

DEVELOPMENT REVIEW COMMITTEE

April 6, 2016

NEW BUSINESS

CASE NO. 16DEVPLAN1044

Case No: 16DEVPLAN1044
Request: Revised Detailed District Development Plan and Waiver
Project Name: Taylor Boulevard Commercial Subdivision
Location: 4152-4178 Taylor Boulevard
Owner: Erma M Shrader Estate, HS Robinson, James Ray Logsdon, Louisville Rentals LLC
Applicant: Gary McCartin, MAC Development Partners
Representative: John Miller, Miller-Wihry Inc
Jurisdiction: Louisville Metro
Council District: 15 – Marianne Butler
Case Manager: **Laura Mattingly-Humphrey, Planner I**

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the DRC meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

01:09:03 Mrs. Mattingly-Humphrey discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

John Miller, Miller-Wihry, Inc., 1387 South 4th Street, Louisville, Ky. 40202

Summary of testimony of those in favor:

01:13:01 Mr. Miller said the configuration has changed and the site design is formed around the central entrance. There will be a nice landscape island at the entrance.

Deliberation

01:18:14 Development Review Committee deliberation.

An audio/visual recording of the Development Review Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

On a motion by Commissioner Brown, seconded by Commissioner Kirchdorfer, the following resolution was adopted.

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Waiver of section 5.5.1.A.1.a to allow buildings on tracts 2 and 3 to not face primary street serving the development

WHEREAS, the waiver will not adversely affect adjacent property owners as the facades facing the streets conform to the building design requirements for the Traditional Form districts and the entrances are safely accessible for pedestrians and from the parking areas; and

WHEREAS, Guideline 3, policy 1 states to ensure compatibility of all new development and redevelopment with the scale and site design of nearby existing development and with the pattern of development within the form district. Guideline 9, policy 1 states that new development and redevelopment should provide, where appropriate, for the movement of pedestrians, bicyclists and transit users with location of retail and office uses, especially in the Traditional Neighborhood, Village, Marketplace Corridor, Traditional Workplace Form Districts close to the roadway to minimize the distance pedestrians and transit users have to travel. The waiver requested for Tract 3 is not compatible with the pattern of development within the form district, and there do not appear to be physical restraints preventing compliance with the regulations to be waived while the waiver for Tract 2 does appear to have physical constraints. Therefore, the waiver request, when applied to Tract 3, will violate specific guidelines and policies of the Comprehensive Plan; and

WHEREAS, the Louisville Metro Development Review Committee finds for Tract 3, the extent of waiver of the regulation is not the minimum necessary to afford relief to the applicant since there are no physical restraints preventing compliance with the regulations to be waived. For Tract 2, the extent of the waiver of the regulations is the minimum necessary due to standard safety designs for convenience stores. Alternative designs would also require a waiver, due to the gas canopy placement; and

WHEREAS, the Louisville Metro Development Review Committee further finds the applicant has not incorporated other design measures that exceed the minimums of the district to compensate for non-compliance with the requirements to be waived. The strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant for Tract 3 since the proposed development can be built on the site while complying with the requirements requested to be waived. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of land on Tract 2, due to the safety design standards for convenience stores.

RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** Case No. 16DEVPLAN1044, a waiver of section 5.5.1.A.1.a, to allow buildings on tracts 2 and 3 to not face the primary street serving the development based

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on the staff report and the testimony heard today, plus the elevations provided for tract 3 that show some mitigation for the lack of the store front along that street frontage on Taylor Blvd.

The vote was as follows:

YES: Commissioners Brown, Kirchdorfer, Peterson and Tomes

NOT PRESENT AND NOT VOTING: Commissioner White

Development Plan and Binding Elements

On a motion by Commissioner Brown, seconded by Commissioner Kirchdorfer, the following resolution was adopted.

