

ORDINANCE No. 019, SERIES 2016

AN ORDINANCE CHANGING THE ZONING FROM R-6 MULTI-FAMILY RESIDENTIAL TO OR-3 OFFICE/RESIDENTIAL AND C-2 COMMERCIAL ON PROPERTIES LOCATED AT 1124, 1130, 1132 REUTLINGER AVENUE AND 1034 E. OAK STREET CONTAINING 2.430 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 15ZONE1050)

SPONSORED BY: COUNCILWOMAN MADONNA FLOOD

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 15ZONE1050; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning changes in Case No. 15ZONE1050 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records;

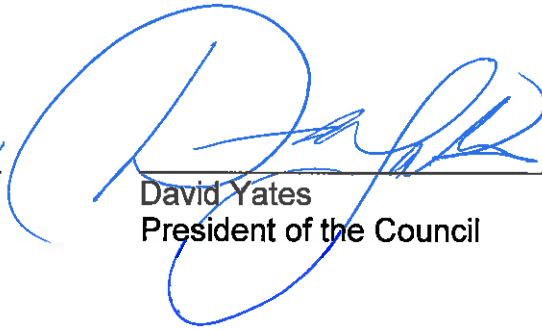
NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

Section I: That the zoning of the properties located at 1124, 1130, 1132 Reutlinger Avenue and 1034 E. Oak Street containing 2.430 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 15ZONE1050, is hereby changed from R-6 Multi-Family Residential to OR-3 Office/Residential and C-2 Commercial; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 15ZONE1050.

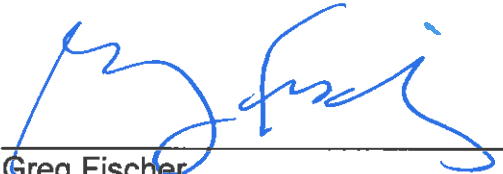
Section II: This Ordinance shall take effect upon its passage and approval.



H. Stephen Ott
Metro Council Clerk



David Yates
President of the Council

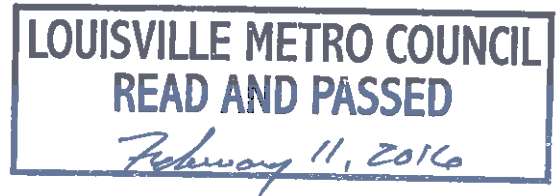


Greg Fischer
Mayor

Approved: 2/16/16
Date

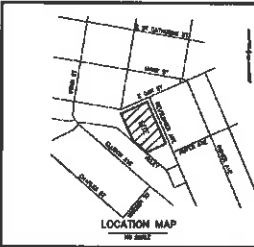
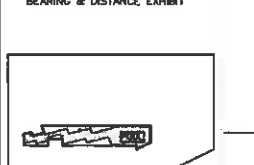
APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney



