

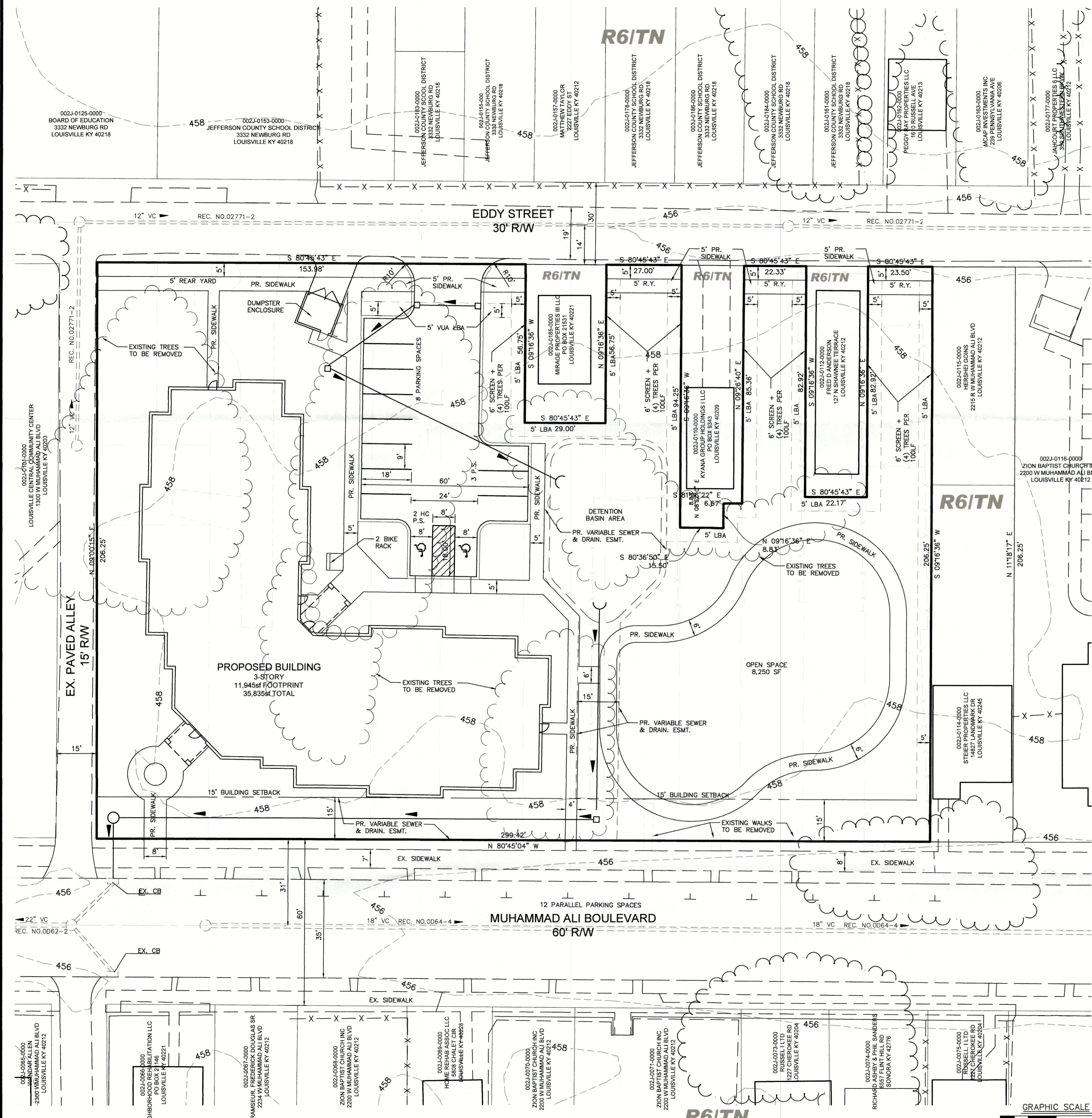
## Case No. 18ZONE1059 Binding Elements

**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 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.
  - d. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the 6/20/19 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
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. 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.



### TREE CANOPY CALCULATIONS

SITE AREA	56,387 SF
EXISTING TREE CANOPY	15,693 SF (28%)
EXISTING TREE CANOPY TO REMAIN	0 SF (0%)
TREE CANOPY REQUIRED	8,458 SF (15%)
*TREE CANOPY REDUCTION (66%)	-5,639 SF (10%)
TOTAL TREE CANOPY REQUIRED	2,819 SF (5%)

\*REDUCTION IN TREE CANOPY OF 66% PER LDC CHAPTER 10.1.4.B.2.B.

