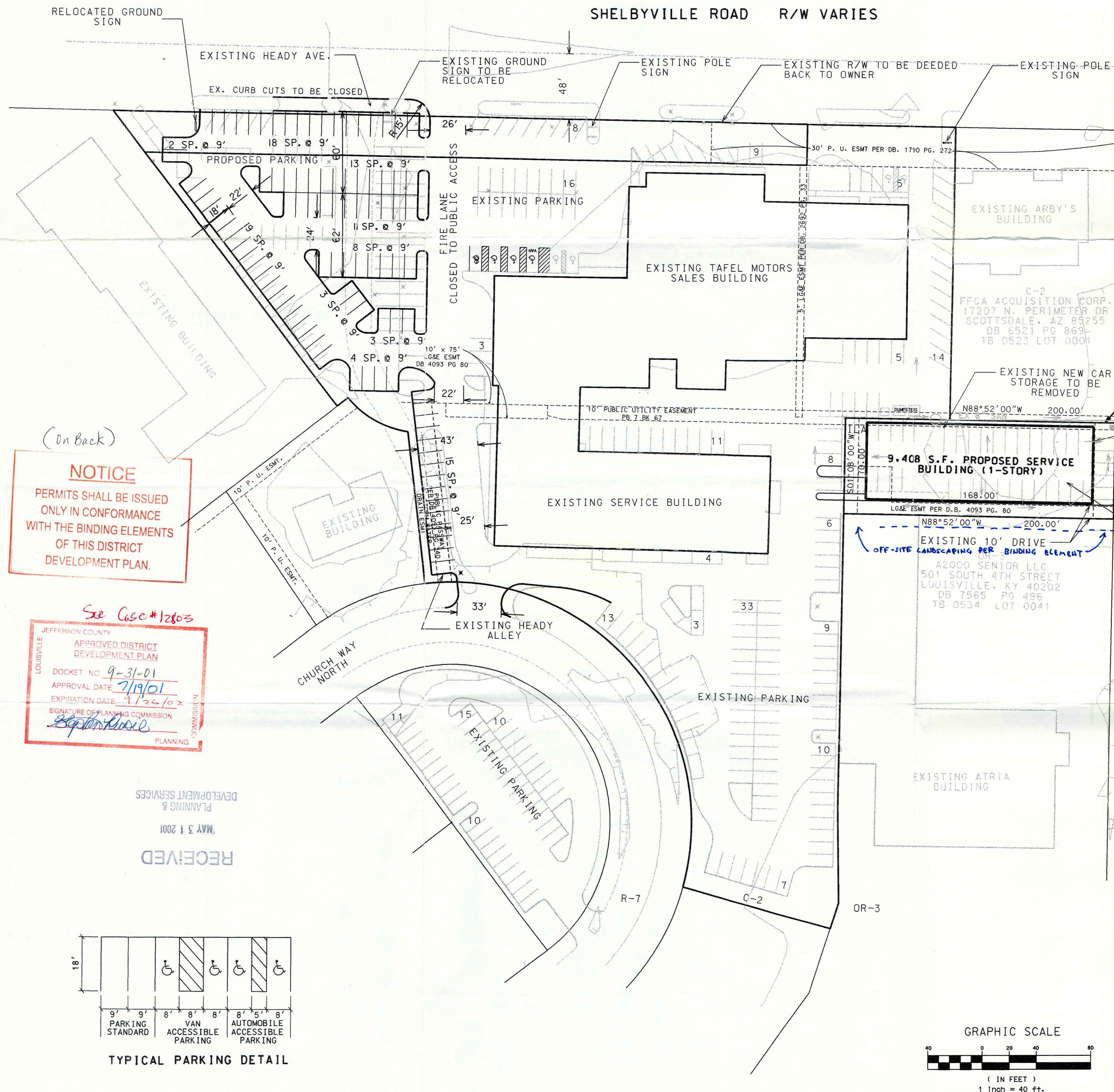
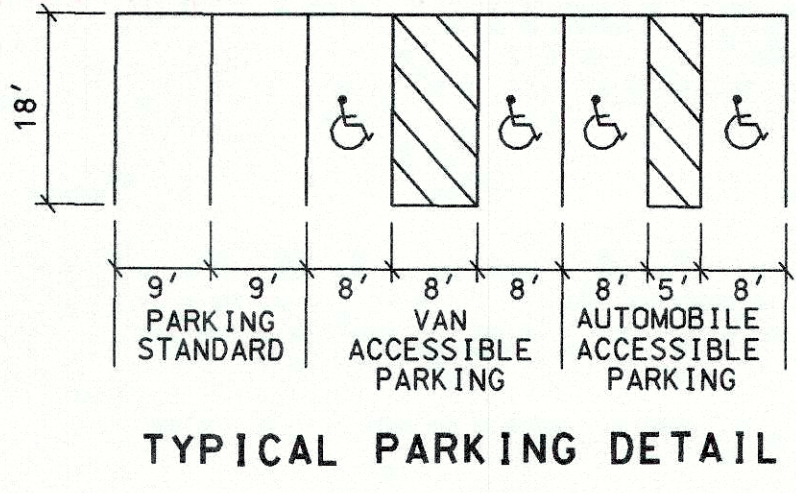




(On Back)
NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.

