

## Case No. 22-ZONE-0114 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. 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 Construction Review, 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 certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - c. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
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.

**GENERAL NOTES:**

THIS SITE IS LOCATED WITHIN THE SHELBY PARK NEIGHBORHOOD, WHICH IS A NATIONAL REGISTER DISTRICT-ELIGIBLE NEIGHBORHOOD.

THE DEVELOPMENT LIES IN THE LOUISVILLE FIRE PROTECTION DISTRICT #2.

THE DEVELOPMENT IS WITHIN THE URBAN SERVICE DISTRICT.

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.

**MSD NOTES**

SANITARY SEWER SERVICE PROVIDED BY SINGLE PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES. EACH UNIT SHALL BE SERVED EXTERNALLY WITH A CLEAN OUT PRIOR TO CONNECTING TO THE SINGLE PSC.

MSD SINGLE FAMILY, DEMOLITION, OR SMALL COMMERCIAL PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.

**FLOODZONE NOTE**

THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" FLOOD AREA, PURSUANT TO FIRM (FLOOD INSURANCE RATE MAP) No.21111C00042E DATED DECEMBER 05, 2006

**MERIDIAN NOTE**

THE REFERENCE MERIDIAN USED ON THIS PLAT TO DETERMINE THE DIRECTIONS OF SURVEY LINES IS BASED ON KENTUCKY STATE PLANE COORDINATES, SINGLE ZONE, NAD 83.

**SOURCE OF TITLE**

DEED BOOK 10863, PAGE 472  
A TITLE POLICY OR ABSTRACT WAS NOT PROVIDED.

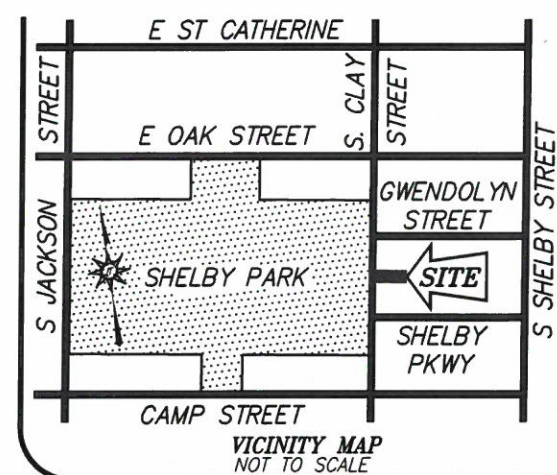
**EPSC NOTE**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE... EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL 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 FENCE.

**CASE #: 22-ZONE-0114**  
**RELATED CASE 22-ZONEPA-0055**  
**CORRESPONDS WITH**  
**21-MPLAT-0010**

STREET TREES SHALL BE PROVIDED IN COMPLIANCE WITH LDC SECTION 10.2.8.

SANITARY SEWER SERVICE PROVIDED BY SINGLE PSC, SUBJECT TO FEES AND APPLICABLE CHARGES. EACH UNIT MUST CONNECT TO IT'S OWN SANITARY SEWER SERVICE PSC WITH A MINIMUM SIX-INCH SANITARY SEWER AND EXTERNAL CLEAN-OUT.



**SITE PLAN FOR ZONING CHANGE**  
**1239 SOUTH CLAY STREET**  
**LOUISVILLE, KENTUCKY 40203**  
**OWNER: RIVER CITY HOUSING, INC.**

**SITE DATA**

LOCATION:	1239 SOUTH CLAY STREET LOUISVILLE, KY 40203
PVA PARCEL ID:	023B01020000
OWNER:	RIVER CITY HOUSING, INC. DEED BOOK 10863, PAGE 472
EXISTING ZONING:	R-6 MULTIFAMILY RESIDENTIAL
PROPOSED ZONING:	U-N URBAN NEIGHBORHOOD
FORM DISTRICT:	TRADITIONAL NEIGHBORHOOD
EXISTING IMPROVEMENTS:	14' X 22' GARAGE (WALLS ONLY) TO BE DEMOLISHED
PROPOSED IMPROVEMENT:	EXISTING WALKWAY, TO BE DEMOLISHED SEMI-DETACHED SINGLE FAMILY DWELLING
SITE AREA:	4,303.23 SQUARE FEET (0.099 ACRE)
EXISTING IMPERVIOUS AREA:	772 SQUARE FEET
PROPOSED IMPERVIOUS AREA:	1689 SQUARE FEET
NET INCREASE IMPERVIOUS AREA:	917 SQUARE FEET (118.8%)
GEOLOGY:	PURSUANT TO LOJIC, THE SITE IS NOT LOCATED IN KARST TERRAIN AREA.
<b>SUMMARY PARKING</b>	
MINIMUM REQUIRED PARKING:	NO MINIMUM
MAXIMUM ALLOWED PARKING:	3 SPACES PER UNIT (6 TOTAL)
PARKING PROVIDED:	2 SPACES PER UNIT, (1 OFF-STREET SPACE AND 1 ON-STREET SPACE FOR EACH UNIT)
<b>DIMENSIONAL STANDARDS</b>	
MINIMUM LOT AREA:	2500 SQ. FT. 1500 SQ. FT. IF SF ATTACHED OR AS SPECIFIED WITHIN DESIGN GUIDELINES
MIN. LOT WIDTH (FT.):	18'
MIN. FRONT AND STREET SIDE YARD SETBACK:	15'
MAX. FRONT SETBACK:	FY 25'
MINIMUM SIDE YARD:	3'
MINIMUM REARYARD:	5'
MAXIMUM BLDG HEIGHT:	35'