### ILA / VUA CALCULATIONS

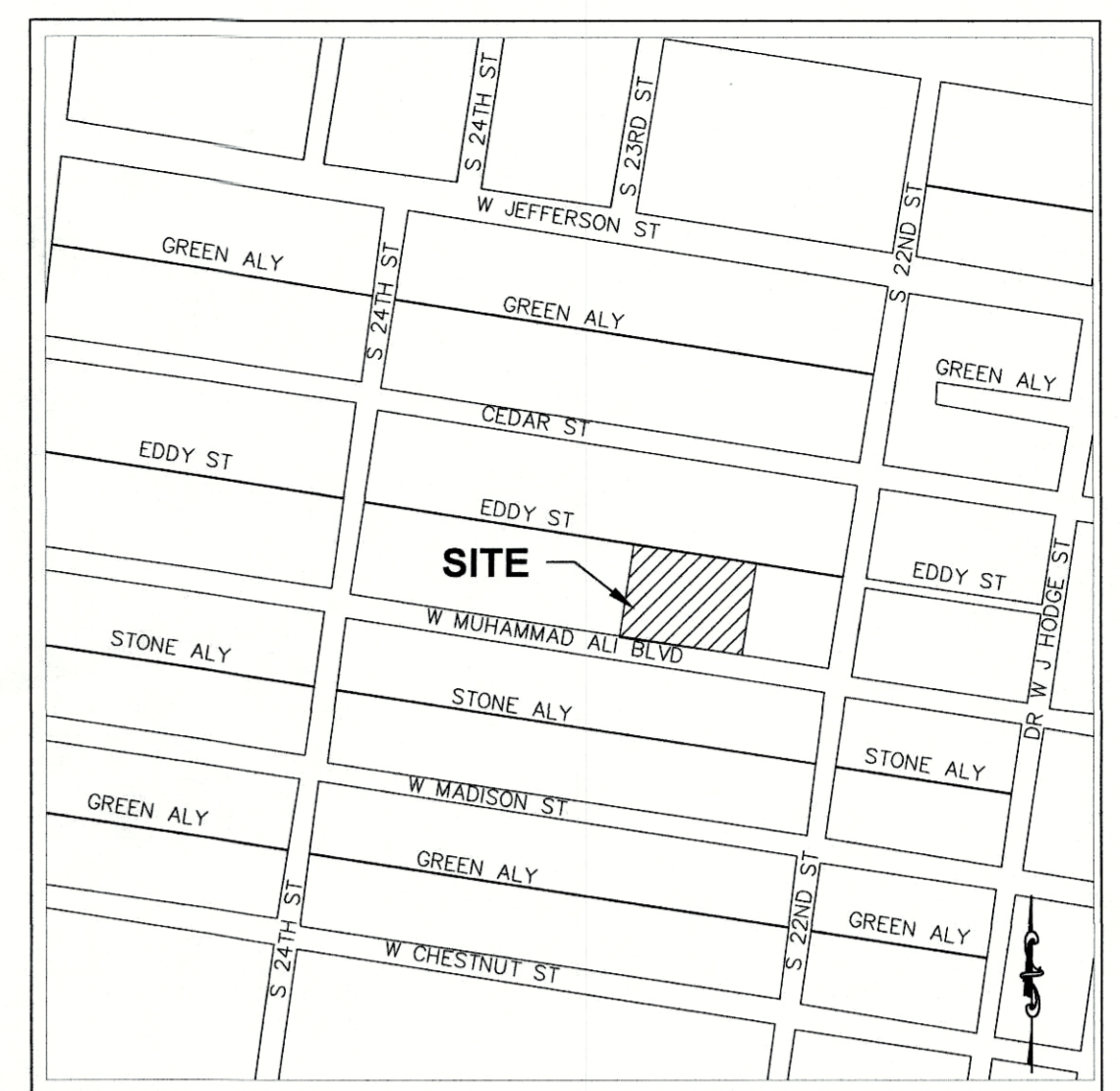
EXISTING VUA	0 SF
PROPOSED VUA	4,830 SF
CHANGE IN VUA SF/%	+4,830 SF

\* PER CH. 10.2.12 - THE PROPOSED VUA DOES NOT MEET THE LANDSCAPE REQUIREMENTS THRESHOLD FOR ILA.

