

Case No. 19-ZONE-0048 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested 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. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, 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 building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the January 9, 2020 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
3. 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.
4. 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.
5. 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.

REVISIONS:

8/26/19
11/6/19

DRWN BY: *DL/KAL*

DRAWING NAME:
18-23.DWG



JLB INC.
FORMERLY EVANS/GRIFFIN, INC.
Engineer & Land Surveyor
4010 Dupont Circle
Suite 478
Louisville, Ky 40207
(502) 899-9611
LJBinc.com

**1008 E. OAK STREET
LOUISVILLE, KY. 40204**

DETAILED DISTRICT DEVELOPMENT PLAN

DATE: 10/24/18

PROJECT NO.:

2018-23

Sheet 1 of 1

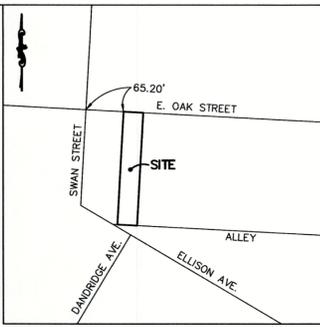


CALL 2 WORKING DAYS BEFORE YOU DIG!
1-800-752-6007
SAFETY NOTE
The Contractor shall comply with the U.S. Dept of Labor Safety and Health regulations for construction promulgated under the Occupational Safety and Health Act of 1970 (P.L. 91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (P.L. 91-54). During all phases of this project (including excavations or trenching) the Contractor shall be responsible for safety at all times.

CSO FLOODPLAIN
EL. 455.9' (MSD)

UTILITY NOTE
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE KENTUCKY UNDERGROUND UTILITY PROTECTION, INC. (PHONE: 1-800-752-6007) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

VICINITY MAP
NOT TO SCALE



WAIVER REQUESTED

- 1. WAIVER OF THE 15' PROPERTY PERIMETER LANDSCAPE BUFFER AREA (LBA) REQUIREMENTS ALONG THE EAST PROPERTY LINE ADJACENT TO RESIDENTIAL ZONE PER LDC SECTION 10.2.4

AREA OF DISTURBANCE = 325 SQ.FT. (0.007 ACRES)

EXISTING IMPERVIOUS	INCREASE IMPERVIOUS	TOTAL IMPERVIOUS
2,847 SQ.FT.	0 SQ.FT.	2,874 SQ.FT.

RECAPITULATION

1. EXISTING ZONING	R6			
2. PROPOSED ZONING	C2			
3. FORM DISTRICT	TRADITIONAL NEIGHBORHOOD			
4. EXISTING USE	NON-CONFORMING BARBER SHOP			
5. PROPOSED USE	BARBER SHOP/COFFEE SHOP			
6. LAND AREA	0.086 AC. (3,746 SQ. FT.)			
7. FAR	0.36			
8. BUILDING AREA				
A. 1ST FLOOR - EXISTING	960 SQ.FT. (FOOTPRINT)			
B. 2ND FLOOR - EXISTING	960 SQ.FT.			
C. 1ST FLOOR - PROPOSED ADDITION	325 SQ.FT. (FOOTPRINT)			
D. TOTAL	2,245 SQ.FT. (GROSS)			
9. PARKING				
A. REQUIRED BARBER SHOP	MIN.	MAX.	MIN.	MAX.
510 SQ.FT.	1/350 SQ.FT.	1/100 SQ.FT.	1 SPACE	5 SPACES
COFFEE SHOP	MIN.	MAX.	MIN.	MAX.
1,735 SQ.FT.	1/900 SQ.FT.	1/100 SQ.FT.	3 SPACES	17 SPACES

LDC SECTION 9.1.3.F - OFF-STREET PARKING REDUCTIONS

- 9.1.3.F.1 - A TEN (10) PERCENT REDUCTION IN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES SHALL APPLY TO ANY DEVELOPMENT WITHIN 200 FEET OF A DESIGNATED TRANSIT ROUTE.
- 9.1.3.F.8 - A TWENTY (20) PERCENT REDUCTION IN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES SHALL APPLY TO ANY DEVELOPMENT THAT REHABILITATES A STRUCTURE THAT IS ELIGIBLE FOR OR CURRENTLY LISTED ON THE NATIONAL REGISTER FOR HISTORIC PLACES IN ACCORDANCE WITH THE SECRETARY OF THE INTERIOR STANDARDS FOR HISTORIC PRESERVATION, OR SUSTAINABLE PERMIT PROJECTS.

