

## Case No. 19ZONE1036 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 Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
  - 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 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.
  - e. An access easement shall be secured to serve the development from Cardinal Oaks Drive. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
  - f. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the 6/20/19 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.
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. 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.



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

**PRELIMINARY APPROVAL**  
 DEVELOPMENT PLAN  
 BECCA MILLER TONYA J MILLER  
 7726 ST ANDREWS CHURCH RD  
 LOUISVILLE, KY, 40214-3917  
 D.B. 8884, Pg. 0914

R-4/N  
 BRACEY, LEONARD G  
 9821 HOLIDAY DR  
 LOUISVILLE, KY, 40272-2832  
 D.B. 8811, Pg. 0580

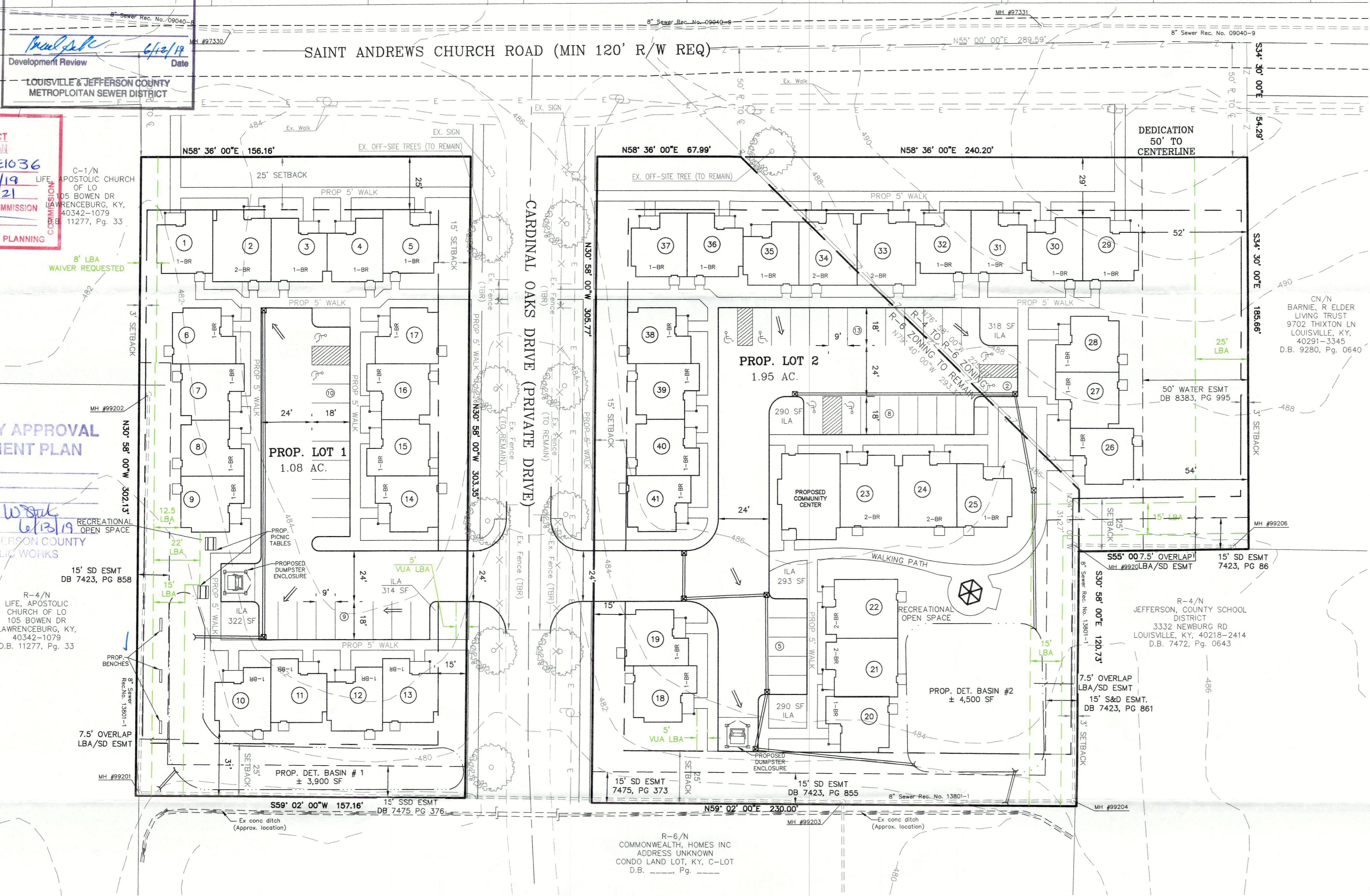
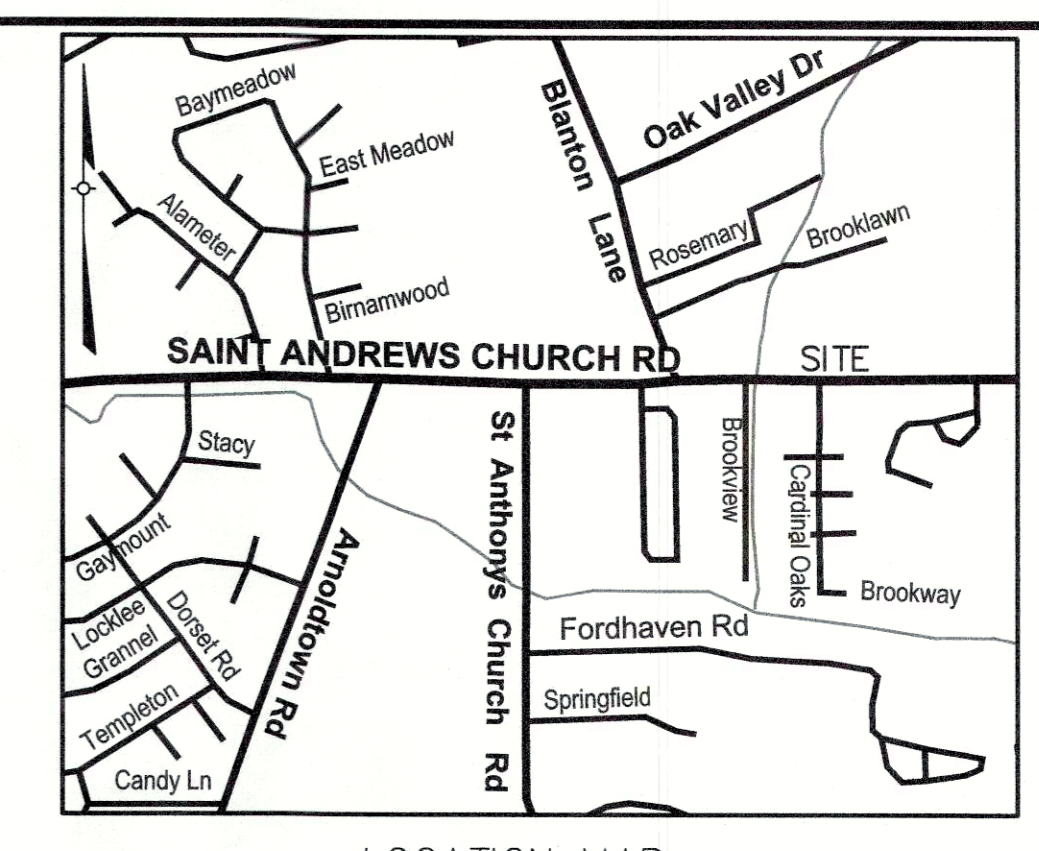
R-4/N  
 BRACEY, LEONARD G  
 9821 HOLIDAY DR  
 LOUISVILLE, KY, 40272-2832  
 D.B. 8811, Pg. 0580

