

FERN CREEK
CHRISTIAN CHURCH
9419 SEATONVILLE ROAD

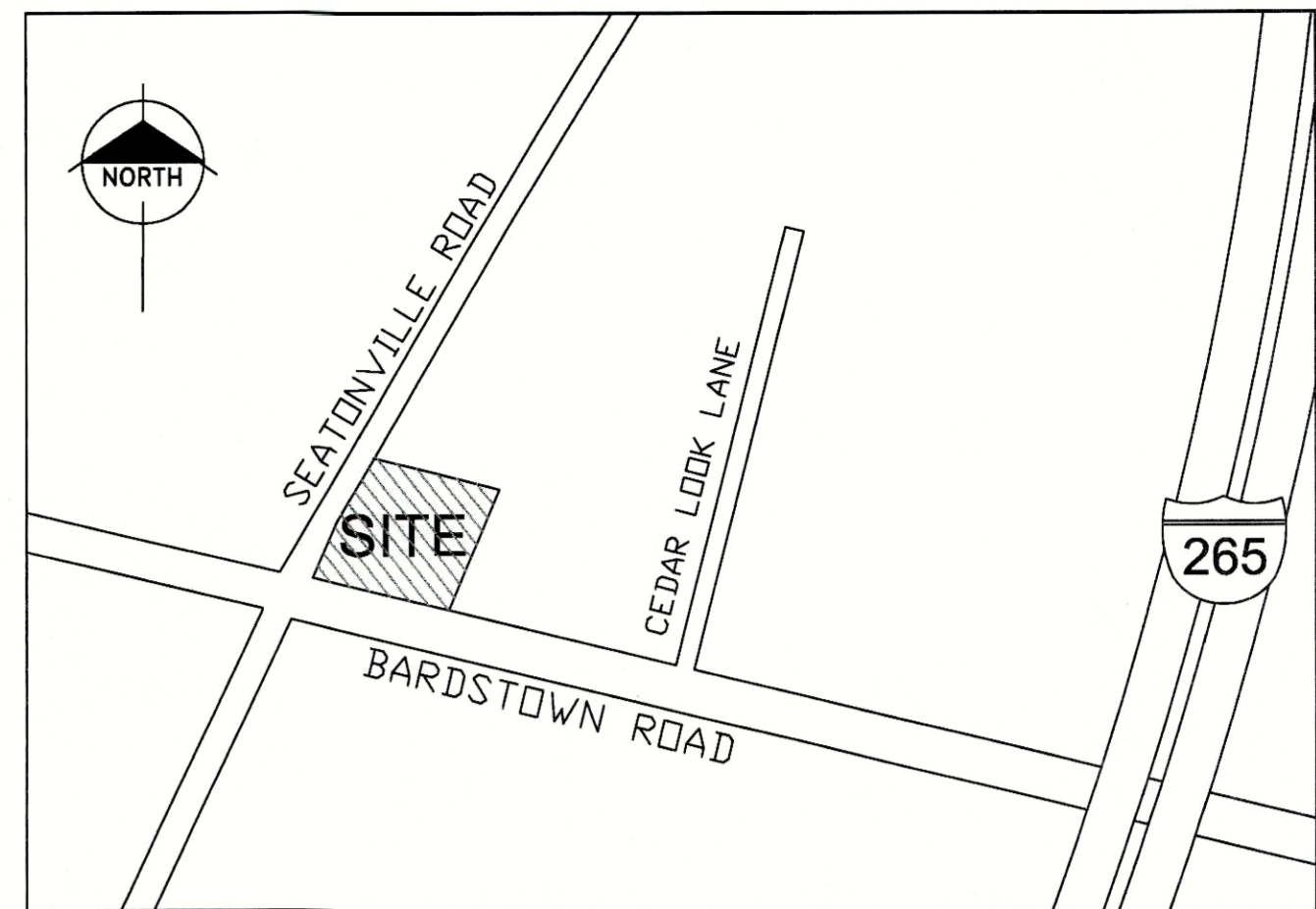
N / R-4

APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 13-1003
APPROVAL DATE: May 21, 2015
EXPIRATION DATE: May 21, 2017
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION

PRELIMINARY APPROVAL
Condition of Approval:
Development Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

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

APPROVED:
LOUISVILLE METRO BOARD
OF ZONING ADJUSTMENT
DATE: June 2, 2015
BY: [Signature]