**RECEIVED**

DEC 01 2022

**PLANNING & DESIGN SERVICES**

GENE & ANN LEE  
LORICK  
708 GWENDOLYN ST  
DB 9260, PG 941

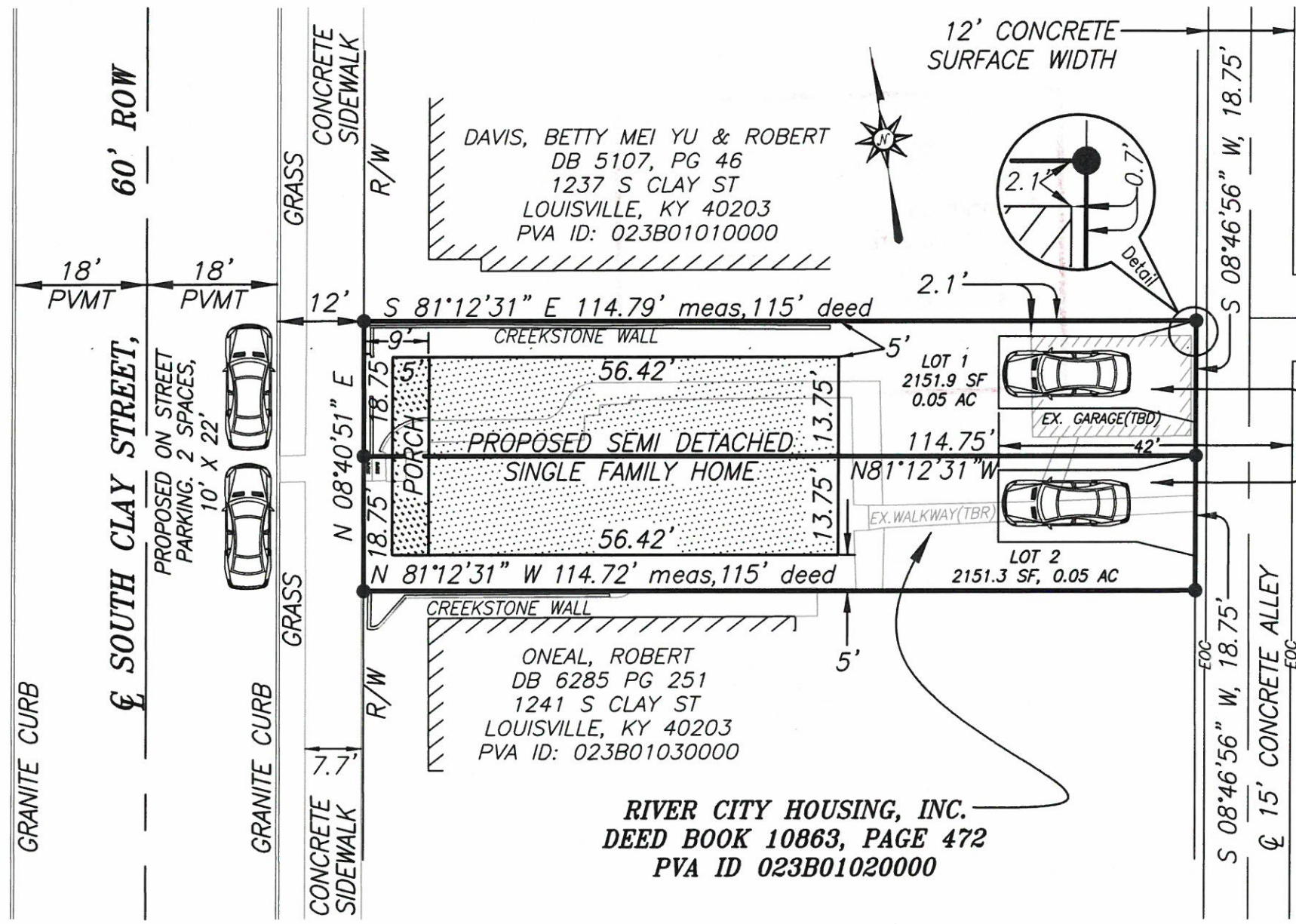
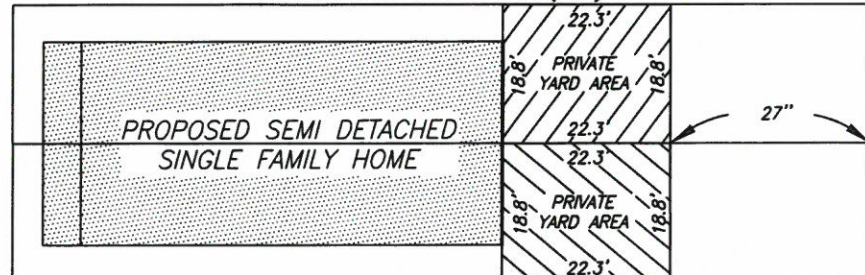
LEATHA & SKAGGS  
HICKMAN  
713 SHELBY PKWY  
DB 4475, PG 160

