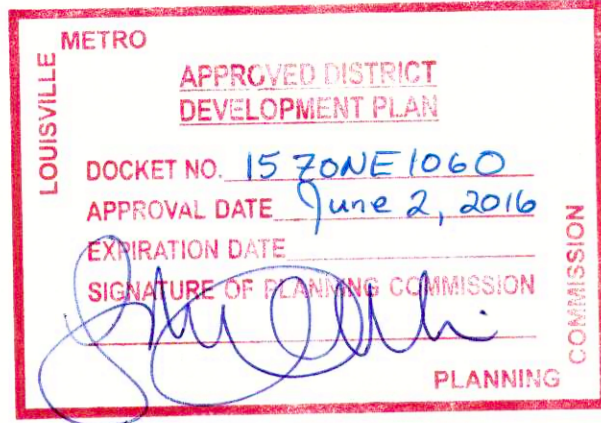


Case No. 15ZONE1060 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Waiver from Chapter 10.2.10 to eliminate the required 5' VUA where parking is adjacent to McHenry Street; the requested Waiver from 10.2.4 to not provide a 15' LBA between the site and the adjacent R-6 lot to the north; and the 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. The development shall not exceed 16,700 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. 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.
5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system or permitted on the site.
6. A legal instrument providing for the long-term use of the (off-site parking spaces or joint-use parking spaces), as shown on the approved general district development plan and in accordance with (Section 9.1.5 Off-Site Parking or Section 9.1.6 Joint Use Parking), shall be submitted and approved by the Planning Commission legal counsel and recorded in the County Clerk's office. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
7. 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.



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

NOTES:

Existing land use M2 & R6 zoning.
 Zoning district: Traditional Neighborhood

Proposed use CM zoning to allow artist studios and gallery space.

Site Area: 18,868 sf
 Building Area: 16,647 sf

No site work will be completed as a part of this project.

PARKING CALCULATION:

Studio Spaces:
 Application is to use 14 studio spaces = 14 spaces required

Assembly Space:
 7550 sf = 76 spaces

Gallery Space:
 3922 sf = 4 spaces

Total required = 94 Spaces - 10% = 85 Spaces

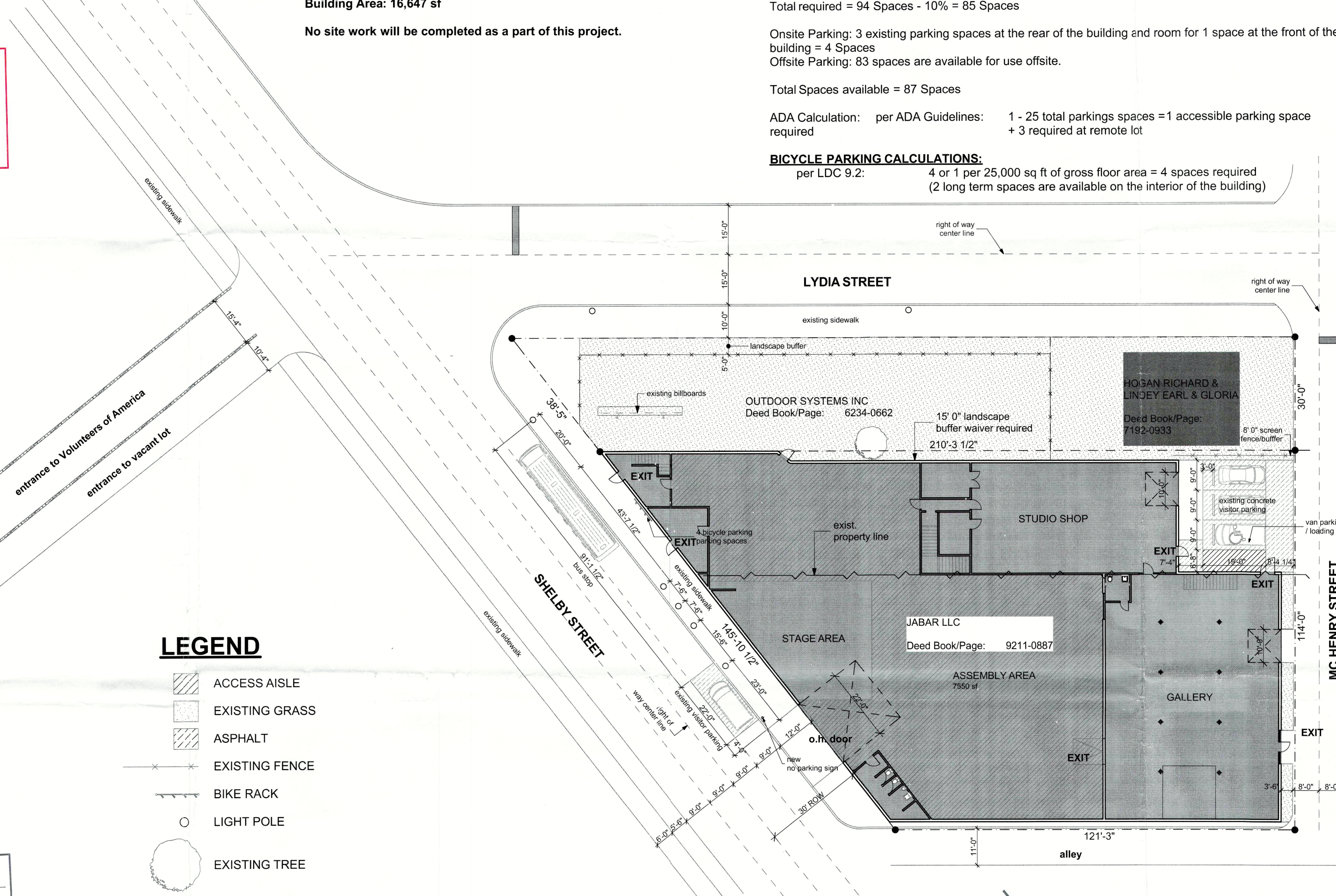
Onsite Parking: 3 existing parking spaces at the rear of the building and room for 1 space at the front of the building = 4 Spaces
 Offsite Parking: 83 spaces are available for use offsite.