LOCATION MAP

WALGREENS
LWAGLVKY, 2 LLC
6620 BARDSTOWN RD
DB 9644 P 933
TC / C-2

BEULAH
PRESBYTERIAN
CHURCH
6704 BARDSTOWN ROAD
TC / R-4

FLOODPLAIN NOTE
PARTS OF THE ABOVE PROPERTY IS LOCATED IN THE 100-YEAR FLOODPLAIN
ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY-PANEL NO. 21111C0097E
DATED DECEMBER 6, 2006 ZONE "AE"
FEMA FLOOD ELEVATION : 645.00 LOCAL REGULATORY FLOOD ELEVATION : 646.00

BENCHMARK NOTE
THE TEMPORARY BENCHMARK (TBM) FOR THIS PROJECT IS SOUTHERNMOST CORNER OF EXISTING
HEADWALL STRUCTURE UNDER SEATONVILLE ROAD, GPS ELEVATION 645.398 NAD 1988 DATUM,

PROJECT DATA

EXISTING & PROPOSED ZONING : C-1
FORM DISTRICT : TOWN CENTER
TOTAL SITE AREA : 2.75 ACRES
EXISTING USE : VACANT
PROPOSED USE : PHARMACY
PROPOSED BUILDING AREA : 11,945 SF
PROPOSED FAR : 0.10

PROPOSED PARKING : 54
REQUIRED PARKING MAXIMUM @ 1/200 SF : 65
REQUIRED PARKING MINIMUM @ 1/500 SF : 25

VUA CALCULATION : Total VUA : 33,268sf
Required ILA @ 7.5% : 2,495sf Proposed ILA : 1,345sf

TREE CANOPY CALCULATIONS TOTAL SITE AREA 119,790 SF
REQUIRED NEW TREE CANOPY COVERAGE = 11,979 SF
COMMERCIAL AREA CLASS "A"
EXISTING TREE CANOPY COVERAGE = 17,599 SF
PRESERVED TREE CANOPY COVERAGE = 13,229 SF
PROPOSED NEW TREE CANOPY COVERAGE = 29,600 SF
40 type A trees @ 740 sf each

A VARIANCE IS REQUESTED FROM LDC 3.4.8.3.C TO ALLOW THE ENCROACHMENT OF BUILDING AND
PARKING TO ENCRACH IN THE REQUIRED 100' STREAM BUFFER.
A VARIANCE IS REQUESTED FROM THE REQUIREMENTS OF LDC 5.5.1.A.2 TO ALLOW THE BUILDING
TO EXCEED THE MAXIMUM SETBACK ALONG BOTH STREETS.
A VARIANCE IS REQUESTED FROM THE REQUIREMENTS OF LDC 6.3.1.C TO ALLOW THE PAVEMENT TO
ENCROACH UP TO 10' INTO THE REQUIRED 25' SETBACK WHERE THE SITE IS ADJACENT TO R-4 IN THE NFD.

A WAIVER IS REQUESTED FROM LDC SECTION 5.5.1.A3.a TO ALLOW CIRCULATION AND PARKING TO
BE LOCATED IN FRONT OF THE BUILDING.
A WAIVER IS REQUESTED FROM LDC SECTION 5.9.2.A.1.b.1 TO ALLOW THE OMISSION OF A DIRECT
PEDESTRIAN CONNECTION FROM BARDSTOWN ROAD TO THE BUILDING ENTRANCE.
A WAIVER IS REQUESTED FROM LDC SECTION 10.2.10 TO ALLOW THE REQUIRED LBA BETWEEN
SEATONVILLE ROAD AND THE PROPOSED PARKING TO BE REDUCED 15' TO 7.5'.
A WAIVER IS REQUESTED FROM LDC SECTION 10.2.12 TO ALLOW THE REQUIRED ILA TO BE REDUCED
TO 1,345 SF.
A WAIVER IS REQUESTED FROM LDC SECTION 10.2.4 TO ALLOW THE PARKING TO ENCRACH UP TO
10' IN THE REQUIRED 25' LBA ALONG THE PROPERTY LINE ADJACENT TO R-4 PROPERTIES IN THE TC.
A WAIVER IS REQUESTED FROM LDC SECTION 10.2.4 TO ALLOW THE PARKING TO ENCRACH UP TO
10' IN THE REQUIRED 25' LBA ALONG THE PROPERTY LINE ADJACENT TO R-4 PROPERTIES IN THE NFD.