TOTAL MINIMUM PARKING SPACES REQUIRED = 4 SPACES
PARKING SPACE REDUCTION: (4 SPACES)(30%) = 1 SPACE
TOTAL MINIMUM PARKING SPACES REQUIRED AFTER REDUCTION = 3 SPACES

- B. PROVIDED (3 SPACES) 1 STREET SIDE SPACE & 2 SPACES IN REAR
- C. BICYCLE PARKING REQUIRED 4 SHORT TERM SPACES & 2 LONG TERM SPACES PROVIDED 4 SHORT TERM SPACES (ON-SITE AS SHOWN) 2 LONG TERM SPACES (INSIDE OF BUILDING)
- 10. VJA 440 SQ.FT.
- 11. ILA A. REQUIRED (0 PER LDC 10.2.12 VJA UNDER 6,000 SQ.FT.)

TREE CANOPY REQUIREMENTS

CLASS "A"
SITE AREA = 3,746 SQ.FT.
PRESERVED TREE CANOPY COVERAGE AREA REQUIRED = 5% (187 SQ.FT.)
33.8% BUILDING FOOTPRINT INCREASE = 1/2 TREE CANOPY REQUIRED
EXISTING TREE CANOPY PRESERVED = (3) EVERGREEN TREES
EXISTING DRIPLINE (3) EVERGREEN TREES = 190 SQ. FT.
NO NEW TREE CANOPY REQUIRED

OWNER

JOHN WEBB
1008 E. OAK STREET
LOUISVILLE, KY. 40204
D.B. 10726, PG. 81
PARCEL ID: 025F00020000

CASE#18ZONE1083

WM#

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

APPROVED DISTRICT DEVELOPMENT PLAN
METRO
DOCKET NO. 19-Zone-0048
APPROVAL DATE January 9, 2020
EXPIRATION DATE
SIGNATURE: [Signature]
PLANNING COMMISSION

GENERAL NOTES

- SITE IS LOCATED IN COUNCIL DISTRICT 10 & LOUISVILLE FIRE PROTECTION DISTRICT #4
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING 211C0042E DATED DEC. 5, 2006.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS AND MEET LDC REQUIREMENTS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL STATE AND FEDERAL ORDINANCES.
- WASTEWATER: SANITARY SEWER WILL BE PROVIDED BY EX. PROPERTY SERVICE CONNECTION. FLOW WILL BE TREATED AT THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT. CAPACITY CHARGE FEES TO BE CALCULATED.
- A PORTION OF THIS SITE IS LOCATED WITHIN THE COMBINED SEWER OVERFLOW FLOODPLAIN. LOWEST FINISHED FLOOR AND LOWEST MACHINERY TO BE DETERMINED PRIOR TO ISSUE OF BUILDING PERMITS.
- MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL, AND GREASE POLICY.

LEGEND

- M.H. EX. 8" SEWER EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER VALVE
- EXISTING GUY WIRE
- GUY POLE EXISTING GUY POLE
- C.B. EXISTING CATCH BASIN
- FIRE HYDRANT
- WM WATER METER
- SP SERVICE POLE
- EXISTING LIGHT POLE
- PP EXISTING POWER POLE
- 454 EXISTING CONTOUR LINE
- +453.55 EXISTING SPOT ELEVATION
- 2"G EXISTING GAS LINE WITH PIPE SIZE
- 6"W EXISTING WATER LINE WITH PIPE SIZE
- OHE EXISTING OVERHEAD ELEC. WIRE
- OHT EXISTING OVERHEAD TELE. WIRE
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING ADDITION FOOTPRINT

GRAPHIC SCALE