Total Spaces available = 87 Spaces

ADA Calculation: per ADA Guidelines: 1 - 25 total parking spaces = 1 accessible parking space required + 3 required at remote lot

BICYCLE PARKING CALCULATIONS:

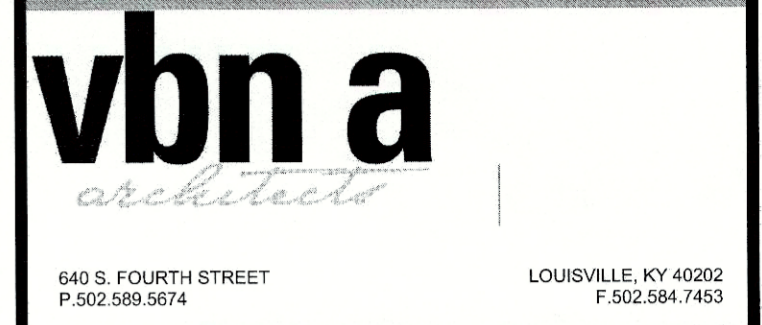
per LDC 9.2: 4 or 1 per 25,000 sq ft of gross floor area = 4 spaces required (2 long term spaces are available on the interior of the building)



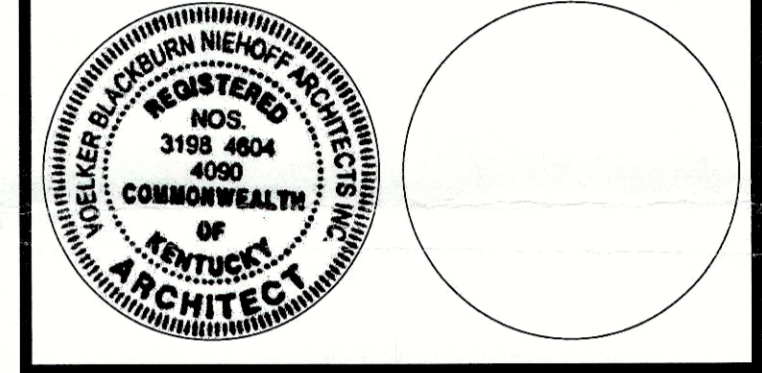
- LEGEND**
- ACCESS AISLE
 - EXISTING GRASS
 - ASPHALT
 - EXISTING FENCE
 - BIKE RACK
 - LIGHT POLE
 - EXISTING TREE
 - WHEEL STOP

PRELIMINARY APPROVAL
 Condition of Approval: _____
 _____ Date
 Louisville & Jefferson County
 Metropolitan Sewer District

1 site plan
 SCALE: 1/16" = 1'-0"
 WM #11307



CONSULTANTS



Art Sanctuary
 Zoning Change to CM
 1433 S Shelby Street
 Louisville, KY 40217

MARK	DATE	DESCRIPTION
	12/22/15	
	2/24/16	NOTES ADDED PER
	4/1/16	METRO REVIEW COMMENTS

PROJECT NO: 15-010
 MODEL FILE:
 DRAWN BY: pwb
 CHK'D BY:
 COPYRIGHT

SHEET TITLE

Site Plan
 RECEIVED
 APR 01 2016
 PLANNING & DESIGN SERVICES

A-102
 SHEET 2 OF 3