WHEREAS, There are very few trees on site. The applicant proposes to plant a higher percentage of tree canopy than what currently exists; and

WHEREAS, Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided as access is being proposed from Taylor Boulevard and Bluegrass Avenue, as well as a vehicular connection to abutting site. Pedestrian access onto and throughout site has also been provided. Metro Public Works have approved the preliminary development plan; and

WHEREAS, there are no open space requirements with the current proposal; and

WHEREAS, the Metropolitan Sewer District has given preliminary approval and will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community; and

WHEREAS, the Louisville Metro Development Review Committee finds the overall land uses are compatible with the existing and future development of the area but the location and orientation of the buildings and parking lot are not in conformance with the Traditional Neighborhood pattern. Relief has been sought of the non-conforming element of the plan that was not already granted under 14ZONE1037; and

WHEREAS, the Louisville Metro Development Review Committee further finds the development plan conforms to requirements of the Land Development Code with the exception of the requested land development code building design waiver as well as the variance and waiver that were granted under 14ZONE1037.

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RESOLVED, that the Louisville Metro Development Review Committee does hereby **APPROVE** Case No. 16DEVPLAN1044, the Revised Detailed District Development Plan and proposed binding element on page 8 of the staff report, based on the staff report and testimony heard today.

Proposed 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 3,702 square feet of gross floor area for Tract 2 and 7,125 square feet of gross floor area for Tract 3.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. 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; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - 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.

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- d. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. 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.

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.

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.

9. The property owner shall provide a cross over access easement if the property to the north is ever re-developed. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.

10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the April 6, 2016 Development Review Committee meeting.

11. No overnight idling of trucks shall be permitted on-site.

12. Dumpster enclosures shall be constructed of brick or split-face block materials in keeping with materials and design of the proposed structures as depicted in the renderings presented at the April 23, 2015 Planning Commission meeting.

The vote was as follows:

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YES: Commissioners Brown, Kirchdorfer, Peterson and Tomes
NOT PRESENT AND NOT VOTING: Commissioner White

BINDING ELEMENTS
CASE NO. 16DEVPLAN1044

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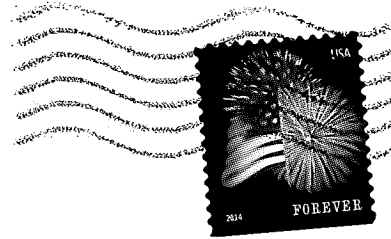
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Louisville Metro Planning and Design Services
444 S. 5th Street - Suite 300
Louisville, KY 40202 - 4313

LOUISVILLE KY 402

29 MAR 2016 PM 3 L



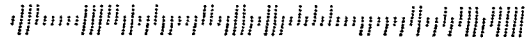
Planning & Design Services
Attn: Laura Mattingly Humphrey
444 S Fifth Street, 3rd Floor
Louisville, KY 40202

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MAR 25 2016

PLANNING & DESIGN SERVICES

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NOTICE OF PUBLIC MEETING

You are invited to attend a review of a Revised Detailed District Development Plan and Building Design Waiver request for a proposed 3,702 square foot convenient store and 7,125 square foot auto parts store.

Subject Property: 4152-4178 Taylor Blvd
Case Number: 16DEVPLAN1044
Case Manager: Laura Mattingly-Humphrey (laura.mattingly-humphrey@louisvilleky.gov)

Meeting Type: Development Review Committee
Date: Wednesday, April 6, 2016
Time: Meeting will begin at 1:00pm and continue until all cases are heard
Location: 514 W. Liberty Street, Old Jail Auditorium 40202

To view documents related to this proposal, please visit:
Louisville Metro Planning and Design Services (Hours: 8:00 AM to 5:00 PM)
444 S. 5th Street, 3rd Floor, Louisville, KY 40202
(502) 574-6230

Or visit louisvilleky.gov/government/planning-design for:
• Meeting agenda and staff report (typically available one week prior to meeting)
• More information on zoning processes
• Public comment opportunities

A list of persons notified of this proposal is available in the case file.

Persons who desire special accommodations should contact the Planning Commission office at (502) 574-6230 at least one week prior to this meeting. TDD users please use Relay Service, 1-800-648-6056.



