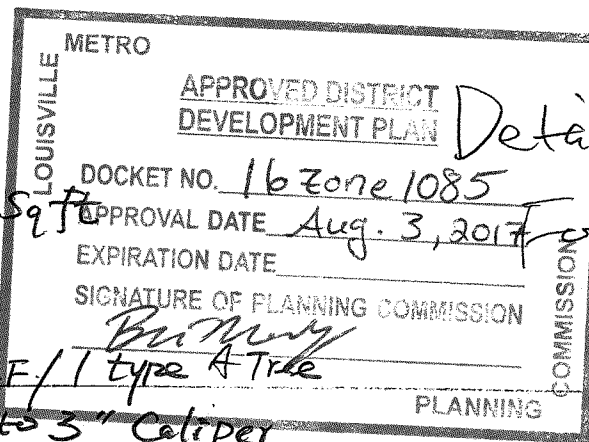


Tree Canopy

Tree Canopy class: B
 Land Area: 0.1757 acres / 7,653 sq ft
 Existing Tree Canopy: 142 sf / 2%
 Required Tree Canopy: 918 sf / 12%
 Additional Tree Canopy Required: 776 sf / 1 type A tree
 1 3/4" to 3" Caliper



16 ZONE 1085

Detailed District Development Plan

535 Camden Ave.
 Louisville, KY 40215

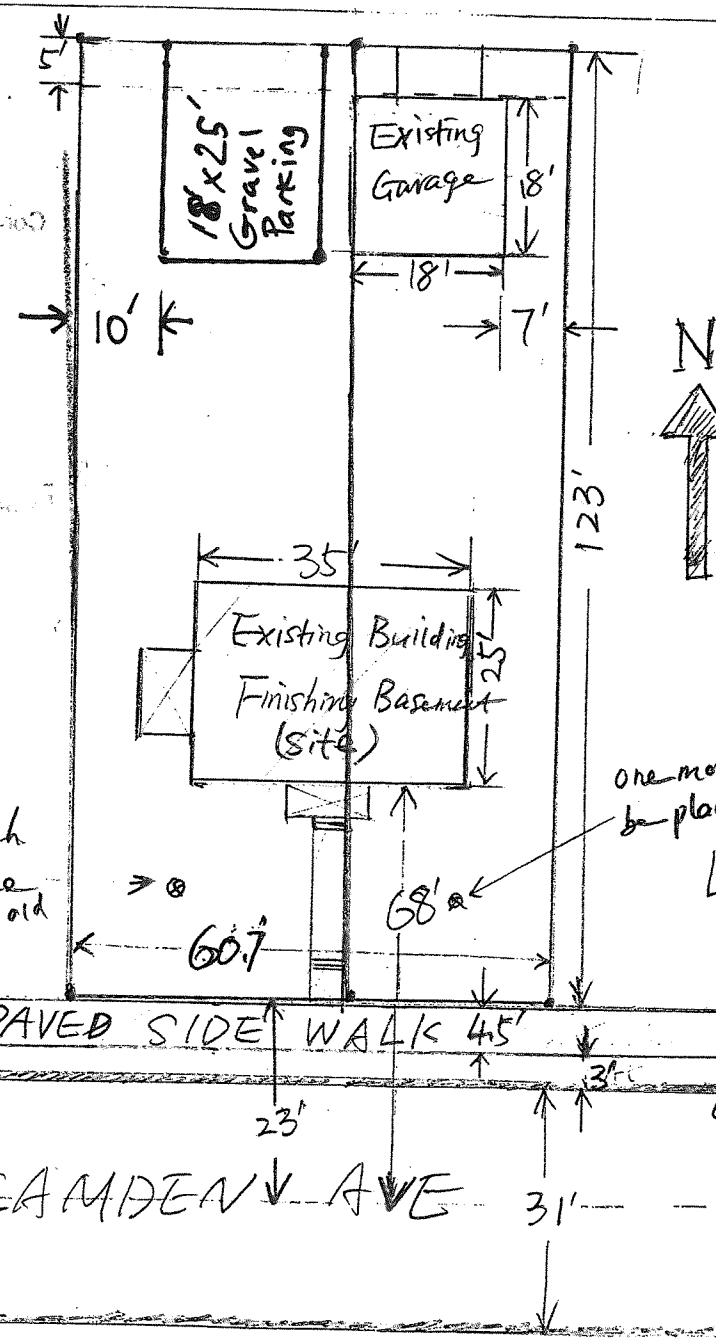
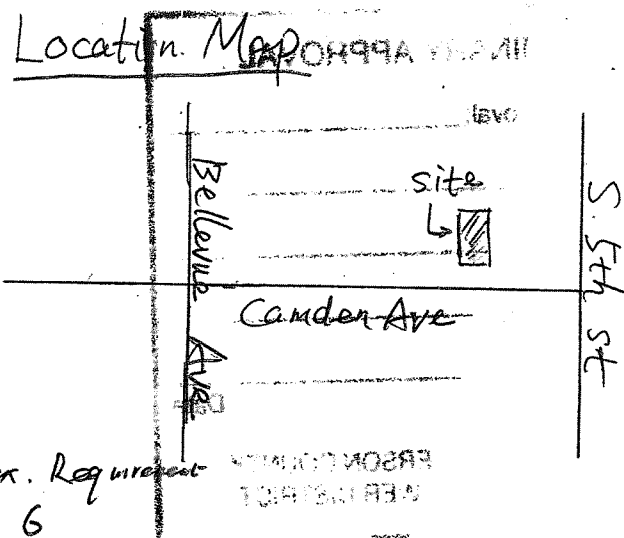
Plan Date: 05/12/2017

