

### **Case No. 17ZONE1041 – Binding Elements**

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan, **SUBJECT** to the following binding elements:

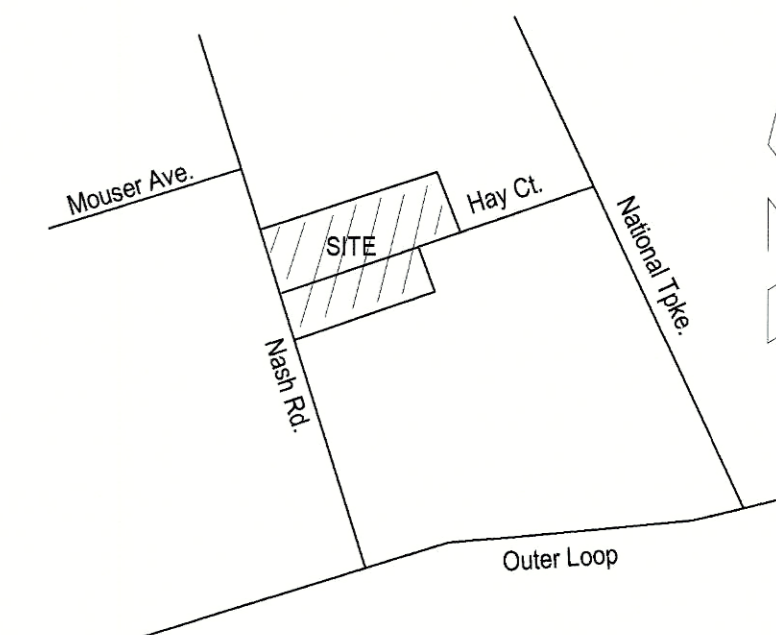
1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be 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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. 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 Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
  - b. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
  - c. 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.
  - d. A road closure application for portions of Hay Court as shown on the preliminary development plan shall be submitted. Said closure shall be approved and recorded within 6 months of final action by the Louisville Metro Council.
5. 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.
6. The property shall be fully gated and secured from public access along all road frontages.
7. Heavy truck access shall be prohibited from Nash road.

PRELIMINARY APPROVAL  
 Condition of Approval: \_\_\_\_\_  
 \_\_\_\_\_  
 Development Review Date: 10-24-18  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL  
 DEVELOPMENT PLAN  
 CONDITIONS:  
 BY: \_\_\_\_\_ DATE: 10/24/18  
 LOUISVILLE/ JEFFERSON COUNTY  
 METRO PUBLIC WORKS

LOUISVILLE METRO  
 APPROVED DISTRICT  
 DEVELOPMENT PLAN  
 DOCKET NO. 17 Zone 1041  
 APPROVAL DATE October 18, 2018  
 EXPIRATION DATE \_\_\_\_\_  
 SIGNATURE OF PLANNING COMMISSION  
 Joel Dock  
 PLANNING COMMISSION

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



LOCATION MAP  
 No Scale

8320 Nash Road  
 M-2  
 (SW Form District)  
 Kathleen Peak  
 D.B. 5746 Pg. 223

8326 Nash Road  
 M-2  
 (SW Form District)  
 Kathleen Peak  
 D.B. 5746 Pg. 223

8330 Nash Road  
 R-4  
 (SW Form District)  
 Louisville / Jefferson Co.  
 D.B. 9284 Pg. 368

8400 Nash Road  
 C-2  
 (SW Form District)  
 Milton Harry Schrenger Trust  
 & Alice Schrenger Trust  
 D.B. 9444 Pg. 378

8410 Nash Road  
 CM  
 (SW Form District)  
 William Carroll & Clark Carroll  
 D.B. 9203 Pg. 848

8315 Nash Road  
 C-2  
 (SW Form District)  
 Cecil & Lila Sheehan and  
 Regina & Jerome Besse  
 D.B. 7326 Pg. 273

8208R National Turnpike  
 C-2  
 (SW Form District)  
 Barbara Adams  
 D.B. 10178 Pg. 314