Louisville Metro Planning and Design Services
 444 S. 5th Street - Suite 300
 Louisville, KY 40202 - 4313

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24 MAR 2016 PM 1 L



Louisville Gas & Electric
 237 E Breckinridge Street
 Louisville, KY 40203-2325

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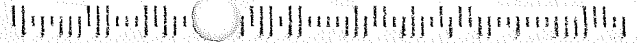
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BC: 40202431375 *1170-00140-24-34



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Bulletins

Subject	Recipients	Advanced	Snippets	Sent By	Sent ▼
April 6, 2016 DRC Meeting - Case No. 16DEVPLAN1044, located at 4152-4178 Taylor Blvd.	Subscribers of Council District 15 No...			Pamela Brashear	03/23/2016 12:26 PM EDT
15CUP1004 BOZA Notice 526 Heywood Avenue	Subscribers of Council District 15 No...			Sue Reid	03/17/2016 11:08 AM EDT

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Displaying all 2 bulletins
Results per page: 10 25 50 100



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Brashear, Pamela

From: LouisvilleKY.gov <LouisvilleKY@public.govdelivery.com>
Sent: Wednesday, March 23, 2016 12:27 PM
To: Ford, Will F; Brashear, Pamela; Gotth-Olsen, Matthew; Eugene.Sowell@louisvilleky.gov; Stevenson, Beth; Sharonda.duerson@louisvilleky.gov; Wethington, Jessica; Reid, Sue; Bryant, Terri; Reynolds, Mike; Wolyneec, Peter; Scally, Zachary; Thomas, Regina; Cestaro, Chris; Overton, Troy
Subject: Courtesy Copy: April 6, 2016 DRC Meeting - Case No. 16DEVPLAN1044, located at 4152-4178 Taylor Blvd.
Attachments: 16DEVPLAN1044_DRC+Notice_040616.pdf

This is a courtesy copy of an email bulletin sent by Pamela Brashear.

This bulletin was sent to the following groups of people:

Subscribers of Council District 15 Notification of Development Proposals (390 recipients)

The attached is notification of the April 6, 2016 Development Review Committee meeting to be held at the Old Jail Building, 514 W. Liberty St., at 1:00 p.m.

- [16DEVPLAN1044_DRC Notice_040616.pdf](#)

Having trouble viewing this email? [View it as a Web page.](#)



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**NOTICE OF DEVELOPMENT APPLICATION FILED
WITH PLANNING & DESIGN SERVICES**

A Revised Detailed District Development Plan for a convenience store and an auto parts store with associated waivers and variance was filed with the Department of Metro Planning & Design Services on 3/2/2016.

ADDRESS: 4152-4178 Taylor Boulevard

CASE#: 16DEVPLAN1044

PDS CASE MANAGER: Laura Mattingly-Humphrey

To view documents related to this proposal, please visit:

<http://louisvilleky.gov/government/planning-design>

and click on *Search Case Information*

If this application requires a public meeting, another notice will be sent notifying you of the date, time and location of the meeting.

If you have questions about this proposal, or would like to view the case file, please contact Louisville Metro Planning & Design Services at:

Metro Development Center

444 S. 5th Street, 3rd Floor

Louisville, KY 40202

(502) 574-6230

Mattingly-Humphrey, Laura L

From: Rogers, Robert L (KYTC-D05) <RobertL.Rogers@ky.gov>
Sent: Tuesday, March 15, 2016 11:44 AM
To: Mattingly-Humphrey, Laura L; Lauago, Andrea T; Brierly, Dale P; Brown, Jeffrey E; Yates, Latondra; Dutrow, Mark B; Markert, Tammy O; Pat Barry (barry@msdlouky.org)
Cc: Carrico, Kenny (KYTC-D05); Jones, Jordan (KYTC-D05); Seymour, CW (KYTC-D05); Thacker, Terry (KYTC-D05)
Subject: TAYLOR BLVD. COMMERCIAL; 16DEVPLAN1044
Categories: To Do

