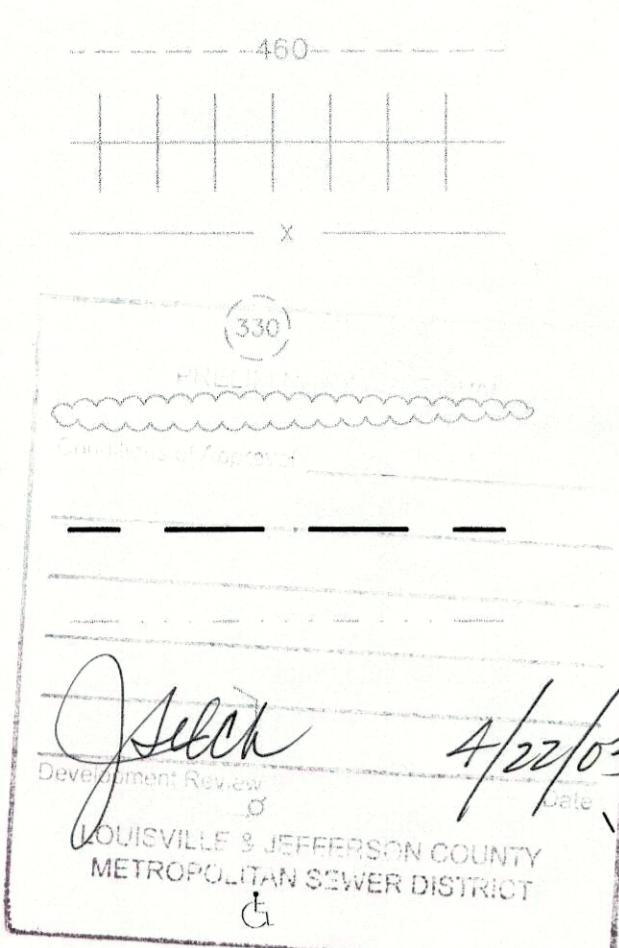
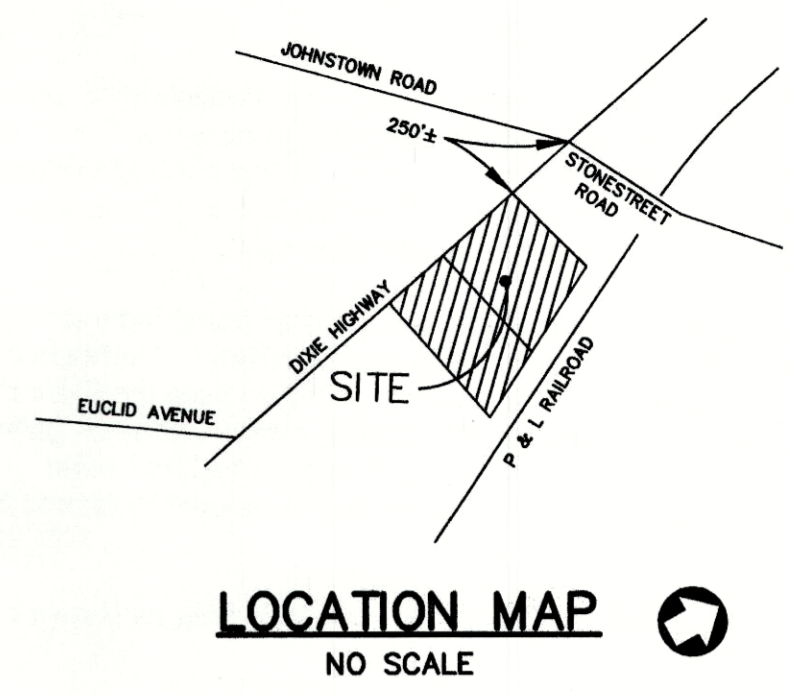


LEGEND:

- EXISTING CONTOUR
- EXISTING RAILROAD TRACKS
- EXISTING CHAIN LINK FENCE
- EXISTING LOT NUMBER
- EXISTING TREE MASS
- EXISTING ZONING LINE
- EXISTING DITCH
- EXISTING HEADWALL
- EXISTING UTILITY POLE
- HANDICAP PARKING SYMBOL



HANDICAP PARKING SPACES
NO SCALE



LOCATION MAP
NO SCALE

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-14-03VLUW
APPROVAL DATE: May 15, 2003
EXPIRATION DATE: 6/27/04
SIGNATURE OF PLANNING COMMISSION: [Signature]
PLANNING COMMISSION