See Case #12803
JEFFERSON COUNTY
LOUISVILLE
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 9-31-01
APPROVAL DATE 7/19/01
EXPIRATION DATE 4/24/02
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

RECEIVED
MAY 31 2001
PLANNING & DEVELOPMENT SERVICES



BOUNDARY OF
PROPOSED RE-ZONING

LEGEND
— BOUNDARY OF TAFEL MOTORS COMPLEX
— EXISTING STRIPING
— PROPOSED STRIPING

REZONING SITE DATA

TOTAL AREA=	0.321 ACRES
EXISTING ZONING=	OR-3
PROPOSED ZONING=	C-2
PROPOSED SERVICE BUILDING=	9,408 SF
(1-STORY)	
VEHICULAR USE AREA =	2544 SF
ILA REQUIRED (5% OF VUA)=	128 SF
ILA PROVIDED=	312 SF

PARKING DATA

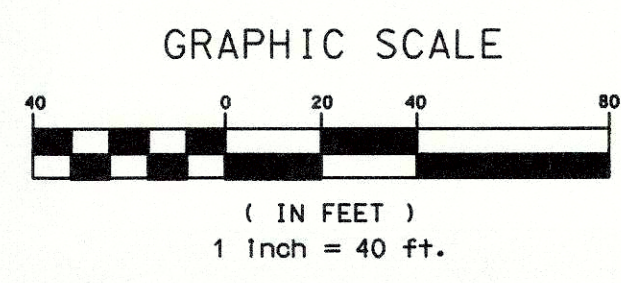
OUTDOOR SALES AREA	75 SPACES
OUTDOOR DISPLAY PARKING (14,000/1500)	10 SPACES
INDOOR DISPLAY PARKING (10,000/1500)	2 SPACES
OFFICE PARKING (4,000/400)	10 SPACES
PARTS DEPT. PARKING (5,000/200)	25 SPACES
EXISTING SERVICE BAYS (26 BAYS x 2)	52 SPACES
EXISTING SERVICE EMPLOYEES (1/BAY)	26 SPACES
PROPOSED SERVICE BAYS (10 BAYS x 2)	20 SPACES
PROPOSED SERVICE EMPLOYEES	10 SPACES
TOTAL	235 SPACES

EXISTING PARKING	219 SPACES
EXISTING SERVICE BAYS	26 SPACES
PROPOSED PARKING	77 SPACES
PROPOSED BAYS	10 SPACES
TOTAL *	332 SPACES

* PARKING TOTAL INCLUDES 8 HANDICAP PARKING STALLS, ONE OF WHICH IS A VAN ACCESSIBLE STALL.

GENERAL NOTES

1. SANITARY SEWERS ARE AVAILABLE TO THIS SITE BY CONNECTION SUBJECT TO APPLICABLE FEES. CAPACITY CHARGE TO BE DETERMINED.
2. ALL DUMPSTER AREAS AND LANDSCAPE BUFFER AREAS SHALL CONFORM TO ARTICLE 12: LANDSCAPE AND LAND USE BUFFERS.



See Case #12803
TAX BLOCK: 534, LOT NO: 04
DEED BOOK: 6303, PAGE: 774
WM#4510

GRESHAM, SMITH AND PARTNERS
LOUISVILLE • NASHVILLE • BIRMINGHAM • JACKSONVILLE
239 SOUTH 5TH STREET, SUITE 1200, LOUISVILLE, KENTUCKY 40202, TELEPHONE: 502-627-8900

DETAILED DISTRICT DEVELOPMENT PLAN

TAFEL MOTORS
4156 SHELBYVILLE ROAD
LOUISVILLE, KY 40207
OWNER: ELINE REALTY CO.
4059 SHELBYVILLE ROAD
LOUISVILLE, KY 40207
TELEPHONE: (502) 895-6300

NO	REVISION	DATE
1	LANDSCAPE NOTE	7/19/01

DOCKET NO.

