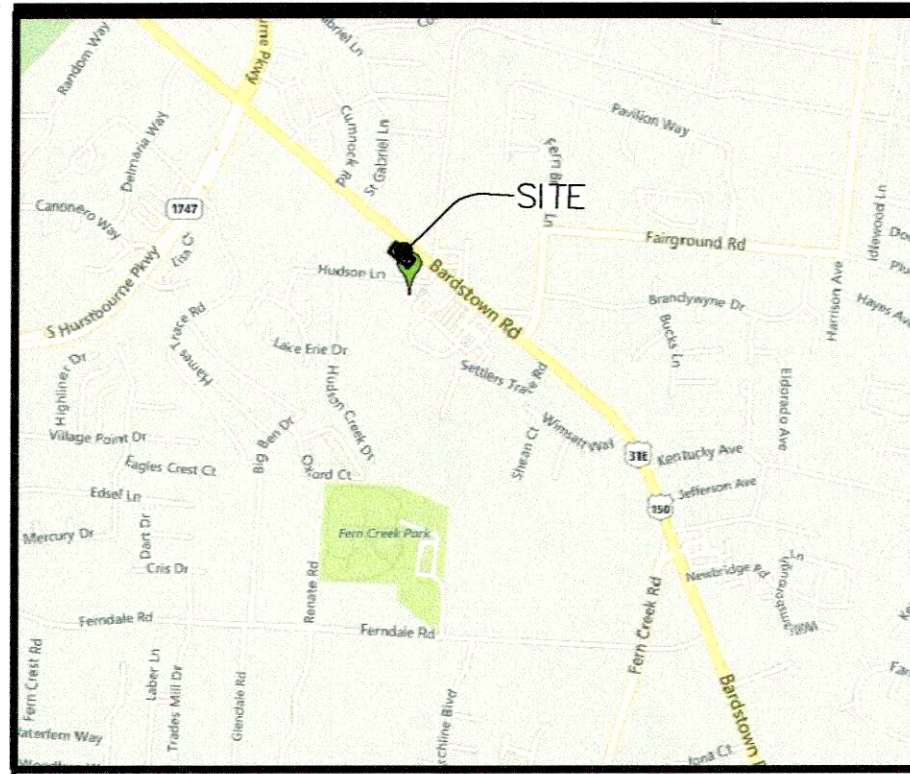


### Case No. 15ZONE1015 Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Development Code, Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Development Code and 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 ~~and to the City of St. Matthews~~ for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 450 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site
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 Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, 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.
5. If a certificate of occupancy is not issued within two years 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.
6. 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.
7. There shall be no outdoor music (live, piped, radio or amplified) **or** outdoor entertainment **or** outdoor PA system (**audible beyond the property line or permitted on the site**).

8. 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.



LOCATION MAP  
NO SCALE

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

LOUISVILLE METRO  
APPROVED DISTRICT  
DEVELOPMENT PLAN  
DOCKET NO. 15 ZONE 1067  
APPROVAL DATE April 21, 2016  
EXPIRATION DATE  
SIGNATURE OF PLANNING COMMISSION  
COMMISSION  
PLANNING

**SITE DATA**

**LAND USE**  
SITE ADDRESS: 5520 BARDSTOWN ROAD 40291  
TAX BLOCK & LOT: T.B. 628 T.L. 23  
EXISTING ZONING DISTRICT: C-1  
PROPOSED ZONING DISTRICT: C-2  
FORM DISTRICT: SUBURBAN MARKETPLACE  
EXISTING USE: VACANT (FORMER GAS STATION)  
PROPOSED USE: CAR DEALERSHIP  
SITE AREA: 0.56-ACRE  
DEED BOOK & PAGE: 10338 X 282

**PARKING CALCULATIONS**

PROPOSED OUTDOOR SALES: 6,318 SF  
PROPOSED INDOOR SALES: 450 SF  
MINIMUM REQUIRED:  
1 SPACE/7,000 SF OUTDOOR SALES +  
1 SPACE/250 SF INDOOR SALES 3  
MAXIMUM ALLOWED:  
1 SPACE/5,000 SF OUTDOOR SALES +  
1 SPACE/150 SF INDOOR SALES 4  
PROPOSED PARKING: 3 SPACES (1 VAN HC)