8214 National Turnpike  
 C-2  
 (SW Form District)  
 Roger & Phyllis Basham  
 D.B. 6246 Pg. 194

8216 National Turnpike  
 C-2  
 (SW Form District)  
 The Barnie R Elder Living Trust  
 D.B. 10314 Pg. 570

8300 National Turnpike  
 C-2  
 (SW Form District)  
 The Barnie R Elder Living Trust  
 D.B. 8598 Pg. 954

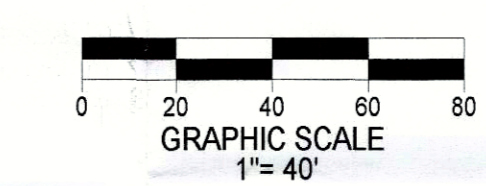
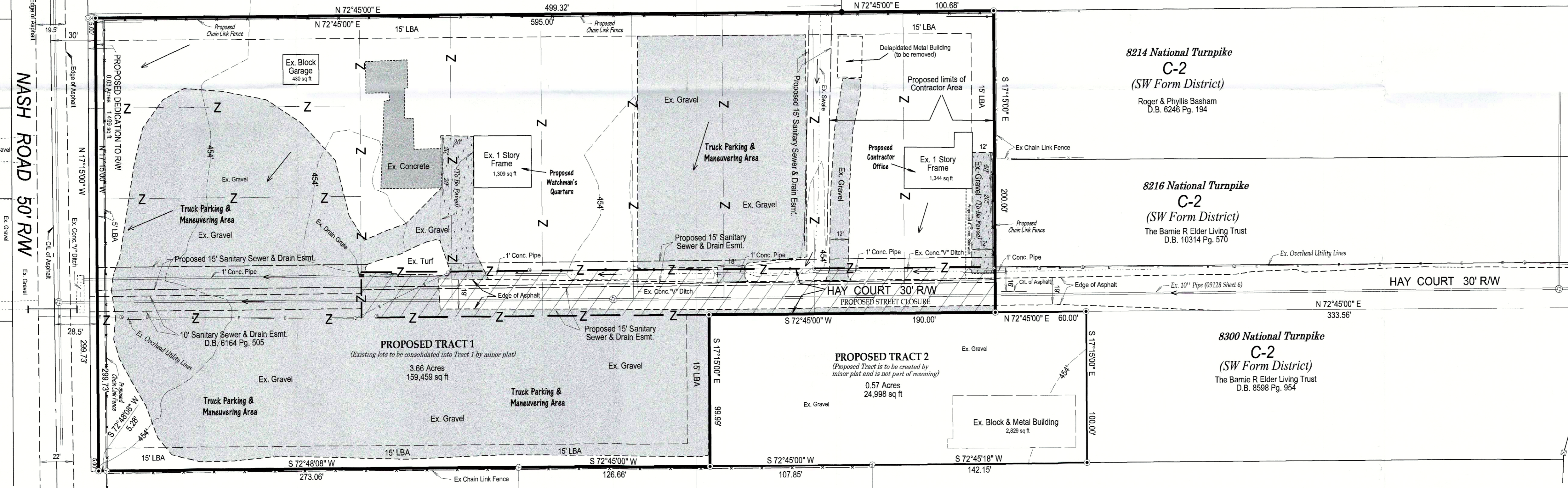
8501 Nash Road  
 C-2  
 (SW Form District)  
 TZ, Trucking LLC  
 D.B. 10313 Pg. 271