- ### GENERAL NOTES
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
  - SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
  - THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 211110002AE, DECEMBER 5, 2006)
  - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - CONSTRUCTION PLANS, BOND & PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
  - SANITARY SEWER - SERVICE SHALL BE PROVIDED BY UTILIZING EXISTING PROPERTY SERVICE CONNECTIONS. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WASTEWATER TREATMENT PLANT.
  - DRAINAGE / STORM WATER DETENTION: FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
  - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE IS GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 34,675 S.F.
  - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARDS SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
  - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
  - UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
  - ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

- ### EPSC NOTES
- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
- ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A DESIGNATED TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

- ### EPSC NOTES
- INSTALL SILT FENCE AND INLET PROTECTION.
  - BEGIN GRADING OF SITE.
  - CONSTRUCT BUILDING, PARKING LOT & SITE IMPROVEMENTS.
  - REMOVE SILT FENCE AND INLET PROTECTION ONCE VEGETATION IS ESTABLISHED.



### SITE DATA

NOT TO SCALE

TOTAL SITE AREA:	1.29 ACS (56,387 SF)
EXISTING ZONING:	R-6
PROPOSED ZONING:	R-BA
EXISTING FORM DISTRICT:	TRADITIONAL NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY
DENSITY:	34 UNITS (26.35 UN/AC)
PROPOSED FOOTPRINT:	11,945 SF
PROPOSED GROSS FLOOR AREA:	35,835 SF
FAR:	0.63
MAXIMUM BUILDING HEIGHT:	3 STORY
PROPOSED BUILDING HEIGHT:	3 STORY/40'

### PARKING CALCULATIONS

MINIMUM PARKING REQUIRED:	0.5 SPACE PER UNIT
SENIOR APARTMENTS:	17 SPACES
SENIOR APARTMENTS (34 UNITS):	1 SPACE PER 2 EMPLOYEES ON MAX SHIFT
EMPLOYEES (4):	2 SPACES
EMPLOYEES (4):	19 SPACES
EMPLOYEES (4):	6 SPACES
TOTAL REQUIRED:	13 SPACES

\*PARKING REDUCTION (30%):

MAXIMUM PARKING ALLOWED:	1.5 SPACE PER UNIT
SENIOR APARTMENTS:	51 SPACES
SENIOR APARTMENTS (34 UNITS):	1 SPACE PER 1 EMPLOYEES ON MAX SHIFT
EMPLOYEES (4):	4 SPACES
EMPLOYEES (4):	55 SPACES

### BICYCLE PARKING CALCULATIONS

SHORT TERM PARKING REQUIRED:	2 SPACES
LONG TERM PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 LONG TERM SPACES (INSIDE THE BUILDING)

### OPEN SPACE CALCULATIONS

SITE AREA	1.29 AC (56,387 SF)
OPEN SPACE REQUIRED:	5,638 SF (10%)
OPEN SPACE PROVIDED:	8,250 SF (14.6%)

### IMPERVIOUS AREA CALCULATIONS

SITE AREA	1.29 AC (56,387 SF)
EXISTING IMPERVIOUS AREA:	*0.39 AC (17,293 SF)
PROPOSED IMPERVIOUS AREA:	16,750 SF (30%)
DIFFERENCE:	-543 SF
APPROXIMATE AREA OF DISTURBANCE:	0.79 AC (34,675 SF)

### RUNOFF CALCULATIONS

EXISTING IMPERVIOUS AREA:	*0.40 ACS
PROPOSED IMPERVIOUS AREA:	0.38 ACS

PRE 10 YR.:  $0.50 \times 5.35 \times 1.29 = 3.45 \text{ cfs}^*$

POST 100 YR.:  $(0.38 / 1.29) = 29\% \text{MP} - C = 0.49$   
 $0.49 \times 7.20 \times 1.29 = 4.55 \text{ cfs}$

NOTE: POST-DEVELOPED 100-YEAR RATE OF RUNOFF SHALL BE EQUAL TO OR BELOW THE PRE-DEVELOPED 10-YEAR RATE.

\*PRE-DEVELOPED IMPERVIOUS AREAS AND RUNOFF BASED ON R-4 ZONING AND HISTORICAL LOGIC MAPPING REFLECTING SINGLE FAMILY HOMES ON THE SITE.

