

**PROJECT SUMMARY**

EXISTING FORM DISTRICT NEIGHBORHOOD  
 EXISTING ZONING C-1  
 PROPOSED ZONING C-2  
 EXISTING USES Various Retail shops, Hairdresser, restaurants, daycare  
 PROPOSED USES Retail shops, Restaurant outdoor dining, micro brewery  
 EXISTING BUILDING 1 S.F. 4,000 +/- SQ. FT  
 EXISTING BUILDING 2 S.F. 89,446.00 +/- SQ. FT  
 PROP. BUILDING S.F. 10,000 SQ. FT  
 INCREASE IN S.F. 0  
 EX F.A.R. 0.27%  
 PROPOSED F.A.R. 0.315%  
 LOT AREA 328,021.65 S.F. +/- 7.98 ACRES

**PARKING SUMMARY - LDC Table 9.1.3B**

MINIMUM PARKING (1 per 500 Sq Ft of gross floor area) 207 SPACES  
 MAXIMUM PARKING (1 per 250 Sq Ft of gross floor area) 414 SPACES  
 EXISTING PARKING 388 SPACES + (H/C 22)

**BICYCLE PARKING SUMMARY - LDC Table 9.2.5**

LONG TERM PARKING (2 or 1 per 50,000 Sq Ft of gross floor area) 3 SPACES  
 SHORT TERM PARKING (2 or 1 per 25,000 Sq Ft of gross floor area) 5 SPACES  
 TOTAL PROPOSED BICYCLE PARKING 10 SPACES

**LANDSCAPING NOTES**

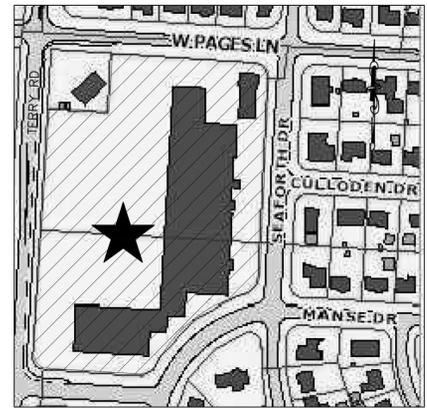
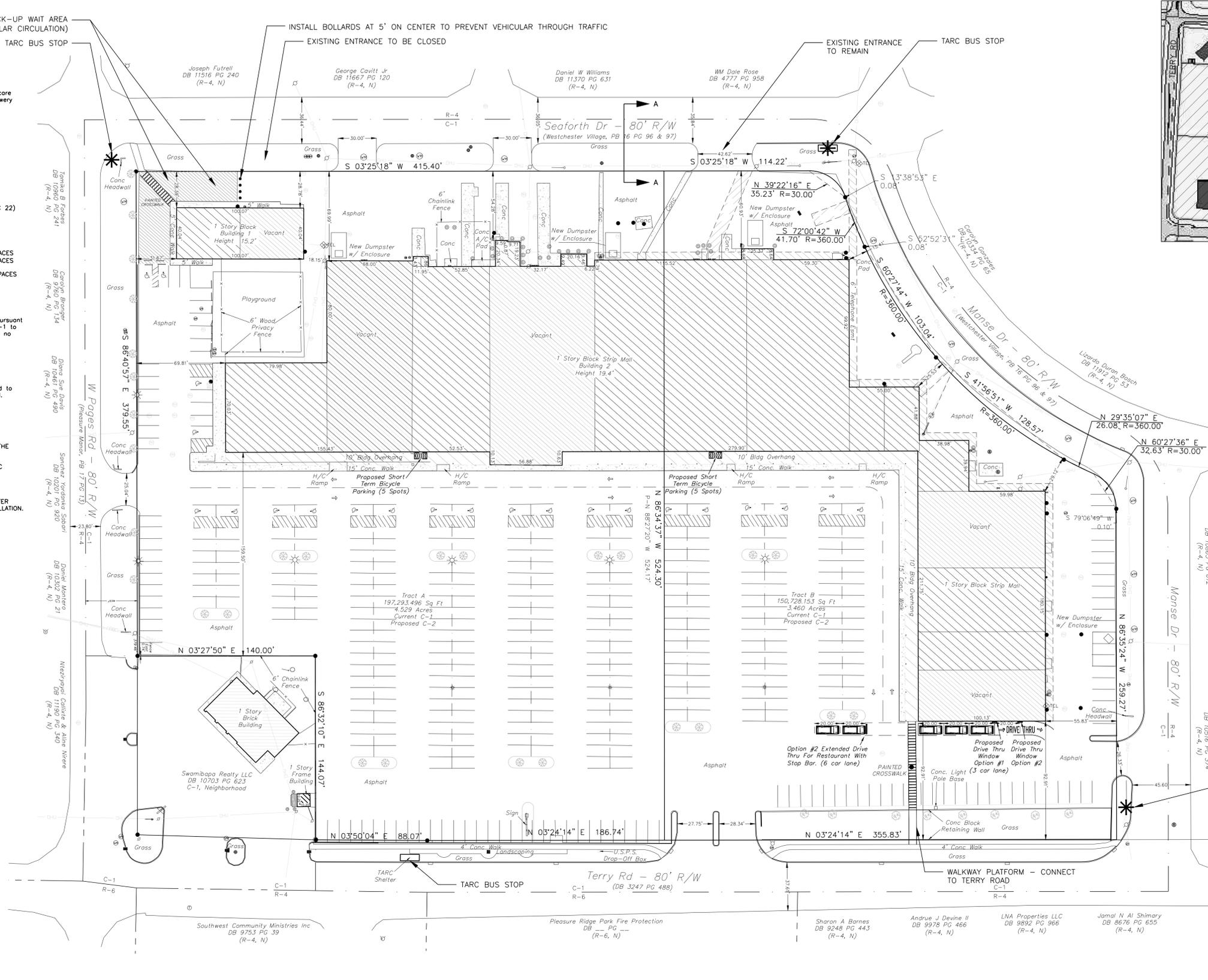
There is no increase in impervious surfaces or changes proposed to the site. Pursuant to LDC 10.2.2 A-3 no new landscaping is required. The change of use from C-1 to C-2 is the same level of intensity of landscaping for adjacent landowners, thus no new landscaping per Code is required.

