

Case No. 21-ZONE-0090 Binding Elements

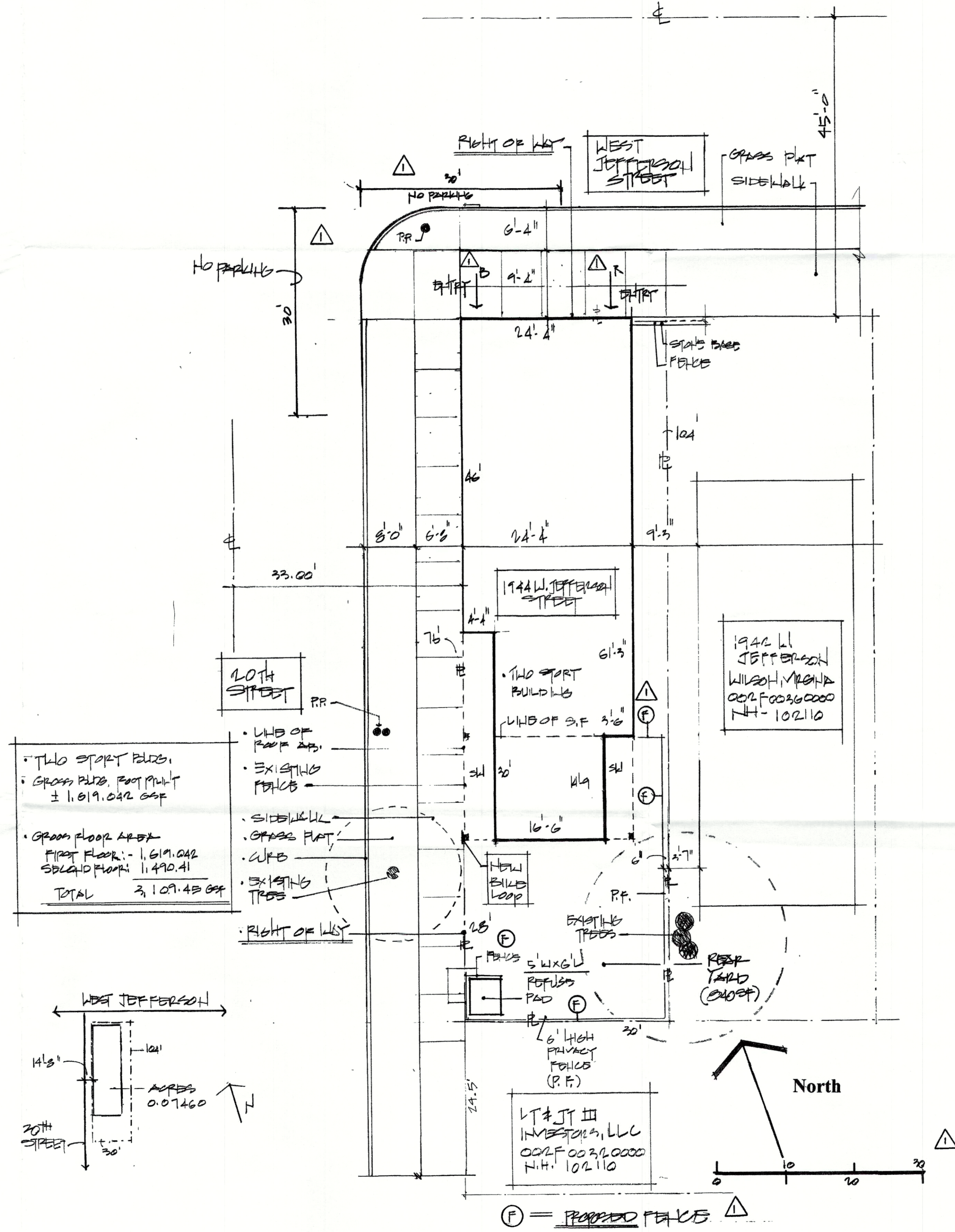
RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan, **SUBJECT** to the following binding elements:

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 Louisville Metro Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet, Bureau of Highways.
 - 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.
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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.



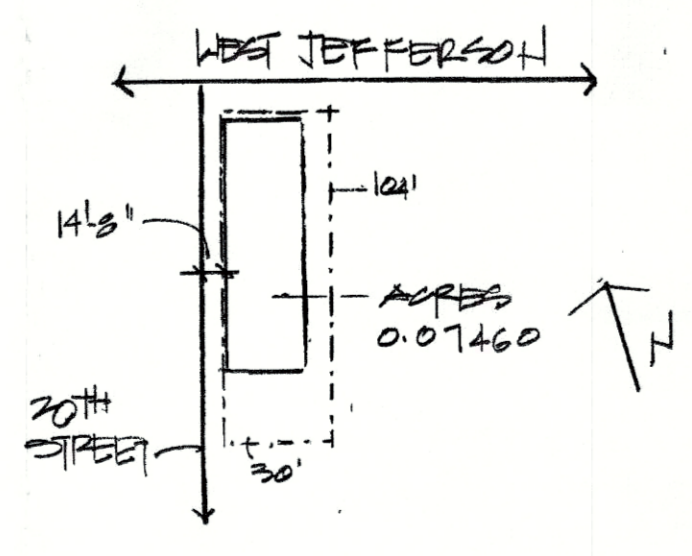
Land Development Report
June 24, 2021 10:05 AM
About LDC

