



UTILITY WARNING
 THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811—TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 19-2016-0035
 APPROVAL DATE 4/22/20
 EXPIRATION DATE 4/22/22
 SIGNATURE OF DISTRICT COMMISSION

- LEGEND**
- FLOW ARROW
 - EXISTING STORM DRAINAGE SYSTEM
 - 670--- EXISTING CONTOURS WITH ELEVATION
 - EXISTING FIRE HYDRANT
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE SYSTEM
 - LIMITS OF DISTURBANCE
 - EX. VEGETATION/WOODED LINE
 - VEGETATION/WOODED LINE TO REMAIN
 - TCCA TREE CANOPY CREDIT AREA
 - EXISTING TREE

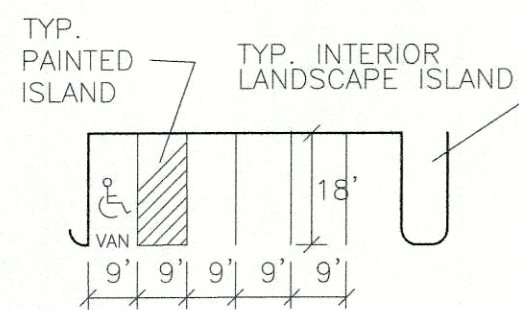
PRELIMINARY APPROVAL
 Condition of Approval: _____
 Date: 4/15/20
 Signature: [Signature]
 DEVELOPER: [Name]
 REVIEWER: [Name]
 DATE: [Date]
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

MSD STANDARD EROSION CONTROLS

▲	SILT FENCE
▲	STONE BAG INLET PROTECTION
▲	CONSTRUCTION ENTRANCE

IMPERVIOUS AREA

- TOTAL SITE AREA = 15,194 SF (0.35 AC)
- LIMITS OF DISTURBANCE = 13,170 SF (0.302 AC)
- TOTAL IMPERVIOUS AREA (EXISTING) = 2,695 SF (0.062 AC)
- INCREASE OF IMPERVIOUS AREA = 6,231 SF (0.143 AC)
- TOTAL IMPERVIOUS AREA (PROPOSED) = 8,926 SF (0.205 AC)



TYPICAL PARKING DETAIL

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____
 BY: [Signature]
 DATE: 3/2/20
 LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

MSD REGIONAL FACILITIES FEE

$$(C_{post} - C_{pre}) \times (2.8/12) \times (\text{Area in Acres}) = \text{Volume (AC-FT)}$$

$$(0.90 - 0.30) \times (2.8/12) \times (0.143) = 0.02002 \text{ AC-FT}$$

$$0.02002 \text{ AC-FT} \times 43,560 \text{ SF/AC} = 872 \text{ CU-FT}$$

$$\text{FEE} = \$0.50 \times 872 \text{ CU-FT} = \$436.04$$

EROSION PREVENTION AND SEDIMENT CONTROL NOTE

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPCS) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPCS PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPCS BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