16DEVPLAN1044
TAYLOR BLVD. COMMERCIAL
4152-4178 TAYLOR BOULEVARD
DEV PLAN
GARY MCCARTIN (502) 817-6613
KY 1865

Recommendation:

Approve as submitted:

Approve on Condition: X

Deny:

Comments/Conditions:

1. Additional right of way may be required across the frontage of this tract to meet the current Metro Land Development Code. The requirements are determined by Louisville Metro Transportation Planning and Public Works departments.
2. Calculations will be required for any runoff deemed necessary to be taken to the state right of way. Proposals to alter or significantly increase a drainage area or runoff factors or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and downstream) based on 25-year and 100-year storms. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right of way shall result in conditions that are equal to or better than the existing facilities.
3. There should be no commercial signs on the right of way.
4. There should be no landscaping in the right of way without an encroachment permit. Landscaping on plans will need to be reviewed for site distance.
5. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
6. Radiuses for new commercial entrances shall be 35ft. minimum within state right of way.
7. All drainage structures within state right of way shall be state design.
8. All new and existing sidewalks shall be either brought up to or built to ADA current standards.
9. KYTC is okay with the concept on the Development plan except for comments in this review. This is just a preliminary approval. KYTC will review again if or when construction plans are submitted, and reserve the right to change or qualify the approval when construction plans are submitted for review

An encroachment permit and bond will be required for all work done in the right of way.

Encroachment permit and bond forms are available at

<https://intranet.kytc.ky.gov/apps/forms/layouts/KYTC.SP.Forms/DepartmentForms.aspx?Department=Permits>

If you have any questions, please call.

Robert L. Rogers

Robert L. Rogers
Engineer Tech. III
8310 Westport Rd.
Louisville, Ky, 40242
Off. 502-210-5462

**Development Review Committee
Staff Report**
April 6, 2016



Case No:	16DEVPLAN1044
Request:	Revised Detailed District Development Plan and Waiver
Project Name:	Taylor Boulevard Commercial Subdivision
Location:	4152-4178 Taylor Blvd
Owner:	Erma M Shrader Estate, HS Robinson, James Ray Logsdon, Louisville Rentals LLC
Applicant:	Gary McCartin, MAC Development Partners
Representative:	John Miller, Miller-Wihry Inc
Jurisdiction:	Louisville Metro
Council District:	15 – Marianne Butler
Case Manager:	Laura Mattingly-Humphrey, Planner I

REQUEST

- Waiver of Section 5.5.1.A.1.a to allow buildings on Tracts 2 and 3 to not face primary street serving the development.
- Revised Detailed District Development Plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The site is currently composed of 11 separate lots, 4 of which are occupied by single family homes; another existing structure appears to be vacant while the rest of the lots are vacant land. The applicant is proposing to raze existing structures on site, reconfigure the lots through minor plat and redevelop as three commercial lots. Tract 2 consists of a 3,702 square foot convenient store with drive through, gas canopies and 26 parking spaces. Tract 3 consists of a 7,125 square foot auto parts store and 42 spaces. Both structures will be one-story. The corner of the development, Tract 1 is a proposed fast food restaurant under a separate detailed revised development plan review. The applicant has applied for a waiver to allow the buildings to face the parking as opposed to the street.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Single Family Residential/Vacant	C-1	TN
Proposed	Commercial Retail	C-1	TN
Surrounding Properties			
North	Retail	C-2	TN
South	Auto Repair	C-2	TN
East	Retail & Office	C-1, C-2	TN
West	School	R-5	TN

PREVIOUS CASES ON SITE

14ZONE1037: Rezoning from OR-2/C-2 to C-1 for a commercial retail development. A waiver was granted to allow parking to be in front of the building two and a variance was granted to allow building two to exceed the maximum setback.

