

Change in zoning from R-4 Residential to R-5A Residential - Apartment and R-7B Apartment/Office on property located on the southwest side of Ormsby Lane 450 feet more or less southeast of (New) Lagrange Road and 2100 feet more or less northwest of Whippa Hill Road, fronting 317 feet more or less on Ormsby Lane and extending southwesterly to a maximum depth of 312 feet more or less, containing 2.46 acres and being in the City of Lyndon.

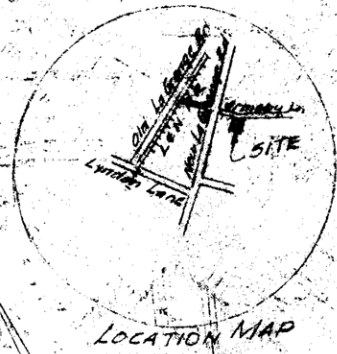
Owners: Harold H. & Lois W. Hunter  
3104 Carriage Hill Road 40222

Developer: Andrew Ernspiker, Jr.  
1526 Stonevall Way 40222

Existing Use: Undeveloped  
Proposed Use: Duplexes and office building

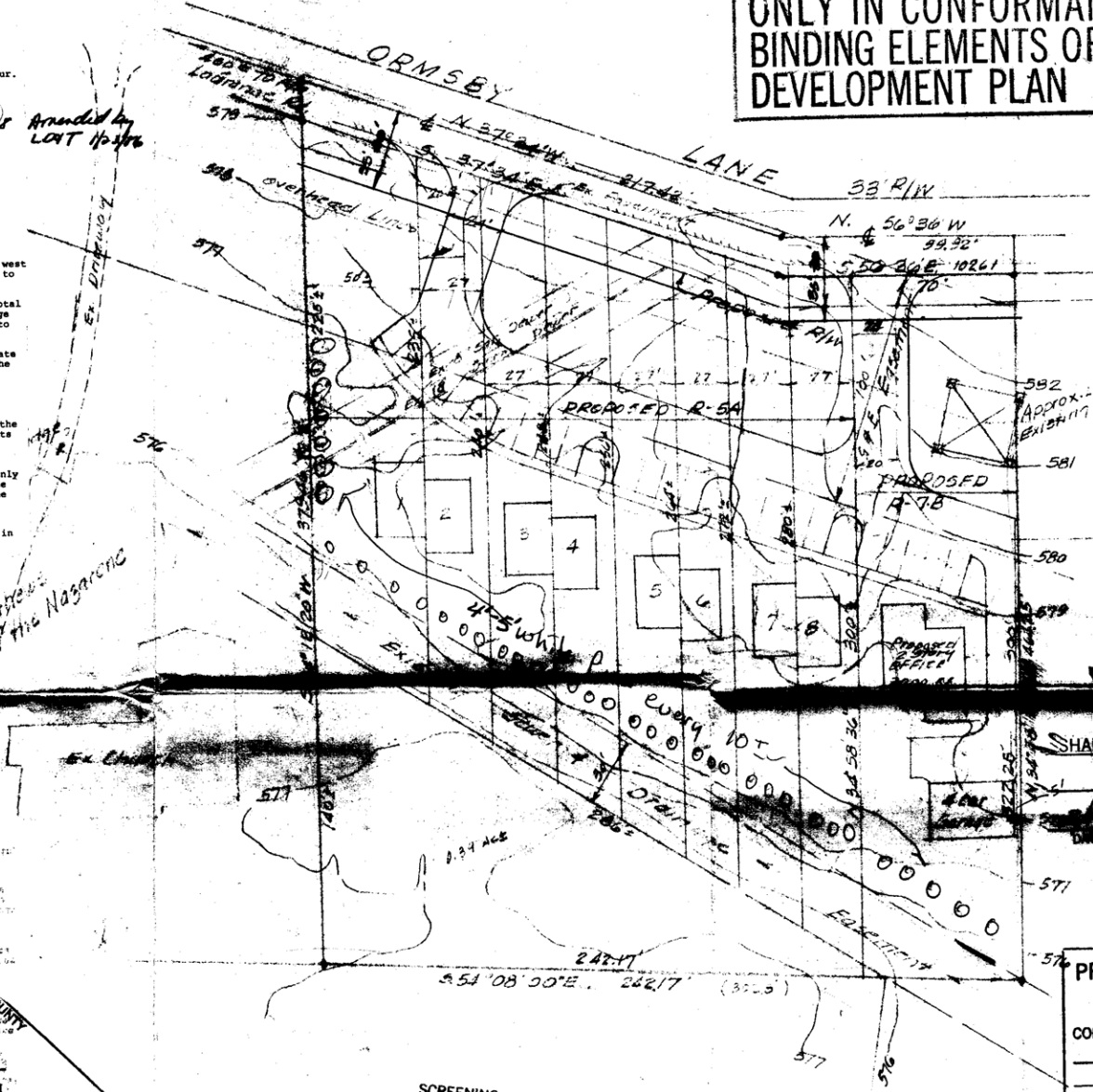
- The development will be in accordance with the approved district development plan. No further development will occur.
- The development in the R-7B district shall not exceed 3200 square feet of gross floor area.
- The development in the R-5A district shall not exceed <sup>units</sup> ~~units~~ <sup>dwelling units</sup> per acre (8 units on <sup>1/2</sup> ~~1/2~~ <sup>1/2</sup> acres).
- Before building permits are issued:
  - the development plan must be reapproved by the Transportation Engineering, Water Management and Fire Safety Sections of the Jefferson County Public Works and Transportation Cabinet.
  - the site and location of any proposed sign must be approved by the Planning Commission. The Planning Commission may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
  - the property owner must obtain approval of a plan for screening (buffering/landscaping) along the south and west property lines. Such plan shall be implemented prior to occupancy and maintained thereafter.
  - a minor subdivision plat shall be recorded dedicating additional right-of-way to Ormsby Lane to provide a total of 30 feet from the centerline. The deed book and page number of the recorded instrument shall be submitted to the Planning Commission.
- If building permit are 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.
- A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements must be implemented prior to requesting issuance of the certificate.
- Use of the property in the R-5A zoning district shall be only for duplex residential units and use of the property in the R-7B Apartment/Office zoning district shall be only for the two-story office building and garage, all as shown on the revised development plan.
- The above binding elements may be amended as provided for in the Zoning District Regulations.