**PRIVATE YARD AREA CALCULATION**

TOTAL AREA, LOT 1 = 2151.9 SF (100%)  
PRIVATE YARD AREA = 381.6 SF (18%), REQUIRED 20%

TOTAL AREA, LOT 2 = 2151.3 SF (100%)  
PRIVATE YARD AREA = 381.6 SF (18%), REQUIRED 20%

**PRIVATE YARD AREA DETAIL (NTS)**



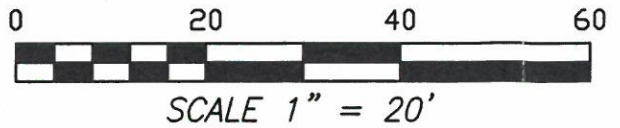
DAVIS, BETTY MEI YU & ROBERT  
DB 5107, PG 46  
1237 S CLAY ST  
LOUISVILLE, KY 40203  
PVA ID: 023B01010000

ONEAL, ROBERT  
DB 6285 PG 251  
1241 S CLAY ST  
LOUISVILLE, KY 40203  
PVA ID: 023B01030000

**RIVER CITY HOUSING, INC.**  
**DEED BOOK 10863, PAGE 472**  
**PVA ID 023B01020000**

**LEGEND**

● SET REBAR PIN WITH SURVEYOR CAP #3129



**ISSUES AND REVISIONS:**

05/23/22 PRELIMINARY ZONING PLAN.
08/01/22 P&Z COMMENTS ADDRESSED.
09/01/22 FINAL P&Z COMMENTS ADDRESSED.
09/07/22 ADDITIONAL PARKING ADDED AT REAR.
09/28/22 DRAFT, FOR AGENCY COMMENT ONLY.
10/06/22 DRAFT, PVA EDIT PER AGENCY COMMENTS.
10/17/22 PARKING REVISION TO ADDRESS PUBLIC WORKS COMMENTS.
11/15/22 PARKING SUMMARY AMENDED.

CASE #: 22-ZONE-0114  
ZONING PLAN

**RIVER CITY HOUSING**  
River City Housing  
120 Webster Street  
Suite 325  
Louisville KY, 40206

Scale: 1" = 20'  
Date: 11/15/2022  
Cadd: AS  
Sheet: 1 OF 1

22-2006-0114

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

PRELIMINARY APPROVAL  
Condition of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
*W. H. ...* 12-2-22  
Development Review Date  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT

METRO  
LOUISVILLE  
COMMISSION  
PLANNING  
**APPROVED DISTRICT  
DEVELOPMENT PLAN**  
DOCKET NO. *22-Zone-0114*  
APPROVAL DATE *Feb. 2, 2023*  
EXPIRATION DATE \_\_\_\_\_  
SIGNATURE OF PLANNING COMMISSION  
*[Signature]*

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
BY: *[Signature]*  
DATE: *12/02/2022*  
LOUISVILLE & JEFFERSON COUNTY  
METROPOLITAN SEWER DISTRICT