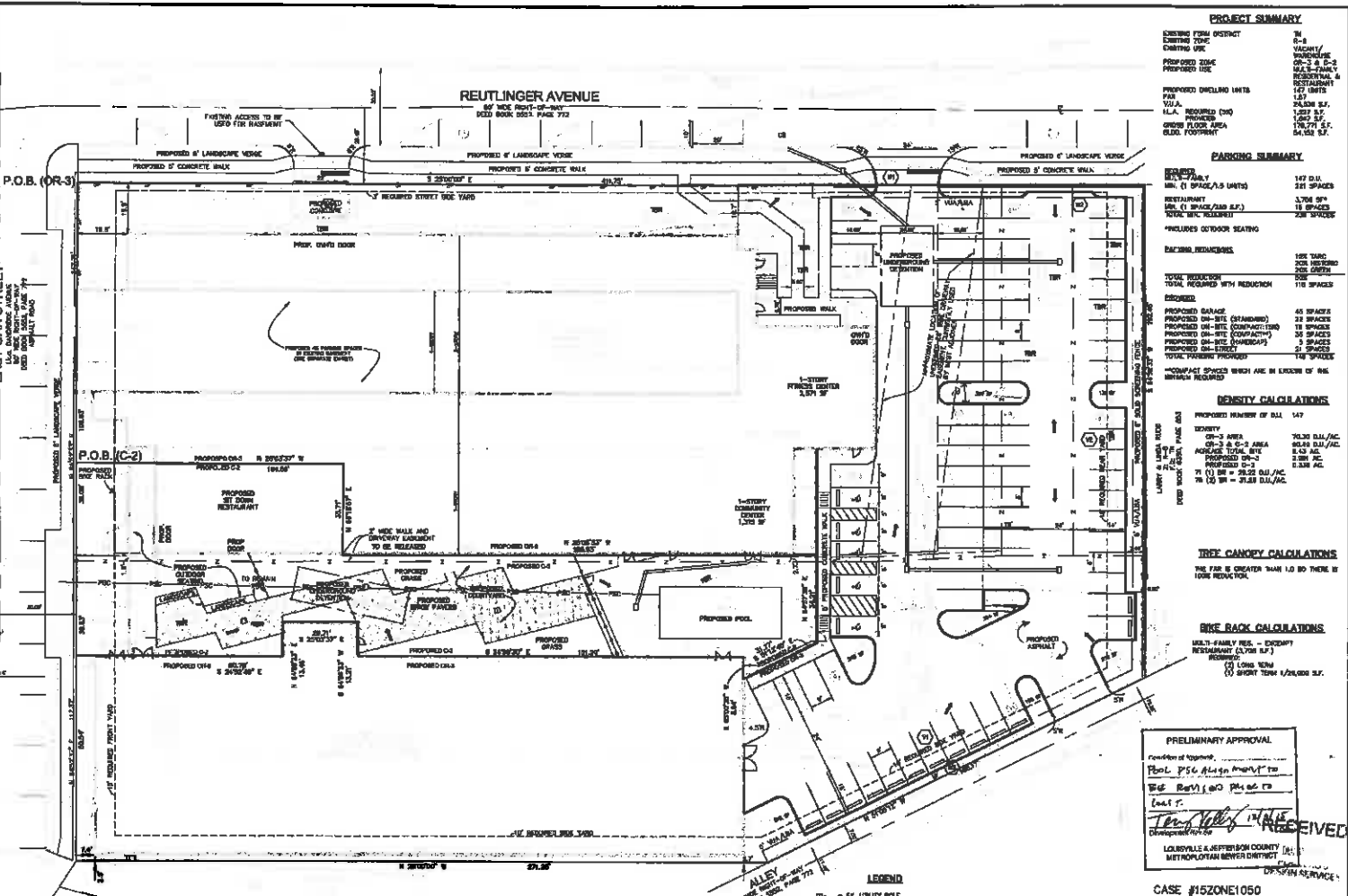
By: John H. Connell

O-022-16

GENERAL NOTES

- (400) DEDUCT DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO AFD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- EXISTING SERVICES AVAILABLE BY CONVEYOR AND SUBJECT TO APPLICABLE FEES.
- SEWER FROM THIS DEVELOPMENT WILL BE TREATED AT NORTON FORMAL SEWAGE TREATMENT PLANT.
- ALL LANDSCAPES SHALL BE MAINTAINED, OR FENCED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LANDSCAPE TO BE DIRECTED TOWARD RESIDENTIAL UNITS OR PROTECTED OPEN SPACES OR CONSTRUCTION ACTIVITIES. CONDITIONS PERMITTED ON ADJACENT OR NEARBY PARCELS OR GREATLY CLASH INCOMPATIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND HIGHWAYS.
- ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
- CONSTRUCTION SPACES SHALL BE ERCTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PREVENT THE EXISTING SOIL STAINS AND THEIR ROOT SYSTEMS FROM COMPARISON. THE FENCING SHALL INCLUDE THE EXISTING AREA BEHIND THE TRUCK CURB OFF AREA SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PERSONAL MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL COMPUTERS AND SERVICE STRUCTURES SHALL BE SCHEDULED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- A FENCE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- THE LIABLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- THE LOCATION AND TYPE OF ANY WALKS OR LANDSCAPING WITHIN THE PROPERTY BOUNDARY OR-WAY WILL BE DETERMINED FOR NEIGHBOR SAFETY AND VISUAL DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS. METRO RESERVES THE RIGHT TO REMOVE THIS WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
- CAPACITY CHECKS TO BE CALLED OUT.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- RETENTION MEASURES FOR GUEST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REDUCING LOCAL HEALTH AND RECREATION PRIORITIES.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL USA WATER QUALITY REGULATIONS ESTABLISHED BY AFD. SITE LOCATIONS MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SOUND OF GREEN BEST MANAGEMENT PRACTICES.
- THE PROPOSED POOL WILL UTILIZE A SAND FILTRATION SYSTEM.
- UNDESIRABLE DETENTION SPACES MUST MEET THE REQUIREMENTS OF SECTION 10.3.4.4 OF METRO'S DESIGN MANUAL.
- ALL METAL SHOPS MUST HAVE REMOVAL CONNECTIONS FOR MOTOR OILS, OIL AND GREASE POLICY.



