

## **9-41-75 General Plan Deed of Restrictions**

1. Will so develop the property as to prevent vehicular access between the subject property and Buisson Lane.
2. Will so develop the property as to prevent vehicular traffic flow between Poplar Park Subdivision and Section 1-B of Shallow Creek Subdivision. A reflecting guardrail, mound, or other substantial blockage will be placed at the west terminus of the proposed Port Antonio Road at its stub and at Poplar Park.
3. Will construct in the aggregate in the property presently zoned R-7 no more than 759 units (30.360 X 25).
  - 4a. Will construct no buildings within the fifty foot building limit shown in lot 8 as shown on a revised plat of Poplar Park Subdivision.
  - 4b. Will construct within an area extending from fifty to one hundred fifty feet north of the southern boundary of lot 8 as shown on the revised plat of Poplar Park Subdivision, in the aggregate no more than 12 units per acre. Said line is shown on the above referenced plat. All improvements constructed in the area herein described shall be architecturally compatible with dwellings now existing in Whispering Hills Subdivision and adjoining lot 8 of Poplar Park Subdivision at its southern boundary. Prior approval of a rendering showing the proposed improvements by the Executive Director of the Louisville and Jefferson County Planning Commission shall be conclusive evidence of the architectural compatibility of construction conforming to such rendering.
5. Will within the area dominated "density restrictions" in lot 8 as shown on the revised plat of Poplar Park Subdivision. Construct in the aggregate no more than 12 units per acre.
6. Will provide and maintain within the setback area more fully described in paragraph 4a above, buffer to provide year-round visual separation of the R-7 zoned development within Poplar Park Subdivision from Whispering Hills single-family units to the south. Such buffer will achieve an effective six foot screen height as measured from the elevation of the common boundary of Poplar Park and Whispering Hills Subdivisions, within two years of approval of rezoning by Jefferson County Fiscal Court. Approval of the Executive Director of the Louisville and Jefferson County Planning Commission shall be conclusive evidence that this request has been satisfied.
7. Will not obtain a building permit on any lot in the M-P-2A zoned industrial park district of Poplar Park Subdivision until the Planning Commission has approved the district development plan. In acting on any such plan, the Planning Commission shall pass on: Layout of site with respect to the circulation on the site giving access to a public street; screening aspects of landscaping preservation of natural topographic character such as water courses and large trees or groves; with the objective of achieving maximum compatibility between proposed use and adjacent land use. A "lot" as used herein may constitute only a portion of the M-P-2A zoned area and the plan requirement shall apply only to the portion being developed. If development of the entire M-P-2A area is undertaken at one time, this requirement shall apply to all such area.
8. Will not construct on the subject property a "regional shopping center." "Community" and "neighborhood" centers are not disallowed by this restriction