PRELIMINARY APPROVAL DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS:

BY: [Signature] 4/22/03
DATE: [Signature]
JEFFERSON COUNTY
PUBLIC WORKS

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

ADJACENT PROPERTY OWNERS

TAX BLOCK 1151	LOT 33	LOT 34	LOT 36	LOT 48	LOT 52	LOT 57	LOT 63	TAX BLOCK 1048	LOT 312	LOT 330	LOT 665
	ROBERT & DONNA BOODY 9222 DIXIE HWY LOUISVILLE, KY 40272 D.B. 7124 PG. 272	BROWN FAMILY ENTERPRISES 4101 TAYLOR BLVD. LOUISVILLE, KY 40215 D.B. 7429 PG. 734	BROWN FAMILY ENTERPRISES 4101 TAYLOR BLVD. LOUISVILLE, KY 40215 D.B. 7320 PG. 137	BROWN FAMILY ENTERPRISES 4101 TAYLOR BLVD. LOUISVILLE, KY 40215 D.B. 7429 PG. 734	BROWN FAMILY ENTERPRISES 4101 TAYLOR BLVD. LOUISVILLE, KY 40215 D.B. 7316 PG. 603	STOCK YARDS BANK & TRUST PO BOX 32890 LOUISVILLE, KY 40232 D.B. 7824 PG. 914	EARL & PATRICIA COLLINS 9224 DIXIE HWY LOUISVILLE, KY 40272 D.B. 6617 PG. 342		MCMAKIN ENTERPRISES INC. 8609 LAKE RIDGE LOUISVILLE KY 40272-2405 D.B. N/A PG. N/A	JOHN & LINDA POTTS 9207 DIXIE HWY. LOUISVILLE, KY 40272 D.B. 5632 PG. 206	GOSPEL ASSEMBLY CONVENTION CENTER PO BOX 72040 LOUISVILLE, KY 40272 D.B. 5449 PG. 570

PROJECT DATA:

EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
LAND AREA (TOTAL 2.39 AC.)
AREA TO BE REZONED 1.32± AC.
PARKING SPACES PROVIDED
PARKING SPACES REQUIRED
OFFICE (1/400)
DISPLAY (1/1500)
SERVICE (2/BAY + 1/EMP)
BUILDING(S)-GROSS AREA
FLOOR AREA RATIO
VEHICLE USE AREA
REQUIRED ILA'S
PROPOSED ILA'S (SEE WAIVER #1)

LOT 1:	LOT 2:	LOT 3:
C-1	C-1	C-1 & C-2
C-2	C-2	C-2
RV DEALERSHIP	HEATING & AC REPAIR	RV DEALERSHIP
RV DEALERSHIP	HEATING & AC REPAIR	RV DEALERSHIP
0.56± AC.	0.41± AC.	1.42± AC.
(SEE LOT 3)	9 SPACES	40 SPACES
(SEE LOT 3)	6 SPACES	40 SPACES
(SEE LOT 3)	6 SPACES	4 SPACES
(SEE LOT 3)	-	21 SPACES
(SEE LOT 3)	-	15 SPACES
1118± SF	4,480± SF	7,476± SF
0.05	0.25	0.12
(SEE LOT 3)	8,625 SF	46,444 SF
(SEE LOT 3)	431 SF	2,322 SF
(SEE LOT 3)	588 SF	1,675 SF

WAIVERS:

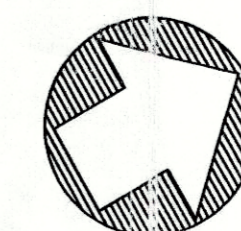
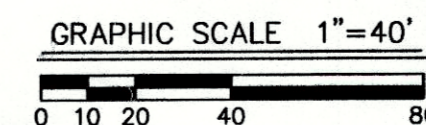
- LOT 1 AND 3 - REQUEST TO OMIT INTERIOR LANDSCAPE AREA 120' RULE SINCE THE SITE IS USED PRIMARILY FOR VEHICLE DISPLAY AND DUE TO THE DIFFICULTY OF MANUEVERING AN RV AROUND THESE ISLANDS. THE EXISTING ILA'S SHALL BE UTILIZED TO MEET THE REQUIREMENT FOR ILA'S.
- REQUEST TO ALLOW THE 5' LBA, PROPOSED ADJACENT TO THE SOUTH AND NORTH SIDE PROPERTY LINES, BE PROVIDED AS AN ALTERNATIVE TO PROVIDING THE TREES REQUIRED WITHIN THE LBA ADJACENT TO DIXIE HIGHWAY. THIS IS NECESSARY DUE TO THE LOCATION OF THE EXISTING OVERHEAD AND UNDERGROUND UTILITIES ALONG THE RIGHT-OF-WAY. ON LOT 2, REQUEST TO ALLOW THE 5' LBA ADJACENT TO DIXIE HIGHWAY OVERLAP WITH THE EXISTING S&D EASEMENT.
- A WAIVER IS REQUESTED TO OMIT THE 6 FT LANDSCAPE BUFFER AREA REQUIRED ADJACENT TO THE RAILROAD EASEMENT.
- A WAIVER IS REQUESTED TO ALLOW THE WIDTH OF THE ACCESS EASEMENT TO BE 30 FEET INSTEAD OF 60 FEET.
- A WAIVER IS REQUESTED TO OMIT THE SIDEWALK REQUIRED ADJACENT TO DIXIE HWY.

VARIANCE REQUEST:

- TO ALLOW THE EXISTING METAL BUILDINGS ON LOT 2 AND 3 TO ENCRACH INTO THE REQUIRED YARDS.

NOTES

- NO NEW CONSTRUCTION PROPOSED EXCEPT RENOVATION OF THE EXTERIOR FACADE OF ONE OF THE EXISTING BUILDINGS ON LOT 1 AND THE REMOVAL OF THE OTHER BUILDING ON LOT 1.
- WASTEWATER: EXISTING SANITARY SEWER SERVICE FOR LOT 2 WILL CONNECT TO THE WEST COUNTY WASTEWATER TREATMENT PLANT BY PRIVATE SERVICE CONNECTION, SUBJECT TO APPLICABLE CAPACITY CHARGES AND FEES.
- DOMESTIC WATER SUPPLY: SUBJECT SITE IS SERVED BY THE LOUISVILLE WATER COMPANY. ANY FUTURE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- DRAINAGE / STORM WATER DETENTION: NO INCREASE IN SITE IMPERVIOUS SURFACE. NO CHANGE TO EXISTING SURFACE DRAINAGE PROPOSED.
- TREE PRESERVATION: NO PLAN REQUIRED. NO EXISTING TREES ON SITE.
- THE DEVELOPMENT LIES IN THE PLEASURE RIDGE PARK FIRE DISTRICT.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0145 D).
- ALL EXISTING BUILDINGS AND THEIR ASSOCIATED USES TO REMAIN EXCEPT AS NOTED.
- A PRIVATE SANITARY SEWER CONNECTION TO SERVE LOT 2 SHALL BE PROVIDED WITHIN THE PROPOSED 30' PUBLIC UTILITY AND PRIVATE ACCESS EASEMENT.
- THE EXISTING BILLBOARD SHALL BE REMOVED ONCE THE CURRENT LEASE EXPIRES. NO EXTENSION OR RENEWAL OF THE CURRENT LEASE AGREEMENT SHALL BE GRANTED.
- THE EXISTING DUMPSTER SHALL BE SCREENED AS REQUIRED BY ARTICLE 12 OF THE DEVELOPMENT CODE.
- ALL ACCESS SHOULD BE THROUGH THE EXISTING CENTRAL PAVED ENTRANCE. THERE SHALL BE NO ADDITIONAL DIRECT ACCESS TO DIXIE HIGHWAY FROM THE PROPERTY. THE EXISTING ENTRANCE NEAR THE NORTH AND SOUTH PROPERTY LINES SHALL BE REMOVED, GRADED TO DRAIN AND SEEDED.
- THE DEVELOPER SHALL REMOVE THE STONE/PAVEMENT THAT HAS BEEN PLACED NORTH OF THE CENTRAL ENTRANCE, ACROSS THE FRONT OF LOT #3 OF THE PROPERTY. A CURB SHALL BE PROVIDED AND THE ROADSIDE DITCH RE-ESTABLISHED IN THIS AREA.
- NO VEHICLES SHALL BE ALLOWED TO PARK ON THE RIGHT-OF-WAY OR TO DIRECTLY ACCESS THE PARKING LOT ACROSS THE SHOULDER OF US 31W / DIXIE HIGHWAY.
- THERE SHALL 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 FROM KTC SHALL BE REQUIRED FOR ANY WORK IN THE RIGHT-OF-WAY.