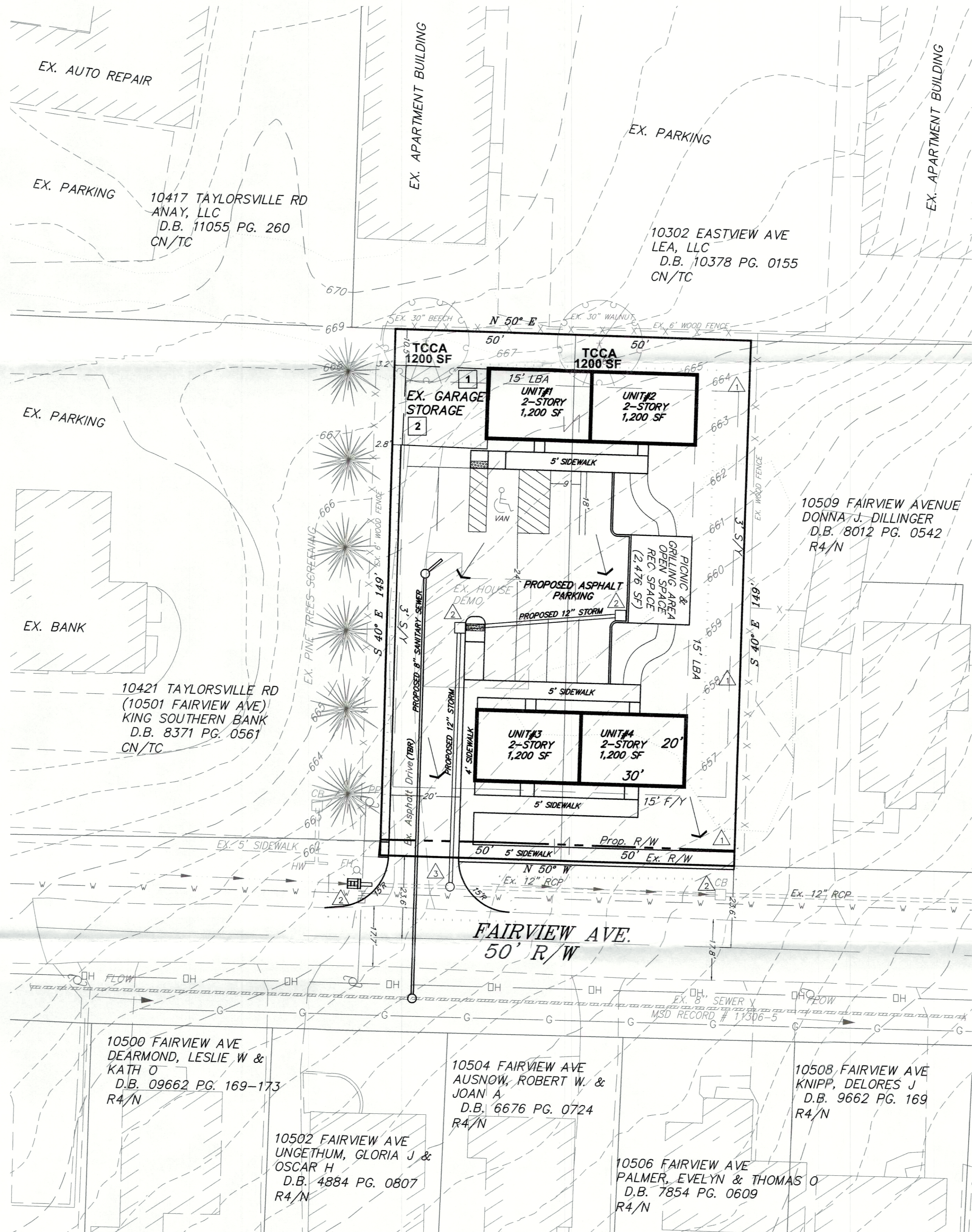
DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCH, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

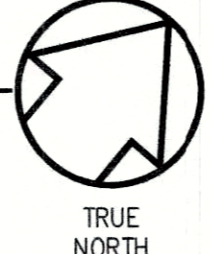
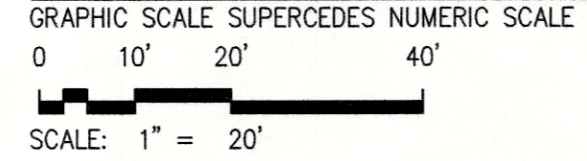
ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