Owner: Zhong Liu
 6216 Breeze Hill Rd.
 Crestwood, KY 40014

UNNAMED ALLEY

Waiver Request

Waiver from LDC Sec 10.2.10 to not provide a VUA LBA along the North and West Property Lines.



Tax Block: 052J

Lot #: 0282

Existing ZONE: R5

Requested ZONE: R5-B

Form: TN

proposed Apartment: 650 SF

Existing Residence: 1000 SF

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MAY 12 2017

DESIGN SERVICES

Revision

Parking Calculations:

Duplex Min. Required: 2
 Max. Required: 6

Spaces Provided:

On Street Credit = 3 spaces

off street = space

Total = spaces

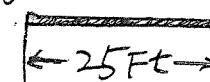
MSD Note:

MSD single-lot residential permit required prior to any site construction activity

Note: - Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.

- Residential Parking (gravel) shall meet Code Regulations policy.

Legend:



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JUN 28 2017

PLANNING & DESIGN SERVICES

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MAY 25 2017

PLANNING & DESIGN SERVICES

Revision

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS: _____

BY: Tommy Markert

DATE: 6-7-17

LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Conditions Approval: _____

Tommy Kelly 6-7-17
Development Date

LOUISVILLE/ JEFFERSON COUNTY
METRO PUBLIC WORKS SEWER DISTRICT

Subject Property and Abutting Properties (535 Camden Ave. 40215)

W. Whitney Ave

534 W Whitney Ave	532 W Whitney Ave
Zoning: R-5	Zoning R-5
Form District: TN	Form District: TN
Tax Block: 052J	Tax Block: 052J
Lot #: 0180	Lot #: 0181
plat Book: 06	plat Book: 06
page: 062	page: 062

Unnamed Alley

property to West
537 Camden Ave
Zoning - R-5
Form District - TN
Tax Block - 052J
Lot # - 0260
plat Book: 06
page - 02

Subject Property
535 Camden Ave
Zoning - R-5
Form District - TN
Tax Block 052J
Lot # - 0282/0150
plat Book: 06 Page 062

property to East
529 Camden Ave
Zoning: R-5
Form District: TN
Tax Book: 052J
Lot #: 0151
plat book: 06
page: 062

Camden Ave

536 Camden Ave	534 Camden Ave
Zoning: R-5	Zoning R-5
Form District: TN	Form District: TN
Tax Block: 052J	Tax Block: 052J
Lot #: 0114	Lot #: 0115
plat Book: 06	plat Book 06
page: 062	page 062

Unnamed Alley

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MAY 15 2017

DESIGN SERVICES

Case No. 16ZONE1085 – Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan **AND** a Landscape Waiver of Section 10.2.10.A to not provide the required 5' Vehicle Use Area Landscape Buffer along the west property line shared with a residential use, **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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. 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.
 - c. 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; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
5. 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.

6. 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.