### PRELIMINARY APPROVAL

Condition of Approval: \_\_\_\_\_

DATE: *June 15, 2019*

DEVELOPER: ZION BAPTIST CHURCH, INC. / ZION COMMUNITY DEVELOPMENT CORP.  
 1512 GRUWS LANE, STE. 401, LOUISVILLE, KY 40216  
 DB 10142, PG. 955 / DB 9612, PG. 930

PLANNING & DESIGN SERVICES: SA BAK, WILSON & LINGO, INC.

**Kentucky 811**  
 The New Look For Digging Safely in Kentucky  
 Call 811 Before You Dig

APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 18 ZONE 1059  
 APPROVAL DATE: June 20, 2019  
 EXPIRATION DATE: \_\_\_\_\_  
 SIGNATURE OF PLANNING COMMISSION: \_\_\_\_\_

### UTILITY WARNING

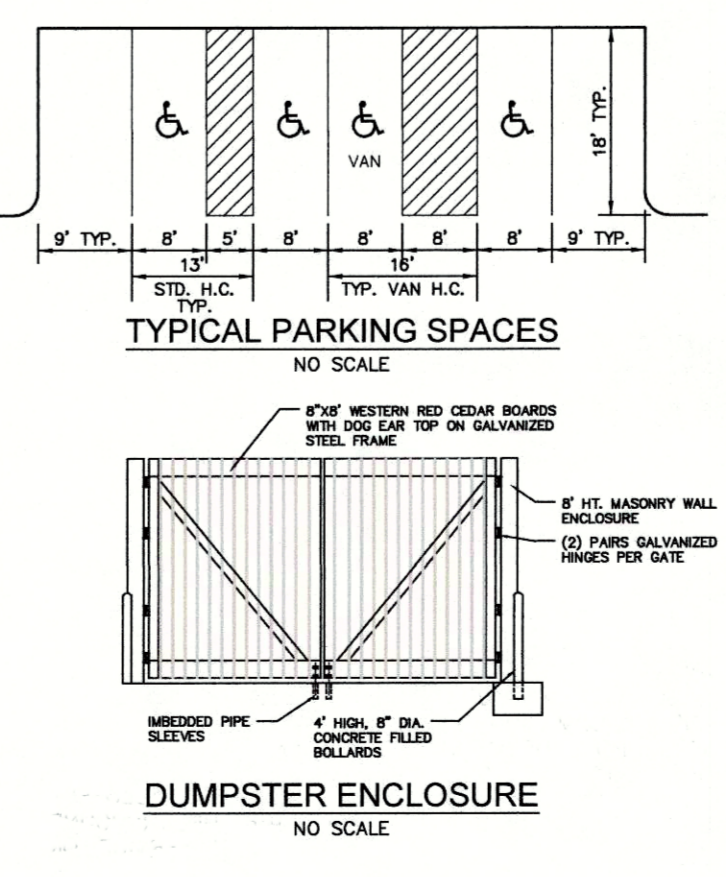
THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PRECISELY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES HAVE BEEN MAPPED FROM APPARENT SURFACE FEATURES AND INFORMATION FROM EXISTING PUBLIC RECORD DRAWINGS. FEATURES NOT IDENTIFIABLE UPON THE GROUND OR WITHIN CLOSE PROXIMITY OF THE PUBLIC UTILITY OF RECORD ARE NOT TO BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES, EVEN THOUGH THEIR POSITIONS MAY BE SCALED CLOSELY UPON THE MAP. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. (KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123)

- ### LEGEND
- 456 EX. MAJOR CONTOUR
  - EX. MINOR CONTOUR
  - X-X EX. FENCE
  - EX. SANITARY SEWER
  - EX. TREE LINE
  - EX. EX. ZONING/FORM DISTRICT
  - PROPOSED STORM

### PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: \_\_\_\_\_

BY: *Chunell W. Smith*  
 DATE: *06/15/19*  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



**SA BAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 THE HENRY CLAY LOUISVILLE, KENTUCKY 40202  
 (502) 584-8271

**DETAILED DISTRICT DEVELOPMENT PLAN**  
 PROJECT TITLE: ZION MANOR SENIOR APARTMENTS II  
 2217-2237 W. MUHAMMAD ALI BLVD  
 LOUISVILLE, KY 40212  
 TAX BLOCK 002J, LOT 102-113, 179, 180, 182

SHEET TITLE: \_\_\_\_\_  
 SHEET NO.: 3166  
 SCALE: 1"=20'  
 DATE: 5/6/19  
 DRAWING NO.: **DDDP**  
 SHEET 1 OF 1

NOTICE: PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.  
 RECEIVED JUN 03 2019 PLANNING & DESIGN SERVICES