RECEIVED
PDS DEVPLAN #13-1003 JUN 08 2015
RELATED DOCKETS #9-75-97 & B-98
PLANNING & DESIGN SERVICES
Revised Development Plan

DB 8977 P 953 TB 51 LOT 77 PARCEL #0051-0077-0000
9420 Seatonville Road, Louisville, KY 40291

OWNER: YOUR COMMUNITY BANK, INC.
2323 RING ROAD, ELIZABETHTOWN KY 42701
DEVELOPER: FIVE-STAR DEVELOPMENT, LLC
200 OFFICE PARK DRIVE, BIRMINGHAM AL, 35231

FILE 24911
NO.
DP

"6721 BARDSTOWN RD"
THERESA WISE
D.B. 5387 PG. 760
TC / R-4

"6602 ORCHARD CLUB PL"
THOMAS R. BENNETT, II
TRACEY L. BENNETT
D.B. 9834 PG. 550
N / R-4

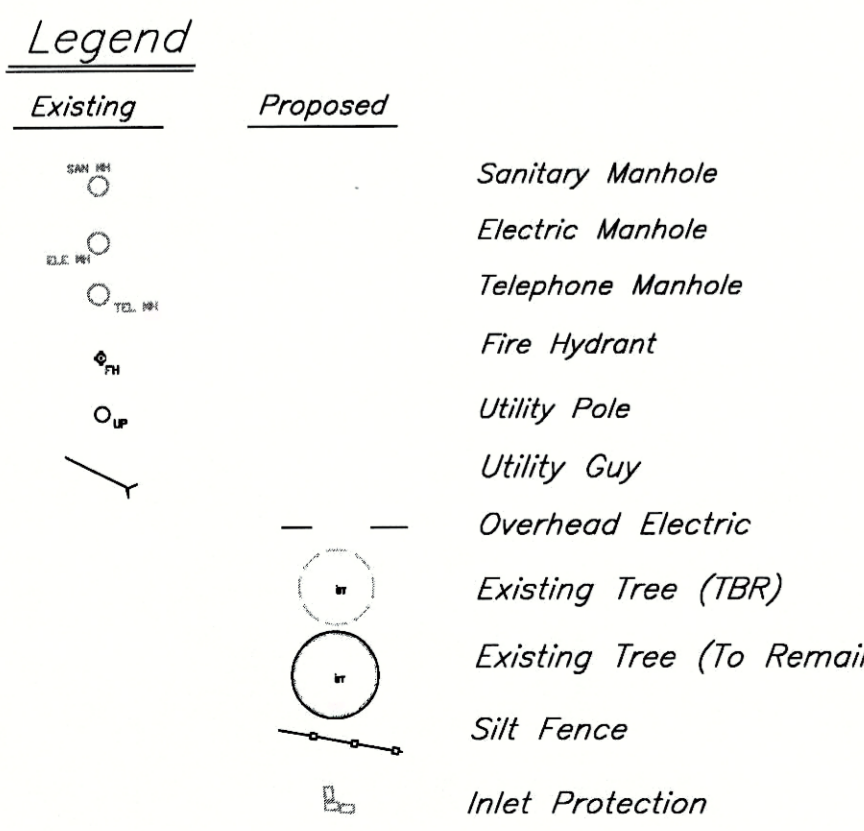
"6604 ORCHARD CLUB PL"
GREGORY T. BELL
SHARON R. BELL
D.B. 9261 PG. 421
N / R-4

"6606 ORCHARD CLUB PL"
STEPHEN A. TINNELL
DEBBIE A. WATSON
D.B. 9636 PG. 867
N / R-4

IMPERVIOUS AREA
EXISTING IMPERVIOUS AREA : 0 SF
PROPOSED IMPERVIOUS AREA : 48,438 SF
48,438 SF impervious area * (runoff coefficient: 95-30) * 7.2 * 202' * 100' * 1/12 = 3,148 cf
Green Management : VQV = 48,438 SF impervious area * (runoff coefficient: 95-30) * 0.6' * 1/12 = 1,574 cf

MSD NOTES
1. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR INFORMATIONAL PURPOSES ALL AREAS
OF THE SITE ARE TO BE PAVED OR FINISH GRADED IN A MANNER THAT RESULTS IN SHEET FLOW
AS DEPICTED. NO AREAS OF PONDING WATER WILL BE ACCEPTED.
2. EROSION & SILT CONTROL: PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, AN EROSION
& SILT CONTROL PLAN SHALL BE PROVIDED TO MSD.
3. CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION OR GRADING
ACTIVITIES PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE
ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN
PLACE. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES
PERMITTED WITHIN THE FENCED AREA.
4. AN MSD DRAINAGE BOND WILL BE REQUIRED.
5. INCREASED RUNOFF VOLUME AND LOSS OF FLOODPLAIN STORAGE MITIGATION WILL BE
PROVIDED AT A 1:1 RATIO ON AN ADJACENT TRACT.
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REQUIREMENTS
ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER DESIGN
FOR GREEN BEST MANAGEMENT PRACTICES.
7. A MSD FLOODPLAIN PERMIT WILL BE REQUIRED.
8. APPROVAL FROM THE CORPS OF ENGINEERS AND DIVISION OF WATER WILL BE REQUIRED.
9. SANITARY SEWER BY CONNECTION TO EXISTING MSD SYSTEM SUBJECT TO FEES AND CHARGES.
SEWAGE FROM THIS DEVELOPMENT TO BE TREATED AT THE CEDAR CREEK WQTP.