**BUILDING DATA**

MAX. BUILDING HEIGHT: 20' (1 STORY)  
BUILDING FOOTPRINT: 450 S.F.  
GROSS FLOOR AREA: 450 S.F.  
FLOOR TO AREA RATIO: 0.02

**FREESTANDING SIGNAGE**

EX. SIGN HEIGHT: APPROX. 18' TALL  
EX. SIGN SF: APPROX. 99 SF

**TREE CANOPY CALCULATIONS**

NOT REQUIRED PER 10.1.2.

**ILA/VUA CALCULATIONS**

VUA: 18,227 S.F.  
ILA REQUIRED (7.5%): 1,367 S.F.  
ILA PROVIDED: 1,748 S.F.  
ILA TREES REQUIRED: (1/4000 S.F. VUA + 25%) 5 TREES  
ILA TREES PROVIDED: MIN. 5 TREES

**EPSC DATA**

NO NEW PROPOSED IMPERVIOUS:  
SENSITIVE FEATURES: NONE  
HYDROLOGIC SOIL GROUP: ASSUMED C  
SOIL TYPE: URBAN LAND

**AGENCY NOTES**

**MSD**

- SANITARY SEWER WILL UTILIZE EXISTING PROPERTY SERVICE CONNECTION AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE DEREK GUTHRIE WQTC.
- NO SITE CONSTRUCTION (OTHER THAN SIDEWALK AND ENTRANCE WORK) IS REQUIRED FOR THIS PROJECT.

**APCD**

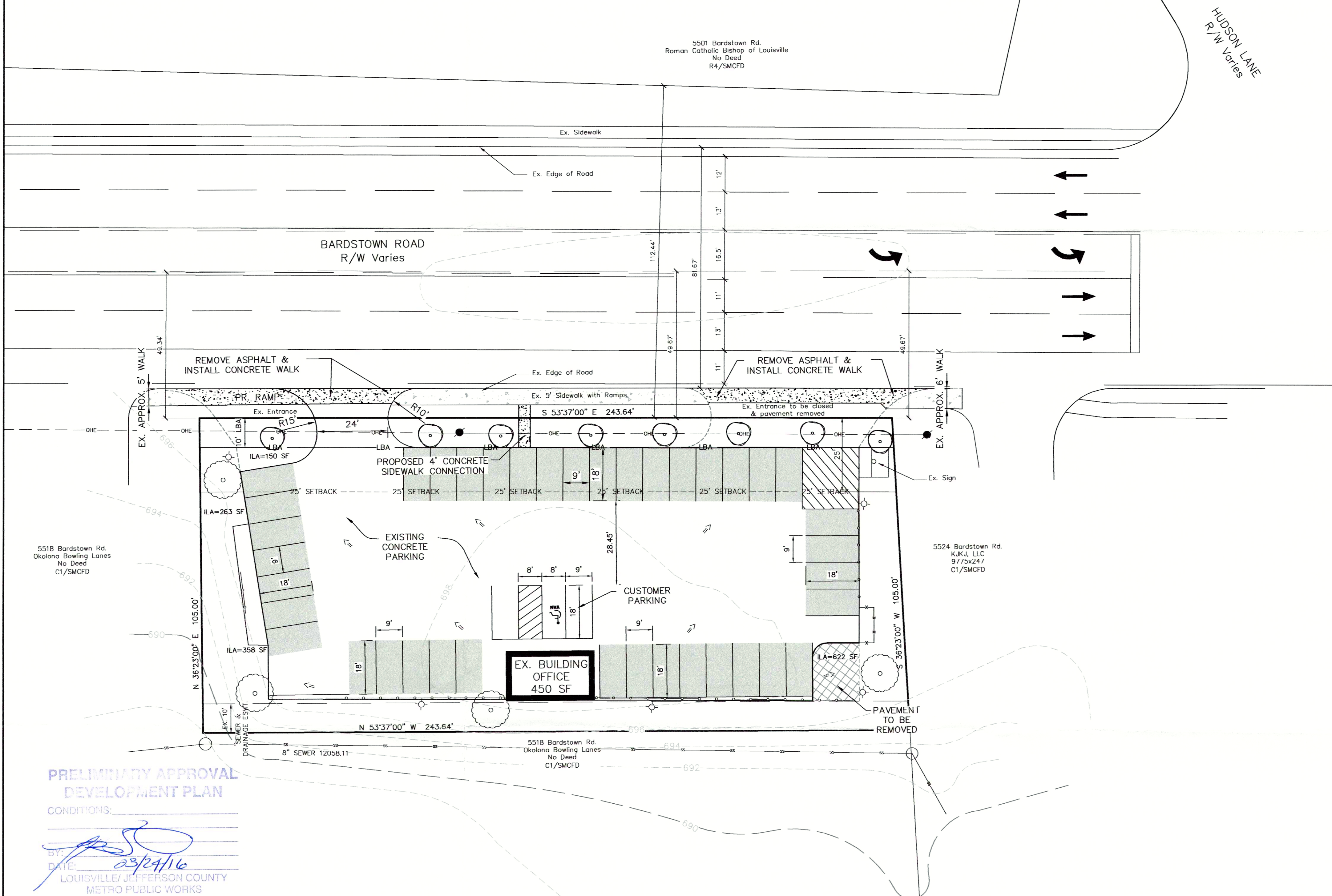
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.