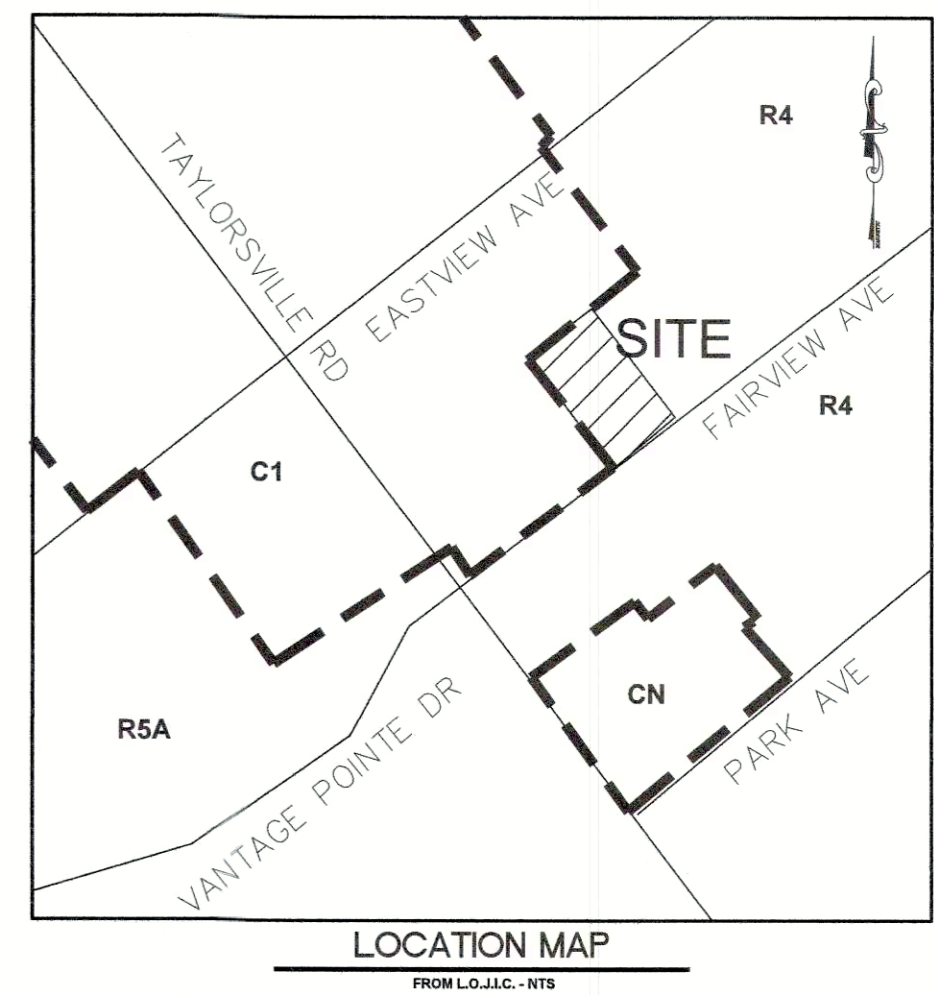


SITE PLAN



VARIANCES/WAIVERS REQUESTED:

- Waiver to eliminate the 15' landscape buffer due to existing garage along the north property line, and proposed depth of units. Landscaping will be provided within the 10' area.
- Variance to allow the existing garage that will be converted to storage and adjoin the proposed units to encroach into the 3' side yard setback.



PROJECT DATA

EXISTING ZONING & FORM DISTRICT	= R-4 / TOWN CENTER
TOTAL SITE AREA	= 0.349 (15,194 SF)
Lot A-10503 FAIRVIEW	= 0.178 ACRES (7,742 SF)
Lot B-10505 FAIRVIEW	= 0.171 ACRES (7,452 SF)
EXISTING USE	= SINGLE FAMILY
PROPOSED TOWNHOMES	= R5A / TOWN CENTER
PROPOSED (4) UNITS AT 1,200 SF EA.	= TOTAL 4,800 SF
BUILDING HEIGHT	= 2 STORY
FAR (MAX 0.5)	= 0.316
DENSITY (4) UNITS/0.349 ACRES	= 11.46 UNITS/ACRE (12.01 D.U./ACRE MAXIMUM R5A)
PARKING REQUIRED	
TOWNHOMES	= 6 SPACES
MINIMUM (1.5 x 4 DWELLING UNITS)	= 12 SPACES
MAX (3 x 4 DWELLING UNITS)	= 9 SPACES (INCL 1 HANDICAP SPACE)
TOTAL PARKING PROVIDED	= 9 SPACES (INCL 1 HANDICAP SPACE)
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER CHAPTER 9.2.5.A.
VEHICULAR USE AREA (VUA)	= 4,448 SF