**TREE CANOPY**

There is no increase in impervious surface or changes to the buildings proposed to the site. Pursuant to LDC 10.1.2 B-3, no Tree Canopy Calculations are required.

**GENERAL NOTES**

- THIS IS NOT A SURVEY
- ALL CONDITIONS ARE EXISTING. NO NEW CONSTRUCTION IS PROPOSED WITH THE EXCEPTION OF DUMPSTER ENCLOSURES.
- NO NEW OUTDOOR LIGHTING IS PROPOSED.
- CONSTRUCTION PLANS, BOND, AND PERMITS ARE REQUIRED BY METRO PUBLIC WORKS OR KENTUCKY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE.
- NO SITEWORK IS PROPOSED.
- NEW OUTDOOR REFUSE/DUMPSTER CONTAINERS SHALL BE CONSTRUCTED IN COMPLIANCE WITH SECTION 4.9.9 OF THE LAND DEVELOPMENT CODE. DUMPSTER SCREENING DETAILS APPROVED BY PDS AND PUBLIC WORKS PRIOR TO INSTALLATION.
- BASIS OF SURVEY IS BY CARDINAL SURVEYING.



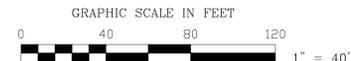
LOCATION MAP  
NOT TO SCALE

- ⊗ Existing Sanitary Sewer Manhole
- ⊕ Existing Utility Pole
- ⊖ Existing Down Guy
- ⊙ Existing Electric Box
- ⊗ Existing Ballast
- LS Existing landscaping
- ⊕ Existing Sign
- ⊕ Existing Water Meter
- Property Line
- - - Existing Zoning Border To Rezone
- - - Existing Zoning Border
- ⊕ Existing Water Valve
- ⊕ Existing Fire Hydrant
- ⊕ Existing Sewer Clean Out
- ⊕ Existing Light Pole
- Tube Steel Barrier Fence
- Existing Fence (As Noted)
- OHU Existing Overhead Utility Line
- ⊕ Existing Gas Meter
- ⊕ 3" Brandywine Maple Acer Rubrum
- ⊕ 3" Pin Oak
- ⊕ Continuous Landscape Buffer, 6' + Mature Height (To Be Added)



**FLOOD NOTE**

Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 2111C0088E, with a date of identification of December 5, 2006, for Community Number 210120, in Jefferson County, State of Kentucky, which is the current Flood Insurance Rate Map for the community in which said property is situated



**CARMAN**

LANDSCAPE ARCHITECTURE  
 URBAN PLANNING  
 CIVIL ENGINEERING

Design:	REVISIONS			NOTE
	NO.	BY	DATE	
Drawn:	1	SMS	6/14/21	REVISED PER COMMENTS
Checked:	2	SMS	6/21/21	REVISED PER COMMENTS
	3	JLC	8/30/21	REVISED PER COMMENTS
	4	JLC	9/27/21	REVISED PER COMMENTS
	5	JLC	11/10/21	REVISED PER COMMENTS

**Detailed Development Plan FOR REZONING**  
 8523 Terry Road and 6300 W. Pages Lane  
 Louisville, KY 40258  
 This survey complies with 201 KAR 18:150

**Property Information:**  
 Owner: PRP Retail Opportunity Fund, LLC  
 Site Address: 8523 Terry Road and 6300 W. Pages Lane Louisville, KY 40258  
 D.B. 6460 Pg. 616 and D.B. 6460 Pg. 620  
 Parcel ID: 1047-0915-0000 and 1047-0100-0000

**APPLICANT Name:**  
 PRP RETAIL OPPORTUNITY FUND, LLC  
 PO Box 3010  
 Chattanooga, TN 37404  
 Date: 03/08/2021  
 Field Survey: Date: 02/24/2021  
 By: AS/CC/RM

Sheet Number  
**1**  
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## Case No. 21-ZONE-0025 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. 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 Louisville Metro Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet, Bureau of Highways.
  - c. 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 Design Services
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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.

6. Pedestrian connections and bike parking as shown on the approved development plan shall be installed within 6-months from the date of final action by Louisville Metro Council
7. No portion of the development site shall be used for a tavern/bar or used tire sales, display, or storage.
8. No power equipment that will cause a noise disturbance will be run between the hours of 10 p.m. and 6 a.m.
9. No outdoor activities, sales or display shall take place outdoors between the rear of the building and Manse and Seaforth Drives, except that the following activities are expressly permitted: ingress/ egress to the building or property, loading and unloading, storage as permitted by the Land Development Code and screened from the public right-of-way, parking and vehicle storage, and refuse collection.