RECEIVED
APR 22 2003
PLANNING & DESIGN SERVICES

DOCKET# 9-14-03VLUW
MSD WM# 8136

Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
10000 W. Main St., Suite 100
Louisville, KY 40243
Phone: (502) 485-1538 Fax: (502) 485-1606 Email: msai@msai.com



OWNERS/DEVELOPERS
GERALD T. & BARBARA DECKER
MARSHAL, C. & CATHY SMITH
92.3 DIXIE HWY
LOUISVILLE, KY. 40272

DETAILED/GENERAL DISTRICT DEVELOPMENT PLAN
TINKER'S TOYS DIXIE RV
9211 9217 AND 9221 DIXIE HWY
LOUISVILLE, KY 40272
T.B. 248 LOTS 257, 268 & 664
D.B. 563 PG. 179 & D.B. 6850 PG. 851

Revision	AMENDED PER	DATE
1	4/22/03	

Vertical Scale: N/A
Horizontal Scale: 1"=40'
Date: 2/14/03
Job Number: 2079
Sheet
1
of 1

9-14-03VLUW

BINDING ELEMENTS

DOCKET NO. 9-14-03CVLW

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the legislative council of the Louisville/Jefferson County Metro Government that the change in zoning from C-1 Commercial to C-2 Commercial on property described in the attached legal description be **APPROVED**.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the district development plan **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Use of the subject site shall be limited to RV sales including (camping trailers), Heating & AC Repair and other uses permitted in the C-1 district. There shall be no other use of the property unless prior approval is obtained from the Planning Commission. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.
3. The development shall not exceed the amount of gross floor area as shown on the development plan.
4. The only permitted freestanding sign shall be located as shown on the approved development plan/sign plan. No portion of the sign, including the leading edge of the sign frame, shall be closer than 15 feet to front property line. The sign shall not exceed 96 square feet in area per side and 20 feet in height. No sign shall have more than two sides. The existing billboard shown on the plan shall be removed when the current lease expires, no extensions or renewals of the current lease agreement shall be granted. The current lease expires on August 31, 2003. The billboard sign shall be removed within 3 months of the termination of the lease.
5. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
6. There shall be no outdoor storage, display or sales except as permitted under Section 9.7 of the Jefferson County Development Code and within designated areas on the approved development plan.
7. Outdoor lighting (for parking lot illumination and security) shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
8. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from the Louisville Metro Department of Inspections, Permits and Licenses (517 W. Jefferson Street) and the Metropolitan Sewer District (700 West Liberty).
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12, prior to requesting a building permit. Such plan shall be implemented within 12-months of approval of the zoning and shall be maintained thereafter.
 - d. 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 Development Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

9. If a certificate of occupancy is not issued within one year of the date of approval of the plan or rezoning, whichever is later, 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.
10. 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.
11. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
12. 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.
13. If work is required within the easements causing removal or damage of landscape materials, the property owner shall be responsible for replacement of materials according to the approved landscape plan.

CONDITIONAL USE PERMIT:

NOW, THEREFORE BE IT RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Conditional Use Permit for Docket No. 9-14-03CVLW.

VARIANCE:

WHEREAS, the Commission finds that the Applicant has requested the following variances:

- (1) A variance of as much as 15 feet to allow the existing storage building to encroach the required rear yard on Lot 2, as shown on the development plan, and to be located as close as 4 feet from this the rear property line; and
- (2) A variance of as much as 18.5 feet to allow the existing RV service building and parking to encroach in to the required rear yard on Lot 3, as shown on the development plan, and to be located 1.7 feet away from the rear property line at its closest location; and

NOW, THEREFORE BE IT RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the requested variance for structures to encroach into the required rear yards.

LANDSCAPE WAIVER:

WHEREAS, the Commission finds that the requested landscape waivers:

- 1) to omit the requirement that interior landscape areas be spaced each 120 feet within the vehicle use area is appropriate due to the maneuvering difficulties associated with large vehicles; and
- 2) to omit the requirement to provide a landscape buffer area adjacent to the railroad is appropriate due to conflicts with existing utilities and since this use will not negatively impact the railroad or the adjacent development to the east; and
- 3) to omit the requirement for the provision of trees with in the LBA along Dixie Highway due to conflicts with existing overhead and underground utilities in this area; and

NOW, THEREFORE BE IT RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the requested landscape waiver to waive the required LBA along Dixie Highway, the required LBA along the railroad and to not provide Interior Landscape Areas every 120 feet.