Location	
Parcel ID:	002F00350000
Parcel LRSN:	8000208
Address:	1944 W JEFFERSON ST
Zoning	
Zoning:	R8
Form District:	TRADITIONAL NEIGHBORHOOD
Plan Certain #:	NONE
Proposed Subdivision Name:	NONE
Proposed Subdivision Docket #:	NONE
Current Subdivision Name:	NONE
Plat Book - Page:	NONE
Related Cases:	B-121-99
Special Review Districts	
Overlay District:	NO
Historic Preservation District:	NONE
National Register District:	RUSSELL
Urban Renewal:	YES
Enterprise Zone:	YES
System Development District:	NO
Historic Site:	YES
Environmental Constraints	
Flood Prone Area	
FEMA Floodplain Review Zone:	NO
FEMA Floodway Review Zone:	NO
Local Regulatory Floodplain Zone or Combined Sewer Floodplain Area:	YES
Local Regulatory Conveyance Zone:	NO
FEMA FIRM Panel:	21111C0024F
Protected Waterways	
Potential Wetland (Hydric Soil):	NO
Streams (Approximate):	NO
Surface Water (Approximate):	NO
Slopes & Soils	
Potential Steep Slope:	NO
Unstable Soil:	NO
Geology	
Karst Terrain:	NO
Sewer & Drainage	
MSD Property Service Connection:	YES
Sewer Recapture Fee Area:	NO
Services	
Municipality:	LOUISVILLE
Council District:	4
Fire Protection District:	LOUISVILLE #1
Urban Service District:	YES



• TWO STORY BUILDING
• GROSS FLOOR AREA ± 1,819.042 GSF

• GROUND FLOOR AREA
FIRST FLOOR: 1,619.042
SECOND FLOOR: 1,190.41
TOTAL 2,809.45 GSF



Site Plan

1" = 10'

1944 West Jefferson Street-Project Information

Owner's Name and Address: Sean C. & Brigitte L. Owens
9462 Brownsboro Road
Louisville, KY 40241

Developer's Name and Address: OUIDAB, LLC
9462 Brownsboro Road
Louisville, KY 40241

Architect: Ron C. Stiller, AIA
4800 Smith Road
Floyds Knobs, IN 47119

Site Address: 1944 West Jefferson Street
40203

Tax Block & Lot Number: Tax Block 2F, Lot 35

Zoning of Property: R6/C1 Traditional Neighborhood

Zoning of adjacent Properties: R6

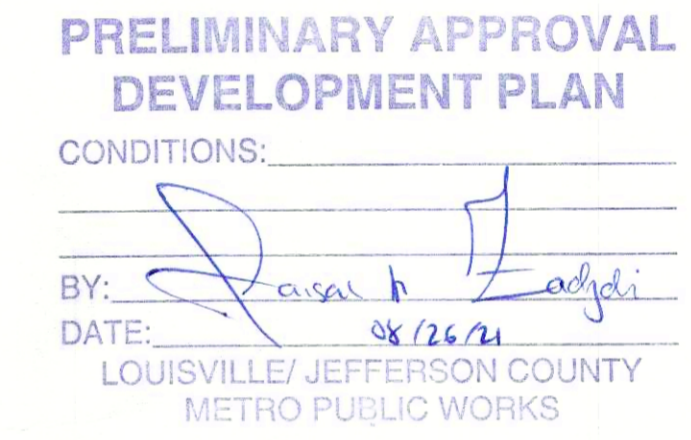
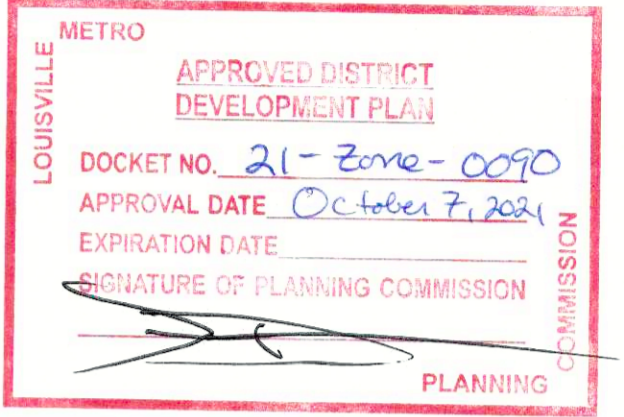
Existing Use: First Floor Barber Shop (Vacant)
Second Floor Residential (2 apartments)

Proposed Use: Commercial/Mixed Use (CR)

Plan Date: 05/24/2021

Revision Notes Based on Agency Review Comments

- Note 5 The second floor residential units to remain. Site area is 3120 GSF Existing density is listed as 26.8 du/ac - Maximum density permitted at 34.8 du/ac.
- Note 6 Parking not required per LDC 9.1.3.B.2.e
- Note 7 Off Street parking and refuse collection areas shall be located and screened so as not to be visible from adjacent public street and residential uses.
- Note 8 Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville Metro Land Development Code.
- DPW On-street parking must be located 30' from the intersection of 20th and W. Jefferson Streets.
- MSD No site work is planned in the rear yard except a 5' x 6' refuse pad and the proposed fence. Rear yard is a grass plat 840 GSF in size. New refuse pad is 30 SF total area of new impervious area.
- MSD Single Family, Demolition, or Small Commercial Permit Required prior to issue of building permits.



Ron C. Stiller, AIA
Architecture • Historic Preservation • Planning
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4800 Smith Road
Floyds Knobs, IN 47119
812.923.1019

SITE PLAN

1944 W. Jefferson St.
Louisville, KY 40203

Revisions: 7/30/21
8/18/21
Date: 6/24/2021

Sheet:
Schematic Site Plan

SP1
SCALE 1" = 10"