INTERESTED PARTY COMMENTS

None received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDP

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There are very few trees on site. The applicant proposes to plant a higher percentage of tree canopy than what currently exists.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided as access is being proposed from Taylor Boulevard and Bluegrass Avenue, as well as a vehicular connection to abutting site. Pedestrian access onto and throughout site has also been provided. Metro Public Works have approved the preliminary development plan.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: There are no open space requirements with the current proposal.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has given preliminary approval and will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall land uses are compatible with the existing and future development of the area but the location and orientation of the buildings and parking lot are not in conformance with the Traditional Neighborhood pattern. Relief has been sought of the non-conforming element of the plan that was not already granted under 14ZONE1037.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The development plan conforms to requirements of the Land Development Code with the exception of the requested land development code building design waiver as well as the variance and waiver that were granted under 14ZONE1037.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER
Section 5.5.1.A.1.a to allow buildings on Tracts 2 and 3 to not face Primary Street serving the development.

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as the facades facing the streets conform to the building design requirements for the Traditional Form districts and the entrances are safely accessible for pedestrians and from the parking areas.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: Guideline 3, policy 1 states to ensure compatibility of all new development and redevelopment with the scale and site design of nearby existing development and with the pattern of development within the form district. Guideline 9, policy 1 states that new development and redevelopment should provide, where appropriate, for the movement of pedestrians, bicyclists and transit users with location of retail and office uses, especially in the Traditional Neighborhood, Village, Marketplace Corridor, Traditional Workplace Form Districts close to the roadway to minimize the distance pedestrians and transit users have to travel. The waiver requested for Tract 3 is not compatible with the pattern of development within the form district, and there do not appear to be physical restraints preventing compliance with the regulations to be waived while the waiver for Tract 2 does appear to have physical constraints. Therefore, the waiver request, when applied to Tract 3, will violate specific guidelines and policies of the Comprehensive Plan.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: For Tract 3, the extent of waiver of the regulation is not the minimum necessary to afford relief to the applicant since there are no physical restraints preventing compliance with the regulations to be waived. For Tract 2, the extent of the waiver of the regulations is the minimum necessary due to standard safety designs for convenient stores. Alternative designs would also require a waiver, due to the gas canopy placement.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant has not incorporated other design measures that exceed the minimums of the district to compensate for non-compliance with the requirements to be waived. The strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant for Tract 3 since the proposed development can be built on the site while complying with the requirements requested to be waived. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of land on Tract 2, due to the safety design standards for convenience stores.

TECHNICAL REVIEW

- The proposed development plan is in order and has received preliminary approvals from Transportation Planning Review and the Metropolitan Sewer District.
- A minor plat will need to be approved in order to consolidate and reconfigure lots and grant a crossover access agreement for the three tracts of the development.

STAFF CONCLUSIONS

The Revised Detailed District Development Plan and Waiver request appear to be adequately justified and meet the standard of review based on staff analysis in the staff report when the analysis is applied to Tract 2. Tract 3, on the other hand, does not appear to be adequately justified and does not meet the standard of review.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for granting LDC Waiver and a RDDDP established in the Land Development Code.

NOTIFICATION

Date	Purpose of Notice	Recipients
3/23/2016	Public Hearing - DRC	Neighborhood notification recipients
3/24/2016	Public Hearing - DRC	1 st tier adjoining property owners