SCALE: 1" = 40'

JOB NO. 21170.00
DATE: 05/25/2001
SHEET NO. 1 OF 1

9-31-01

Section 2. The following shall be considered binding elements with respect to the real estate described in Section 1 of this Ordinance:

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 and to the City of St. Matthews for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Use of the subject site shall be limited to an automobile service building and auto sales and other uses permitted in the C-1 district. There shall be no other use of the property unless prior approval is obtained from the Planning Commission/LD&T Committee, and the City of St. Matthews. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures, with notice to the City of St. Matthews. The Planning Commission/LD&T Committee may require a public hearing on the request to amend this binding element.
3. The development shall not exceed 9,408 square feet of gross floor area.
4. There shall be no freestanding sign permitted on site without prior approval. Monument style signs that meet the size and height limits established in the "Policies for Future Development Along Designated Parkways" may be approved by DPDS staff. Signs that exceed those limits are permitted only if approved by LD&T or the Commission. LD&T or the Planning Commission may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations. The existing Mercedes-Benz freestanding sign and existing Volvo freestanding sign (both near Shelbyville Road) shall not be subject to this Binding Element.
5. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants, advertising balloons, or banners shall be permitted on the site.
6. There shall be no outdoor storage on the site.
7. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90-degree cutoff and height of the light standard shall be set so that no light source is visible off-site. Light levels due to lighting on the subject site shall not exceed 5 foot candles measured at the property line. The applicant shall obtain certification by a qualified expert in measurement of lighting levels

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- e. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Development Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
- f. The property owner, applicant, or developer shall submit to the Planning Commission and the Natural Resources and Environmental Protection Cabinet written procedures for tire/oil disposal that comply with applicable state and federal regulations. Said procedures shall be submitted prior to requesting a building permit and shall be followed for the duration of the use unless otherwise approved by the Planning Commission.
11. 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 and the City of St. Matthews.
12. 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 and the City of St. Matthews.
13. There shall be no outdoor music (live, piped, radio or amplified), or outdoor entertainment or outdoor PA system.
14. 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.
15. 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.

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prior to requesting a certificate of occupancy. Such certification shall be maintained on site at all times thereafter. This Binding Element shall not apply to existing outdoor lighting on the site.

8. 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.
9. The applicant shall identify and submit for approval by designated DPDS staff, a plan showing the location of Tree Preservation Areas on site (exclusive of areas dedicated as public right-of-way) prior to beginning any construction procedure (i.e., clearing, grading, demolition). All construction shall be conducted in accordance with the approved Tree Preservation Plan. A partial plan may be submitted to delineate clearing necessary for preliminary site investigation. All Tree Preservation Plans must be prepared in accordance with the standards set forth by DPDS.
10. 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. A minor subdivision plat 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 Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - d. 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.

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16. The dumpster shall not be emptied between the hours of 7:00 p.m. and 7:00 a.m. under City of St. Matthews Code Section 50.04, or as St. Matthews Code may be amended from time to time.
17. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 19, 2001 Planning Commission meeting.
18. All areas containing commercial trash receptacles including dumpsters shall be individually enclosed and screened from public view. Dumpster enclosures shall be of brick (except for doors or gates) with the brick matching the main structure on the premises. All service structures and trash receptacles shall be screened in accordance with Article 12, Section 11 of the Zoning District Regulations, and permanently maintained.
19. The MSD easement in the area of the road closure shall remain, no structures shall be allowed over the easement.
20. There shall be established and maintained (by the owner of the tract above described, his/its successors and assigns) in the approximate area of the road closure, and extending from Shelbyville Road to North Church Way, a fire lane with a minimum width of twenty (20) feet, legally marked as a fire lane, which shall be kept free of standing or parked vehicles, and which shall not be used for the loading or unloading of vehicles. The area of said fire lane is described as follows:

Being an access easement 20 feet in width, 10 feet on either side of the following described centerline: Beginning at a point in the North right-of-way (R/W) line of North Church Way as shown on the plat of Parkside, Section 3, of record in Plat Book 9, Page 67, in the Clerk's office of Jefferson County, Kentucky, said point being North 89 degrees, 14 minutes, 21 seconds East, 34.95 feet from the Southeast corner of Lot 11 as shown on said plat; thence North 06 degrees, 30 minutes, 00 seconds West, 182.21 feet; thence North 01 degrees, 08 minutes, 00 seconds East, 169.45 feet; to a point in the proposed new R/W line of Shelbyville Road and the point of termination containing 6853 square feet; said point being South 88 degrees 52 minutes, 00 seconds East, 247.41 feet from the Northwest corner of Lot 1 on said plat.

21. The applicant agrees to provide large (Type "A" from the Planting Manual) trees within the existing Atria buffer area along the south side of the proposed building. A minimum of one tree per 30 feet will be provided.
22. The above binding elements may be amended as provided for in the Zoning District Regulations upon approval of the City Council.

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DEVELOPMENT PLAN

NOTICE
THE APPLICANT SHALL
OBTAIN APPROVAL FROM
THE JEFFERSON COUNTY
DEPARTMENT OF PUBLIC
WORKS AND TRANSPORTATION
AND THE METROPOLITAN
SEWER DISTRICT
BEFORE ANY PERMIT IS
REQUESTED