TREE CANOPY

TCPA CATEGORY	CLASS "C"=20%
SITE AREA	15,194 S.F.
EXISTING TREE CANOPY PRESERVED	2400 S.F. (15.80%)
TOTAL TREE CANOPY COVERAGE AREA REQ.	3039 S.F. (20%)
ADDL TREE CANOPY COVERAGE TO BE PROVIDED	639 S.F. (4.21%)

GENERAL NOTES

- "TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TREE PROTECTION AREAS (TPAs) PRIOR TO SITE DISTURBANCE ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. ALL TREE PROTECTION FENCING SHALL BE LOCATED AT LEAST 3 FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WHEN TREES MUST BE REMOVED IN A TPA, THE FENCE SHALL BE RELOCATED TO PROTECT ALL REMAINING TREES WITHIN THAT TPA. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITY SHALL BE PERMITTED WITHIN THE FENCED AREA."
- TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS DERIVED FROM LOIUC MAPPING AND TOPOGRAPHIC SURVEY PREPARED BY ETS SURVEYING.
- NO SENSITIVE FEATURES ON THE SITE.
- WATER SERVICE BY LOUISVILLE WATER COMPANY.
- SITE IS LOCATED WITHIN THE JEFFERSON TOWN FIRE PROTECTION DISTRICT.
- THE SITE IS LOCATED WITHIN METRO COUNCIL DISTRICT 20.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES. DOWNSTREAM ANALYSIS IS REQUIRED DOWN TO INTERMITTENT BLUELINE STREAM. DOWNSTREAM IMPROVEMENTS OR DETENTION MAY BE REQUIRED. JEFFERSON TOWN APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOODPLAIN PER FIRM MAP NO. 21111C0063E.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS.
- CONSTRUCTION PLANS, PERMIT, AND BOND WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- OBTAIN AN ENCROACHMENT PERMIT FROM JEFFERSON TOWN FOR ALL WORK WITHIN THE FAIRVIEW AVENUE RIGHT-OF-WAY.
- MSD SANITARY SEWERS ARE AVAILABLE BY LATERAL EXTENSION, SUBJECT TO FEES AND CHARGES.
- THERE SHALL BE NO INCREASE IN STORMWATER RUNOFF TO THE STATE RIGHT-OF-WAY.
- NO COMMERCIAL SIGNS SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY.
- NO LANDSCAPING SHALL BE PLACED IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- SITE LIGHTING SHALL BE PLACED AS TO NOT SHINE IN THE EYES OF DRIVERS.
- AN ADDITIONAL 4.37 FEET OF RIGHT-OF-WAY TO BE GRANTED ON THIS PROJECT.
- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED 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 THE PLAN SHALL BE SUBMITTED TO THE CITY OF JEFFERSON TOWN FOR REVIEW AND APPROVAL. ANY CHANGES/ADDITIONS/ALTERATIONS NOT SO REFERRED SHALL NOT BE VALID.
- ALL OFF-STREET PARKING AREAS SHALL BE PERMANENTLY AND CONTINUALLY MAINTAINED IN GOOD CONDITION AND FREE FROM POTHoles, WEEDS, DIRT, TRASH AND OTHER DEBRIS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICLE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- BEFORE ANY PERMIT (INCLUDING BUT NOT LIMITED TO BUILDING, PARKING LOT, CHANGE OF USE OR ALTERATION PERMIT) IS REQUESTED:
 - THE DEVELOPMENT PLAN MUST RECEIVE FULL CONSTRUCTION APPROVAL FROM THE CITY OF JEFFERSON TOWN (10416 WATTERSON TRAIL) AND THE METROPOLITAN SEWER DISTRICT (700 WEST LIBERTY)
 - ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE KENTUCKY TRANSPORTATION CABINET OR ENCROACHMENT PERMITS MUST BE OBTAINED FROM THE LOUISVILLE METRO PUBLIC WORKS DEPARTMENT.
- ANY AREA PROPOSED TO BE USED FOR OUTDOOR SALES, DISPLAY, OR STORAGE IN ACCORDANCE WITH SECTION 4.4.8 SHALL BE ACCURATELY DELINEATED ON THE DEVELOPMENT PLAN.