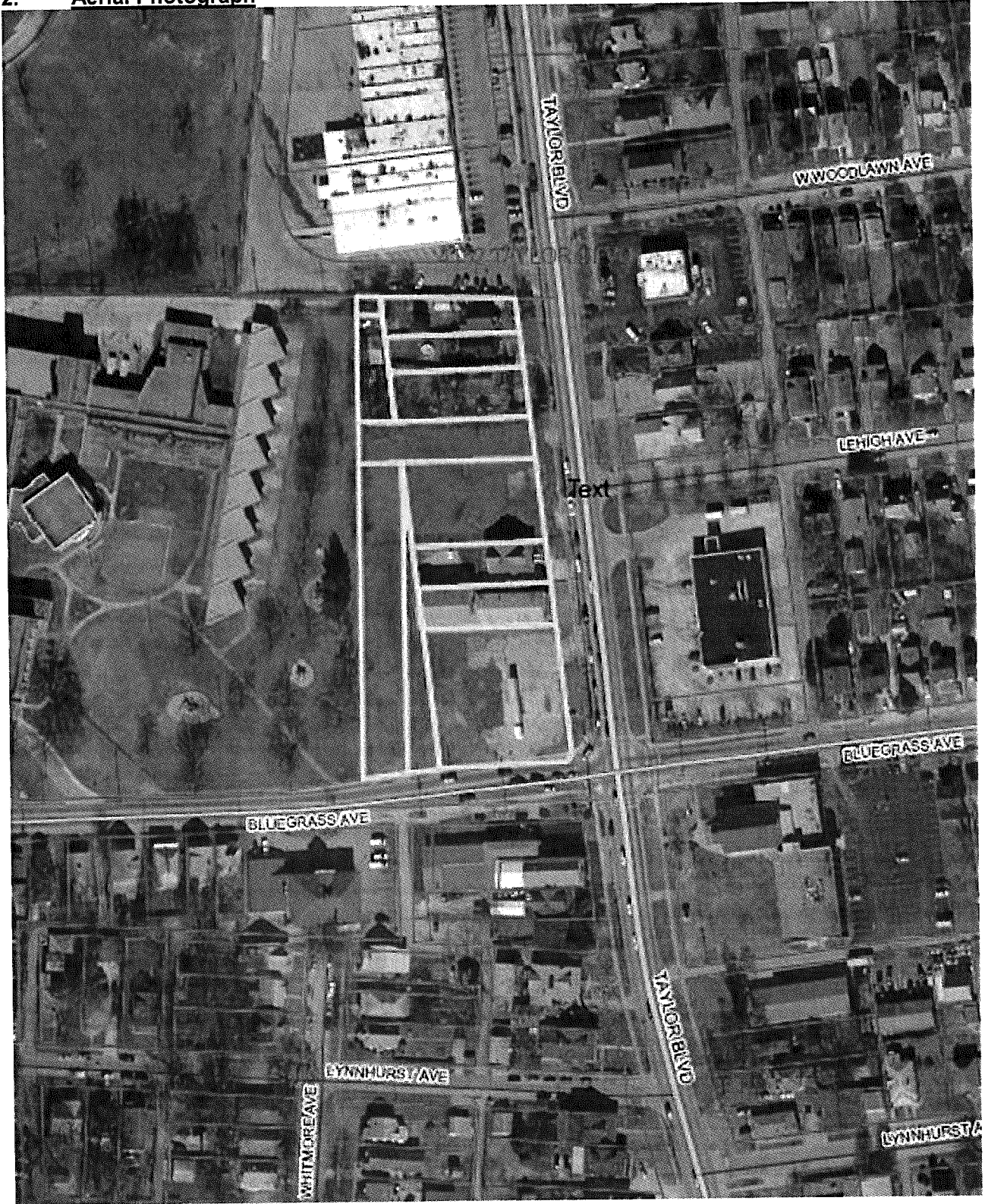
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements
4. Proposed Amended Binding Elements

1. Zoning Map



2. Aerial Photograph



3. Existing 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 8,000 square feet of gross floor area for Tract 1, 10,696 square feet of gross floor area for Tract 2, 7,250 square feet of gross floor area for Tract 3
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. 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; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - 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.
 - d. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. 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.
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.
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.
9. The property owner shall provide a cross over access easement if the property to the north is ever re-developed. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the April 23, 2015 Planning Commission meeting.
11. No overnight idling of trucks shall be permitted on-site.
12. Dumpster enclosures shall be constructed of brick or split-face block materials in keeping with materials and design of the proposed structures as depicted in the renderings presented at the April 23, 2015 Planning Commission meeting.

4. Proposed 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 ~~8,000 square feet of gross floor area for Tract 1.~~ **10,696-3,702** square feet of gross floor area for Tract 2. ~~7,250~~ **7,125** square feet of gross floor area for Tract 3
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. 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; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - 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.
 - d. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. 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.
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.
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.
9. The property owner shall provide a cross over access easement if the property to the north is ever re-developed. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the ~~April 23, 2015 Planning Commission~~ **April 6, 2016 Development Review Committee** meeting.
11. No overnight idling of trucks shall be permitted on-site.
12. Dumpster enclosures shall be constructed of brick or split-face block materials in keeping with materials and design of the proposed structures as depicted in the renderings presented at the April 23, 2015 Planning Commission meeting.