R-4/N  
 BRACEY, LEONARD G  
 9821 HOLIDAY DR  
 LOUISVILLE, KY, 40272-2832  
 D.B. 8811, Pg. 0580

R-4/N  
 GLENN, RICHARD D  
 7716 ST ANDREWS CHURCH RD  
 LOUISVILLE, KY, 40214-3917  
 D.B. 8823, Pg. 0809

R-4/N  
 MILLER, JAMES E JR  
 7714 ST ANDREWS CHURCH RD  
 LOUISVILLE, KY, 40214-3917  
 D.B. 10041, Pg. 0650

R-4/N  
 RAGLAND, CHERI  
 600 KIRKWOOD TER N  
 SAINT PETERSBURG, FL  
 33701-1616  
 D.B. 10963, Pg. 0660



**PROJECT DATA - LOT 1**

TOTAL SITE AREA	= ±1.08 ACRES (47,274 SF)
EXISTING ZONING	= R-6
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-6
EXISTING USE	= VACANT
PROPOSED USE	= SENIOR HOUSING
BUILDINGS FOOTPRINT AREA	= 11,823 SF
F.A.R.	= 0.25
DENSITY (17 UNITS / 1.08 AC)	= 15.74 UNITS PER ACRE
BUILDING HEIGHT	= (35' MAX. ALLOWED)
PROPOSED DWELLING UNITS	= 17
PROPOSED USE	= SENIOR HOUSING
PARKING REQUIRED	MIN. 9 SPACES, MAX. 26 SPACES
0.5 PER UNIT MIN.	= 9 SPACES
1.5 PER UNIT MAX.	= 26 SPACES
TOTAL PARKING PROVIDED	= 19 (2 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 8,695 SF
ILA REQUIRED (5% VUA)	= 435 SF
ILA PROVIDED	= 636 SF
REQUIRED OPEN SPACE (15% SITE)	= 7,062 SF
REQUIRED RECREATIONAL OPEN SPACE	= 3,531 SF
PROPOSED OPEN SPACE	= 7,975 SF
PROPOSED RECREATIONAL OPEN SPACE	= 3,531 SF (PICNIC TABLES & BENCHES)
PROPOSED IMPERVIOUS AREA	= 26,350 SF

**PROJECT DATA - LOT 2**

TOTAL SITE AREA	= ±2.27 AC (99,104 SF)
DEDICATION AREA	= ±0.31 AC (13,795 SF)
NET SITE AREA	= ±1.96 AC (85,309 SF)
EXISTING ZONING	= R-4 & R-6
FORM DISTRICT	= NEIGHBORHOOD
PROPOSED ZONING	= R-6
EXISTING USE	= VACANT
PROPOSED USE	= SENIOR HOUSING
BUILDINGS FOOTPRINT AREA	= 18,677 SF
F.A.R.	= 0.19
DENSITY (24 UNITS / 1.96 AC)	= 12.24 UNITS PER ACRE
BUILDING HEIGHT	= (35' MAX. ALLOWED)
PROPOSED DWELLING UNITS	= 24
PROPOSED USE	= SENIOR HOUSING
PARKING REQUIRED	MIN. 12 SPACES, MAX. 36 SPACES
0.5 PER UNIT MIN.	= 12 SPACES
1.5 PER UNIT MAX.	= 36 SPACES
TOTAL PARKING PROVIDED	= 11 SPACES
-10% TARC CREDIT	= 32 SPACES
TOTAL PARKING PROVIDED	= 28 (6 ADA SP INCLUDED)
TOTAL VEHICULAR USE AREA	= 13,335 SF
ILA REQUIRED (7.5% VUA)	= 1,000 SF
ILA PROVIDED	= 1,191 SF
REQUIRED OPEN SPACE (15% SITE)	= 12,768 SF
REQUIRED RECREATIONAL OPEN SPACE	= 6,384 SF (GAZEBO AND WALKING PATH)
PROPOSED OPEN SPACE	= 13,700 SF
PROPOSED RECREATIONAL OPEN SPACE	= 6,574 SF
PROPOSED IMPERVIOUS AREA	= 42,144 SF

**WAIVER REQUEST:**

1. A waiver is requested to allow the landscape buffer area adjacent to the C-1 zoned property to the west to be 8' rather than the required 25'.
2. A waiver to allow more than 50% overlap of the proposed landscape buffer and existing water easement along the east property line.

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the Right of Way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
9. Access easement to Cardinal Oaks Drive to be obtained.
10. Bicycle parking to be centrally located on each parcel.
11. This boundary created from existing deeds and plats and does not constitute a survey.
12. Detention basins to be landscaped around the outer perimeter.
13. The Developer/Property Owner shall keep the bus stop clean, install a trash receptacle and empty the receptacle on a weekly or as needed basis.

**SITE ADDRESSES:**  
 7717, 7721 & 7727 SAINT ANDREWS CHURCH ROAD  
 LOUISVILLE, KENTUCKY 40214  
 7717: TAX BLOCK 1033, LOT 0129  
 D.B. 10057, PG. 0737  
 7721: TAX BLOCK 1033, LOT 0104  
 D.B. 10057, PG. 0729  
 7727: TAX BLOCK 1033, LOT 0120  
 D.B. 10057, PG. 0733

**OWNER:**  
 GEORGE E KOPPEL JR REV TRUST U  
 A & EULA C KOPPEL REV TRUST U A  
 2781 ELK CREEK RD,  
 TAYLORSVILLE, KY 40071-9213