REVISIONS

Date	Description	By
6/19	AGENCY COMMENTS	CTC
11/19	ADDED WAIVER & VARIANCE	CTC

BlueStone
 Engineers, PLLC
 3703 Taylorsville Road, Suite 205
 Louisville, KY 40220
 (502) 992-9288
 www.bluestoneengineers.com

THOMPSON KRISTY L & FIGUERA EMILIO ARTURO
 10000 BELLFLOWER CT, LOUISVILLE KY 40299

DATE _____
 SIGNATURE _____

FAIRVIEW AVENUE TOWNHOMES
 10503-10505 FAIRVIEW AVENUE, 40299
 D.B. 10840 PG. 0157 / TAX BLOCK 0495 LOT 0018

REZONING PLAN
 SHEET NO. 1 OF 1
 DATE: 9-28-18
 DRAWN BY: ACW CHECKED BY: CTC

18-0028
 RECEIVED
 NOV 25 2018
 PLANNING & DESIGN SERVICES
 PREVIOUS CASES: NONE
 MSD WM#11900

CITY OF JEFFERSONTOWN
JEFFERSON COUNTY, KENTUCKY

ORDINANCE NO. 1404, SERIES 2020

AN ORDINANCE TO AMEND THE ZONING OF CERTAIN PARCELS OF LAND LOCATED WITHIN THE CITY OF JEFFERSONTOWN, KENTUCKY, FROM R-4 CLASSIFICATION TO R-5A CLASSIFICATION WITH A WAIVER, VARIANCE AND A DETAILED DISTRICT DEVELOPMENT PLAN

WHEREAS, the properties currently owned by Kristy L. Thompson & Emilio Arturo Higuera located at 10503 & 10505 Fairview Avenue within the City of Jeffersontown is currently zoned R-4; and

WHEREAS, the City Council finds that the current zoning of this property is inconsistent with the highest and best use of the property, and

WHEREAS, the City Council finds that it is in the best interests of the owner of the affected parcel and in the best interests of Jeffersontown and the Jeffersontown community that these parcels be rezoned from R-4 to R-5A; and

WHEREAS, the City Council desires to go forward with the rezoning of the subject property,

NOW THEREFORE, IT IS ORDAINED BY THE CITY OF JEFFERSONTOWN, KENTUCKY, AS FOLLOWS:

Section 1. The City of Jeffersontown, Kentucky, hereby changes the zoning of the property located at 10503 & 10505 Fairview Avenue from R-4 to R-5A, as those classifications are described by the City of Jeffersontown as of the date of final passage of this Ordinance.

1

Section 2. The City further grants a waiver from Chapter 10 to allow reductions in Landscape Buffer Area width, as recommended for approval by the Louisville Metro Planning Commission and further approves the requested Detailed Development Plan subject to all binding elements set forth in the February 6, 2020 minutes of the Planning Commission in Case No. 19-ZONE-0035, along with the City of Jeffersontown revisions, which are attached hereto as Exhibit "A".

Section 3. This Ordinance shall take effect upon passage and appropriate publication.