Louisville-Jefferson County Metro Government

Louisville Forward Develop Louisville

Planning and Design Services

444 S. 5th Street, Suite 300 - Louisville, KY 40202

Phone: 502.574.6230 Web Site: louisvilleky.gov/pl/planningdesign/

A g e n c y R e v i e w C o m m e n t s

Project Number: 16DEVPLAN1044

Submittal Date: 03/02/2016

Address:

Contact Phone: (502)817-6613

Contact Name: Gary McCartin

Contact Email: theMccartinco@aol.com

Project Name: Taylor Blvd Commercial

Type of Work: DEVPLAN

Project Description: Detailed/Revised distric development plan for 4152-4178 Taylor Blvd.; Parcel is zoned C-1 in the traditional neighborhood form district on 1.95 acres.

The following report represents a comprehensive set of agency comments for the above mentioned development proposal. Please review and address the comments provided in order to respond appropriately and move this case forward in this review process. Questions may be directed to your case manager:

Case Manager	Phone	EMAIL
Laura MattinglyHumphrey	(502)574-8695	laura.Mattingly-Humphrey@louisvilleky.gov
Health		
APPROVED	DHANNON	Email: danetta.hannon@louisvilleky.gov
		3/9/16 9:36 am
		1

Metro DPW	APPRWCOND	TMARKERT	Email: tammy.markert@louisvilleky.gov	3/8/16 2:16 pm
236385	TPKTC			RESOLVED
			1	

Kentucky Transportation Cabinet Review required. All KTC comments and recommendations must be incorporated into plans prior to approval by this office. See comment section of this review for KTC review comments and recommendations.

236386	TPOTHER		1	RESOLVED
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Right-of-way waiver was signed from the Directors for Taylor Blvd on Jan 2015 for former case 14zone1037. Ok to use for this case as well.

Right way waiver was signed from Directors Taylor Blvd on Jan 2015 former case 14zone1037 Ok to use this as well

MSD Preliminary	REVISIONS	00685	Email: kelly@louisvillemsd.org	3/16/16 1:39 pm
237268	PRCONTENT			Transfer
			1	

how do you plan to meet note 6? Conceptually show this on the plan.

237267	PRNOTES		1	Transfer
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add note: KYTC approval required prior to MSD construction plan approval.

add note KYTC approval required prior to MSD construction plan

PDS	REVISIONS	LMattinglyHu	Email: laura.Mattingly-Humphrey@louisville	3/16/16 10:45 am
236598	DPOTHER			Transfer
			1	

Please provide location and source of all utility and access easements on plan.

236654	DPOTHER		1	Transfer
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Comments Generated on: 03/17/2016

Please show delineation of walkways across access points.

236655	DPOTHER	1	Transfer
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Please correct typo under VUA/ILA Calculations: Change Proposed VUA to Proposed ILA in the third part of this section.

236611	DPOTHER	1	Transfer
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Buildings within the traditional neighborhood form district are to face street (5.5.1). If buildings cannot be oriented to street, a waiver request will be needed.

236606	DPSETBACK	1	Transfer
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Building on Tract #3 is not at minimum front setback. Building will need to be setback to 15' from front property line or a variance request of 3 feet will be needed.

236600	DPOTHER	1	Transfer
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Please indicate new lots lines with medium, solid lines.

236596	DPOTHER	1	Transfer
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Please ensure that early notification is sent to first tier adjoining property owners and any parties that have testified at previous hearing associated with this site within 17 days of plan submittal.

236616	DPOTHER	1	Transfer
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As per Section 5.6.1.A.1, walls facing public streets shall employ the use of windows, columns, pilasters, piers, variation of material, entrances, storefront windows, and other animating features along no less than 75% of their length. Please provide elevations that indicate compliance with this section, or request a waiver of 5.6.1.A.1.