GENERAL NOTES
1. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE
REQUIRED BY APPROPRIATE AGENCIES.
2. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO
PREVENT VEHICLES FROM OVERHANGING ABUTTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-
OF-WAY. TO IMPROVE LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES, SUCH WHEEL
STOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY
LINE, WOODY VEGETATION OR STRUCTURE.
3. OUTDOOR LIGHTING TO BE DIRECTED FROM SURROUNDING RESIDENTIAL PROPERTIES. FIXTURES
SHALL HAVE 90 DEGREE CUT OFF AND HEIGHT OF THE STANDARDS SHALL BE SET SO THAT NO LIGHT
SOURCE IS VISIBLE OFF-SITE.
4. DUMPSTERS OR SERVICE STRUCTURES TO BE SCREENED PER LDC CHAPTER 10.
WORKS NOTES
1. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
2. EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED AS NECESSARY TO
MEET CURRENT MFW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
3. A GENERAL CROSS-OVER AND SHARED PARKING AGREEMENT WILL BE RECORDED BETWEEN THIS
TRACT AND TWO TRACTS TO THE SOUTH (WISE PROPERTY & METHODIST CHURCH PROPERTY) PRIOR
TO CONSTRUCTION APPROVAL.
4. DEVELOPER TO EXTEND BOX CULVERT TO THE SOUTH SEATONVILLE ROAD IF REQUIRED BY
PUBLIC WORKS TO FACILITATE SIDEWALK CONSTRUCTION. THE EXISTING GUARDRAIL WILL BE
RELOCATED TO ACCOMMODATE CULVERT AND SIDEWALK CONSTRUCTION.
5. LONG TERM BICYCLE PARKING WILL BE PROVIDED INSIDE THE BUILDING.
APCD NOTES
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO
PREVENT FLUJITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS
AND NEIGHBORING PROPERTIES.



MILLER WILHRY
Engineers Surveyors Planners
1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501

5-7-15	SCALE
	1" = 30'
	DR.
	CK.
	DATE
	4-17-2015

BINDING ELEMENTS
CASE NO. 13DEVPLAN1003

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. The development shall not exceed 11,945 square feet of gross floor area.
3. There shall be no direct vehicular access to Bardstown Road from this lot.
4. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
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.
6. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The appropriate variances shall be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development plan.
 - d. 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.
 - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owner to the south (if ever developed non-residentially) and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
 - f. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
7. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
8. 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.

9. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
10. 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.
11. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the May 21, 2015 Planning Commission meeting.
12. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
13. A "no mow zone" per MSD's Green Infrastructure Design Manual (2011), will be established within the 100 foot stream buffer as shown on the development plan. More specifically, the area within the stream buffer zones between the proposed parking lot and Bardstown Road. "No Mowing Zone" signs will be posted on site, 2 along Bardstown Road, 1 along Seatonville Road, and 2 between the parking lot and the local conveyance zone as shown on the development plan. The applicant will work with PDS staff on the locations.
14. Native riparian plantings will be added to the 25' stream buffer in areas indicated on the development plan. The riparian plantings will be shown and approved on a landscape plan provided to Planning and Design Services staff. The applicant will work with PDS staff to determine amount and type of plantings.
15. The proposed rain garden as shown on the development plan will be planted with native plants as indicated in MSDs *"How-To Guide for Building Your Own Rain Garden"* (2008). The rain garden plantings will be shown and approved on a landscape plan provided to Planning and Design Services staff. The applicant will work with PDS staff to determine amount and type of plantings.
16. Landscaping shall be provided minimally as shown on the approved development plan presented 5/21/15 - 12' to 15' evergreens and upright deciduous trees shall be planted within the buffer along the east property lined.
17. The applicant or developer shall install an 8 foot high brick wall along the rear property line as shown on the development plan presented at the May 21, 2015 Planning Commission meeting.
18. No operations shall occur on site between the hours 10:00 p.m. and 8:00 a.m.