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



Amended by LOT 14-346

St. Matthews Church of the Nazarene



PRELIMINARY REVIEW  
DEVELOPMENT PLAN  
SHALL COMPLY WITH GUIDANCE

DATE: 8/35  
WILLIAM W. JONES  
JEFF. CO. FIRE SAFETY OFFICER

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS: Revised Plan  
BY: Mark D. [Signature]  
DATE: 8-6-85  
JEFFERSON COUNTY  
DEPT. OF PUBLIC WORKS

PRELIMINARY APPROVAL  
SURFACE WATER CONTROL  
Conditions of Approval:  
Retention at Right  
Mark [Signature]  
WATER MANAGEMENT ENGINEER  
JEFFERSON COUNTY

SCREENING PLAN  
APPROVED  
LOUISVILLE AND JEFFERSON COUNTY  
PLANNING COMMISSION  
BY: Phillip C. [Signature]

APPROVED DISTRICT  
DEVELOPMENT PLAN  
DOCKET NO. 9-39-85  
APPROVAL DATE: Sept. 19, 1985  
EXPIRATION DATE: 1-1-1986  
SIGNATURE OF PLANNING COMMISSION: [Signature]  
RECORDS  
Kathy [Signature]  
Set Binding Elements  
PLANNING COMMISSION

RECEIVED  
AUG 21 - 1985

LOUISVILLE & JEFFERSON COUNTY  
PLANNING COMMISSION

ANDREW ERNSPIKER

NOTE: Boundary information from Plat recorded in C.B. 4475 P. 237.

9-39-85