

DOCKET NO. 9-23-85
 Change in zoning from M-2 Industrial to C-2 Commercial at 211 Clover Lane and 484 Westport Road on property located on the southeast corner of Clover Lane and Exchange Avenue, fronting 216 feet more or less on Clover Lane and fronting 287 feet more or less on Exchange Avenue, also fronting on Highway Avenue and the Seaboard Railroad right-of-way being an irregularly shaped lot containing 3.94 acres and being in the City of St. Matthews.

Owners and Developers: Joe D. and Jane C. Cross
 5701 River Knoll Drive 40222
 L. D. Detars, Jr.
 7001 U. S. Highway 42
 Harrods Creek, KY 40027

Existing Use: Antique shop, lawn equipment sales
 Proposed Use: Same

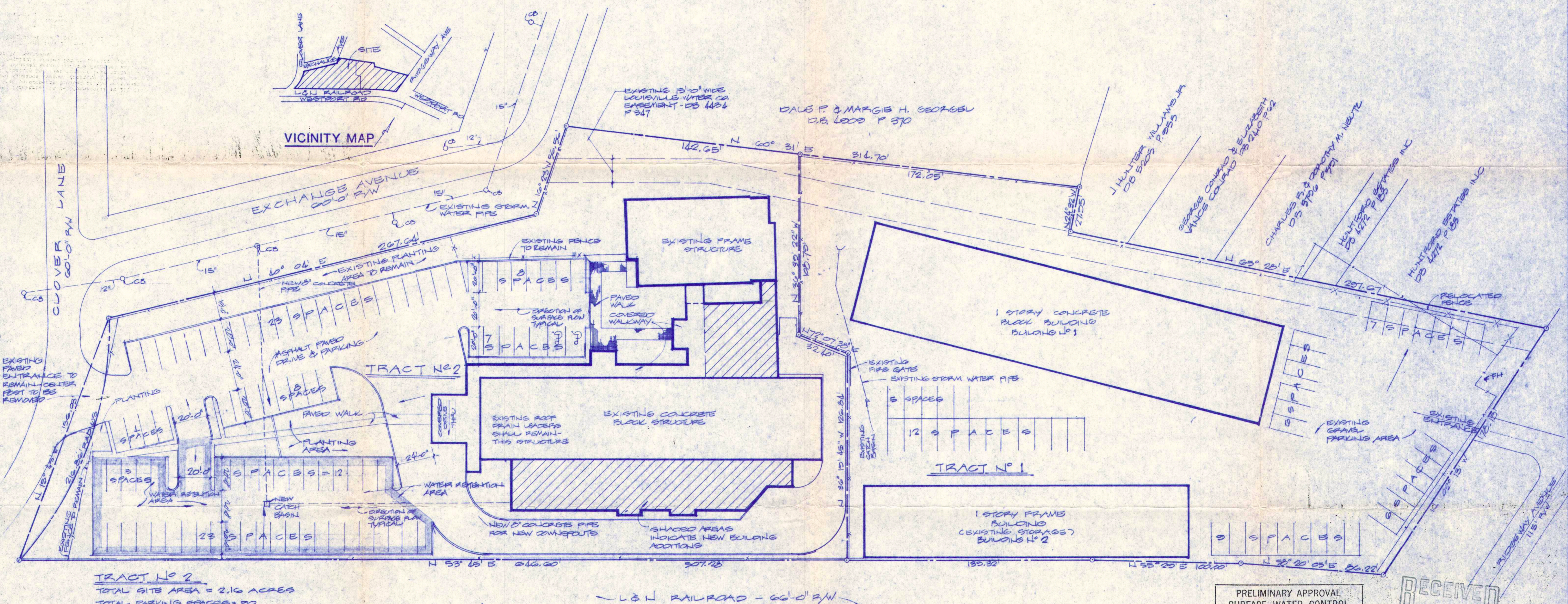
- The development will be in accordance with the approved district development plan. No further development will occur.
- The development of Tract 1 shall not exceed 21,528 square feet of gross floor area. The development of Tract 2 shall not exceed 21,591 square feet of gross floor area. The retail floor space of Tract 2 shall not exceed 16,400 square feet of gross floor area plus 500 square feet of floor area devoted to restaurant use.
- Before certificates of occupancy 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 size and location of any proposed signs must be approved by the City of St. Matthews. The City of St. Matthews may require that signs be smaller than would otherwise be permitted by the Zoning District Regulations.
- 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.
- 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, and all binding elements must be implemented prior to requesting issuance of the certificate.
- The above binding elements may be amended as provided for in the Zoning District Regulations, upon approval of the City Council.

(Changes per St. Matthews ordinance)
 3. The property described in Section 1 hereof shall not be used as a tavern, bar or saloon where alcoholic beverages are served outside of any building on the property.

LOUISVILLE AND JEFFERSON COUNTY
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 9-23-85
 APPROVAL DATE 5/15/85
 EXPIRATION DATE 1-1-86
 SIGNATURE OF PLANNING COMMISSION SECRETARY
Lolly Muller
 See Binding Elements
 ADMINISTRATIVE RECORDS

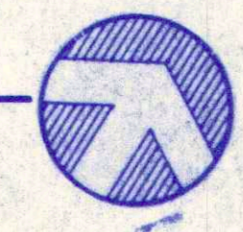
NOTICE
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

THE COLONY
 CLOVER LANE
 LOUISVILLE, KENTUCKY



TRACT No 2
 TOTAL SITE AREA = 2.16 ACRES
 TOTAL PARKING SPACES = 20
 TOTAL EXISTING BUILDING AREA = 14,574 SQ FT
 TOTAL PROPOSED BUILDING AREA = 7017 SQ FT
 TOTAL BUILDING AREA = 21,591 SQ FT
 RETAIL SPACE = 13,001 SQ FT
 MAINT. SPACE = 2000 SQ FT
 STORAGE SPACE = 5000 SQ FT
 EXISTING RESTAURANT 1000 SQ FT

SITE PLAN
 SCALE: 1" = 30'-0"



PRELIMINARY APPROVAL
 SURFACE WATER CONTROL
 Conditions of Approval:
 [Signature]
 DATE 5-15-85
 WATER MANAGEMENT ENGINEER
 JEFFERSON COUNTY

RECEIVED
 MAY 16 1985
 LOUISVILLE & JEFFERSON COUNTY
 PLANNING COMMISSION

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 [Signature]
 5-15-85
 JEFFERSON COUNTY
 DEPT. OF PUBLIC WORKS

TRACT No 1
 TOTAL SITE AREA = 1.75 ACS
 TOTAL NO PARKING SPACES = 15
 TOTAL EXISTING BUILDING AREA = 23,528
 BUILDING # 1 = 13,053 SQ FT (RETAIL & STORAGE)
 BUILDING # 2 = 9,075 SQ FT (STORAGE)
 RETAIL AREA = 9,017 SQ FT
 STORAGE AREA = 17,011 SQ FT

GODSEY ASSOCIATES ARCHITECTS
 1311 SOUTH THIRD STREET
 LOUISVILLE, KENTUCKY 40208

DRAWN BY [Signature]
 CHECKED BY HCB
 DATE JAN 25, 1985
 REVISIONS

SITE PLAN

SHEET NUMBER