**PDS**

- DUMPSTERS, IF APPLICABLE, TO BE SCREENED COMPLIANT WITH THE LDC.
- LIGHTING TO BE COMPLIANT WITH THE LDC.

**MPW**

- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY MPW.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.
- CONSTRUCTION PLANS, BOND, AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW, TO APPROVED PLAN TRANSMITTAL BY MPW, AND ISSUANCE OF ENCROACHMENT PERMIT.
- NO ON SITE TRUCK DELIVERIES ON THIS SITE.
- ENTRANCE DETAILS TO BE ADDRESSED AT CONSTRUCTION REVIEW.



**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

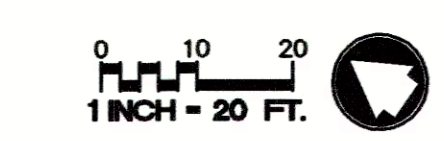
BY: [Signature]  
DATE: 2/24/16  
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL  
Condition of Approval:  
[Signature]  
LOUISVILLE/JEFFERSON COUNTY METRO PLANNING & DESIGN SERVICES

RECEIVED  
FEB 22 2016  
PLANNING & DESIGN SERVICES

**LEGEND**

- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- SS - SANITARY SEWER
- <= - DRAINAGE FLOW
- - - - - BUILDING SETBACK
- - GUARDRAIL
- LBA - LANDSCAPE BUFFER AREA
- - OUTDOOR SALES AREA
- - LIGHT POLE
- - UTILITY POLE
- - OVERHEAD ELECTRIC
- - EXISTING TREE
- - PROPOSED TREE



Engineering Planning  
OK  
1048 E. Chestnut Street, Louisville, Kentucky 40204  
Phone: 502-585-2222 Fax: 502-585-1048 Internet: www.ok4.com  
Kentucky · Indiana · Georgia · Tennessee

**5520 Bardstown Road Rezone**  
Rezone Plan  
5520 Bardstown Road, Louisville KY 40291  
Cayman Investments, LLC  
5801 Bardstown Road  
Louisville, KY 40291

REV #	DATE	DESCRIPTION
1	02/22/2016	AGENCY REVISIONS

Rezone Plan

Job No: 16302.000  
Date: January 29, 2016  
Scale: 1"=20'  
Drawn By: A. Bartley  
Checked By: A. Bartley  
Drawing Title: Rezoning Plan  
Drawing No: WM # 11322 15ZONE1067

1 of 1

Feb. 22, 2016 - 12:12pm  
U:\16302.000 - 5520 Bardstown Road Rezone\Site\Draws\Prelim\16302.000 - Rezone\_02-22-16.dwg (24x36)