8302 R National Turnpike  
 C-2  
 (SW Form District)  
 Dayl Koppel  
 D.B. 10322 Pg. 980

8302 National Turnpike  
 C-2  
 (SW Form District)  
 Balcave, LLC  
 D.B. 7836 Pg. 588

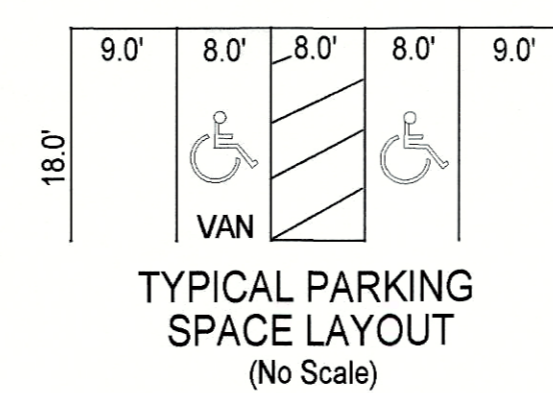
NASH ROAD 50' R/W

NATIONAL TURNPIKE  
 KY HWY 1020



- GENERAL NOTES:
- Title Examination may reveal roads and easements not shown hereon.
  - Property is subject to any restrictions or easements either implied or of record.
  - Adjoiners information was taken from the Jefferson Co. Tax Office.
  - Reference of Meridian was taken from Minor Plat recorded in Deed Book 6678 Page 128.
  - Total Acreage is 2.75 acres.
  - Property and adjoining areas are located in the 100 year flood area as located by F.E.M.A. Map No. 21111C0081E Dated DEC. 5, 2006.
  - No increase in drainage run off to state roads.
  - There should be no commercial signs on the right of way.
  - There should be no landscaping in the right of way without an encroachment permit.
  - Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
  - An encroachment permit and bond will be required for any work done in the right of way.
  - Mitigation Measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
  - NO SITE work proposed with this rezoning case.
  - Contours were scaled from LOGIC maps, and drainage arrows based on said contour lines.
  - MSD will require a tele-inspection report to be submitted prior to accepting easements. Modifications may be required to ensure the existing system meets MSD specifications.
  - Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
  - All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.

**PARKING SUMMARY**  
 CONTRACTOR SHOP  
 MINIMUM REQUIRED:  
 1 SPACE FOR EACH 1.5 EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS SECOND SHIFT  
 MAXIMUM ALLOWED:  
 1 SPACE FOR EACH EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS SECOND SHIFT  
 HEAVY TRUCK STORAGE  
 MINIMUM REQUIRED:  
 1 SPACE FOR EACH 1.5 EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS SECOND SHIFT  
 MAXIMUM ALLOWED:  
 1 SPACE FOR EACH EMPLOYEES BASED ON COMBINED EMPLOYMENT COUNT OF THE MAIN SHIFT PLUS SECOND SHIFT  
 PROVIDED PARKING: Based on 9 or fewer employees  
 2 stacked spots in 12' drive (1 ADA)  
 4 stacked spots in 20' drive  
 -Drives To Be Paved-



**SITE DATA**  
 LOCATION = 8325, 8329, & 8401 NASH ROAD and 711, 715, 717, 719, 801, 803, 805 & 806 HAY COURT.  
 DEED BOOK 8598 PAGE 954  
 TAX BLOCK, 1045 LOTS, 285, 278, 230, 271, 275, 272, 280, 273, 281, 395, & 274.  
 EXISTING ZONING = R4 & C2  
 FORM DISTRICT = SW  
 COUNCIL DISTRICT = 13  
 EXISTING LAND USE = RESIDENTIAL AND HEAVY TRUCK STORAGE  
 PROPOSED LAND USE = CONTRACTOR BUILDINGS AND HEAVY TRUCK STORAGE  
 PROPOSED VUA = 80,250 S.F.  
 (VEHICLE PARKING AND MANEUVERING AREAS)

**SETBACK REQUIREMENTS**  
 SWFD Form District:  
 Front & Street - Side = 25'  
 Side & Rear = None  
 RECEIVED  
 OCT 04 2018  
 PLANNING & DESIGN SERVICES

**UTILITY NOTE**  
 All utilities shown or these plans are approximate. Individual service lines are not shown. The contractor or subcontractor shall notify the Utility Protection Center "B.U.D." (Toll Free Phone No. 1-800-752-6007 forty-eight (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, electric 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.

**ZONING CHANGE  
 R-4 & C-2 TO M2**

8325, 8329, & 8401 NASH ROAD and 806,711, 715, 717, 719, 801, 803, & 805 HAY COURT.  
 LOUISVILLE, KY. 40214  
 PROPERTY OWNER: THE BARNIE R ELDER LIVING TRUST  
 ADDRESS: 9702 THIXTON LANE  
 LOUISVILLE, KY. 40291  
 DEED BOOK & PAGE : DB 8598 Pg.954

**SCHROLL LAND SURVEYING LLC.**  
 5450 Southview Dr., LOUISVILLE, KY. 40214  
 Phone: 502-367-7660  
 Mobile: 502-594-6773  
 FAX: 502-367-7660

DATE: September 10, 2017 SCALE 1" = 40'  
 JOB NO: 1145 SHEET 1 OF 1

WM#11414 L-

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12-6-17	Agency pre-app. Comments	W.S.
2	5-7-18	Agency Comments	W.S.
3	6-22-18	Agency Comments	W.S.

17ZONE1041