LEGEND

- EX UTILITY POLE
- EX CONTOUR
- EX FIRE HYDRANT
- EX ELEVATED WALKWAY
- EX OVERHEAD ELECTRIC
- EX TELEPHONE/FIBER/OPTICAL
- EX WATER VALVE
- EX LIGHT POST
- EX SANITARY SEWER
- EX GAS STOP SIGN
- EX GAS TRANSDUCER LINE
- PARKING CANOPY
- TEMPORARY DRIVEWAY
- CONSTRUCTION ENTRANCE
- PROPOSED SUMP TANKS
- PROPOSED DRAINAGE ALLEY
- DIRECTION OF STORM WATER FLOW
- BUILDING CHIMNEY
- EX GAS METER
- PROPOSED 4" TALL WALL

VARIANCES REQUESTED

- A VARIANCE IS REQUESTED FROM SECTION 3.0.3.1.5 OF THE LDC TO ALLOW PARKING IN FRONT OF THE BUILDING.
- A VARIANCE IS REQUESTED FROM TABLE 10.3.4.1 OF THE LDC TO REDUCE THE REQUIRED 5' MIN TO 3'.
- A VARIANCE IS REQUESTED FROM TABLE 3.0.3.1.5 OF THE LDC TO ALLOW THE TOP OF THE GARAGE DOOR TO BE ABOVE THE GROUND GRADE OF THE ADJACENT PARKING.
- A VARIANCE IS REQUESTED FROM TABLE 3.0.3.1.5 OF THE LDC TO ALLOW PARKING TO ENCHANCE INTO THE REQUIRED 5' MIN TO 3'.
- A VARIANCE IS REQUESTED FROM TABLE 3.0.3.1.5 OF THE LDC TO ALLOW PARKING TO ENCHANCE INTO THE REQUIRED 5' MIN TO 3'.

PRELIMINARY APPROVAL

Position of Applicant: **Paul PSC Alton Property Co**
 Ref: **Reutlinger Ave PLS 10-13**
 Lot # **1**
 Development: **Bradford Mills Lofts**

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED

CASE #15ZONE1050
DETAILED DISTRICT DEVELOPMENT PLAN
 OF
BRADFORD MILLS LOFTS
 1124, 1130 & 1132 REUTLINGER AVENUE & 1034 EAST OAK STREET
 LOUISVILLE, KENTUCKY 40204

FOR

OWNER: **1738 PROGRESSIVE AVENUE BRADFORD MILLS LLC LOUISVILLE, KY 40204**
 D.S. 1007, PLS 10-13, TAX BLOCK 287, LOT 10

OWNER: **1150 REUTLINGER AVENUE JOHN S. BISHOP, LLC LOUISVILLE, KY 40204**
 D.S. 1007, PLS 10-13, TAX BLOCK 287, LOT 10

OWNER: **1150 REUTLINGER AVENUE JOHN S. BISHOP, LLC LOUISVILLE, KY 40204**
 D.S. 1007, PLS 10-13, TAX BLOCK 287, LOT 10

DEVELOPER: **HANSON DEVELOPMENT GROUP, LLC 1122 BOULEVARD STREET LOUISVILLE, KENTUCKY 40204**
 WE 67828 5040 397-8130 14033dev.dwg



108 Daventry Lane
 Suite 300
 Louisville, Ky 40223
 t: (502) 327-7073
 f: (502) 327-7088

BRADFORD MILLS LOFTS

DATE: **11/20/15**
 DRAWN BY: **J.D.M.**
 CHECKED BY: **J.D.L.**
 SCALE: **1"=20' (HORIZ)**
 SCALE: **N/A (VERT)**

REVISIONS

1	11/23/15	Pre-App
2	11/23/15	Agency Comments
3	11/23/15	Agency Comments
4	11/23/15	Agency Comments

DETAILED DISTRICT DEVELOPMENT PLAN

JOB NUMBER 14038

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