INTRODUCED AND READ AT A CITY COUNCIL MEETING OF THE CITY COUNCIL OF JEFFERSONTOWN, KENTUCKY, AT A MEETING HELD ON THE 17th DAY OF March, 2020.

READ, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JEFFERSONTOWN, KENTUCKY, AT A MEETING HELD ON THE 21st DAY OF April, 2020.

VETOED:

APPROVED:

BILL DIERUF, MAYOR

BILL DIERUF, MAYOR

DATE:

DATE: 4/22/2020

ATTEST:

BILL FOX, CITY CLERK

19-ZONE-0035 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 and to the City of Jeffersontown for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. 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.
3. 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 the City of Jeffersontown and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the City of Jeffersontown Public Works Department.
 - c. A minor subdivision plat or legal instrument shall be recorded dedicating additional right-of-way to Fairview Avenue as shown on the approved development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - e. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the February 6, 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.
4. 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.
5. 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.
6. Prior to a Certificate of Occupancy being requested the property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
7. If a building permit is not issued within two years of the date of approval of the plan, 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 City of Jeffersontown.
8. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.

GENERAL M

TREE PROTECTION FENCING AREAS (FRAS) PRIOR TO STAKES AND THEIR SPACING AT LEAST 3 FEET FROM THE PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. WITHIN THE FENCING AREA, THE TREE CANOPY SHALL BE MAINTAINED. THE TREE CANOPY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. NO SIGNIFICANT DAMAGE TO WATER BODIES BY LOGGING SHALL BE LOCATED WITHIN THE TREE CANOPY AREA. THE SITE IS LOCATED WITHIN A CONSTRUCTION PLANS AND COUNTY MEMORANDUM AND OTHER LOCAL STATE AND FEDERAL REGULATIONS. THE SITE MAY BE SUBJECT TO A DRAINAGE DETERMINATION. THE SITE IS LOCATED WITHIN A CONSTRUCTION PLANS AND COUNTY MEMORANDUM AND OTHER LOCAL STATE AND FEDERAL REGULATIONS. THE SITE MAY BE SUBJECT TO A DRAINAGE DETERMINATION.

10. COMPATIBLE UTILITIES SHALL BE REQUIRED BY APPROPRIATE AGENCIES. ALL CONSTRUCTION AND PUBLIC HEALTH AND SAFETY REGULATIONS SHALL BE COMPLIED WITH. 11. ALL CONSTRUCTION AND PUBLIC HEALTH AND SAFETY REGULATIONS SHALL BE COMPLIED WITH. 12. ALL CONSTRUCTION AND PUBLIC HEALTH AND SAFETY REGULATIONS SHALL BE COMPLIED WITH. 13. ALL CONSTRUCTION AND PUBLIC HEALTH AND SAFETY REGULATIONS SHALL BE COMPLIED WITH. 14. ALL CONSTRUCTION AND PUBLIC HEALTH AND SAFETY REGULATIONS SHALL BE COMPLIED WITH. 15. ALL CONSTRUCTION AND PUBLIC HEALTH AND SAFETY REGULATIONS SHALL BE COMPLIED WITH. 16. ALL CONSTRUCTION AND PUBLIC HEALTH AND SAFETY REGULATIONS SHALL BE COMPLIED WITH. 17. ALL CONSTRUCTION AND PUBLIC HEALTH AND SAFETY REGULATIONS SHALL BE COMPLIED WITH. 18. ALL CONSTRUCTION AND PUBLIC HEALTH AND SAFETY REGULATIONS SHALL BE COMPLIED WITH. 19. ALL CONSTRUCTION AND PUBLIC HEALTH AND SAFETY REGULATIONS SHALL BE COMPLIED WITH. 20. ALL CONSTRUCTION AND PUBLIC HEALTH AND SAFETY REGULATIONS SHALL BE COMPLIED WITH.

10508 FAIRVIEW AVE
KIMBERLY DELORCE
0.8 ACRES PLOT 199
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