**DETENTION BASIN CALCULATIONS**

$X = \Delta CRA/12$   
 $\Delta C = 0.75 - 0.23 = 0.52$   
 $A = \text{ACRES} = 3.03$   
 $R = \text{INCHES} = 2.8$   
 $X = (C)(A)(R)/12 = 0.367 \text{ AC.-FT.}$   
 $X = \text{CU.FT.} = 15,986 \text{ CU.FT.}$   
 PLUS 50% REDUCTION = (15,986)(1.5) REQUIRED = 23,844

**PROVIDED BASIN**  
 BASIN #1 = 4,500 SQ.FT. @ APPROX. 4 FT. DEPTH = 18,200  
 BASIN #2 = 3,900 SQ.FT. @ APPROX. 2 FT. DEPTH = 7,800  
 TOTAL = 26,000 CU.FT.  
 = 26,000 CU.FT. > 23,844 CU.FT.

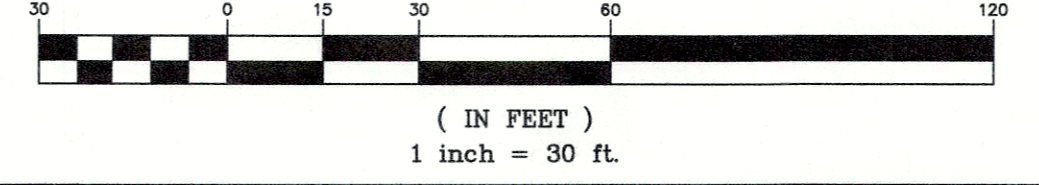
**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA = 138,342 SF  
 EXISTING TREE CANOPY AREA = 0 SF  
 EXISTING TREE CANOPY TO BE PRESERVED = 0%  
 TOTAL TREE CANOPY AREA REQUIRED = 20% (27,668 SF)  
 TOTAL TREE CANOPY TO BE PLANTED = 27,668 SF (20% OF SITE AREA)

**MSD NOTES:**

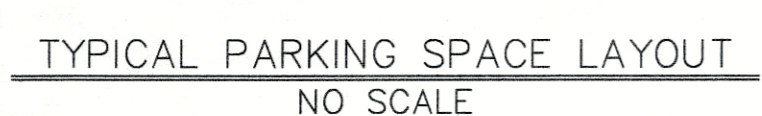
1. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
2. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
3. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0089 E dated December 5, 2006.
4. Drainage pattern depicted by arrows (→) is for conceptual purposes.
5. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
6. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive. A 50% reduction to the 100-year storm is required.
7. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
8. Detention basins to be accessed from Cardinal Oaks Drive through existing sewer and drainage easements along southern property line.

**GRAPHIC SCALE**



**LEGEND**

- - - - - EX. UNDERGROUND GAS LINES
- - - - - G EX. UNDERGROUND WATER LINES
- - - - - E EX. OVERHEAD ELECTRIC LINES
- - - - - EX. FENCE
- - - - - EXISTING SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- - - - - EXISTING SEWER AND MANHOLE
- - - - - PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND HEADWALL
- - - - - PROPOSED SEWER AND MANHOLE
- - - - - DRAINAGE FLOW DIRECTION
- - - - - EX. CONTOUR
- - - - - EX. DITCH/SWALE
- - - - - EX. ZONING LINE
- - - - - EX. OFF-SITE TREES TO BE PRESERVED



**REVISIONS**

NO.	DATE	DESCRIPTION
1	5-21-19	PER AGENCY COMMENTS
2	5-24-19	FORMAL FILING
3	6-4-19	REV PER UPDATED ESMTS

**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 1920AE1036  
 APPROVAL DATE 6/20/19  
 EXPIRATION DATE 6/20/21  
 SIGNATURE OF PLANNING COMMISSION

**PROJECT DATA**  
 FILE NAME: 19093-PRE-APP.DWG  
 DATE: 5-6-19  
 SCALE: AS SHOWN  
 CHECKED BY: MH  
 DRAWN BY: ARH

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 609 WASHINGTON AVE., SUITE 100, LOUISVILLE, KENTUCKY 40202  
 TEL: 502-261-4544 FAX: 502-261-4544

**EPISCOPAL SENIOR LIVING**  
 OWNER/DEVELOPER  
 EPISCOPAL RETIREMENT SERVICES  
 2870 VIRGINIA AVENUE  
 CINCINNATI, OHIO 45227

**JOB NO. 19093**  
**SHEET 1 OF 1**

COUNCIL DISTRICT - 25  
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK  
 19ZONE1036  
 WM#11972