236660	DPOTHER	1	Transfer
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Please revise and submit new development plans. Deadlines for submittals are every Monday at 2:00 pm. Plans received by that time will be distributed for agency review the following Wednesday. The applicant can expect to receive additional comments or preliminary approvals within 2 weeks of the Wednesday distribution date.

236594	DPOTHER	1	Transfer
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Please submit a minor plat to consolidate and change lot lines as presented on the development plan.

236651	DPOTHER	1	Transfer
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Minimum bicycle parking for each building is 2 long-term and 2 short-term for a total of 4 bicycle parking spaces for each tract. Please show all calculations as well as on plan.

236615	DPOTHER	1	Transfer
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Please show completed vehicle connection to property to the North. This property is fully developed and vehicle connections are required as per Section 5.9.2 of the LDC, and within the binding elements of 14ZONE1037.

236653	DPOTHER	1	Transfer
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Please ensure that no utility easements overlap any LBA by more than 50%.

236597	DPOTHER	1	Transfer
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Please provide the property owners name and address on the plan.

Please provide property owners name address on plan

**PLANNING COMMISSION MINUTES
April 16, 2015**

PUBLIC HEARING

CASE NO. 14ZONE1037

Request: Change in Zoning from OR-2/C-2 to C-1
Project Name: Taylor Boulevard Commercial
Location: 4152-4178 Taylor Boulevard

Owner: Erma M Shrader Estate
Paul Schrader, Executor
C/O Raymond L. Suell
310 West Liberty Street, Suite 610
Louisville, Ky. 40202

HS Robinson
4154 Taylor Boulevard
Louisville, Ky. 40214

James Ray Logsdon
4152 Taylor Boulevard
Louisville, Ky. 40214

Louisville Rentals LLC
Peni Shelton
4166 Taylor Boulevard
Louisville, Ky. 40214

Applicant: 9420 LLC
Gary McCartin
1387 South 4th Street
Louisville, Ky. 40208

Representative: Miller/Wihry MWGLLC
John Miller
1387 South 4th Street
Louisville, Ky. 40208

Jurisdiction: Louisville Metro
Council District: 15-Marianne Butler
Case Manager: **Julia Williams, AICP, Planner II**

CONTINUED FROM APRIL 2, 2015 PUBLIC HEARING

Notice of this public hearing appeared in The Courier Journal, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

PLANNING COMMISSION MINUTES
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PUBLIC HEARING

CASE NO. 14ZONE1037

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:08:52 Mrs. Williams discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

John Miller, Miller/Wihry MWG LLC, 1387 South 4th Street, Louisville, Ky. 40208

Summary of testimony of those in favor:

00:15:33 Mr. Miller said this redevelopment area consists of 11 tracts. The existing commercial developments all have parking in front of their establishments. "It's the physical location of Lehigh Ave. that's dictating where our entrance is and is the reason we're requesting the waivers and variances."

Deliberation

00:22:51 The commissioners are in support of the waivers and variance. To be commercially viable, they need a certain amount of access.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

Zoning Change from OR-2/C-2 to C-1

27:41 On a motion by Commissioner Tomes, seconded by Commissioner Peterson, the following resolution was adopted.

WHEREAS, The Traditional Neighborhood Form District is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The

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CASE NO. 14ZONE1037

higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings.

Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are fifty to one hundred twenty years old, it is hoped that the Traditional Neighborhood Form will be revitalized under the new Comprehensive Plan. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) the preservation of the existing grid pattern of streets and alleys, (c) preservation of public open spaces; and

WHEREAS, The proposal is for one a mix of stand-alone uses with no residential or multi-story structures proposed. The proposal is designed for easy access by car. Pedestrians and transit users have limited conflict points that would be further resolved if all the structures were located following the traditional form where the buildings are within the traditional setbacks along Taylor. Setbacks are not compatible with the form district standards as one the buildings is not located within the minimum and maximum setback. The building on tract 2 has parking located in the front. The buildings located at 4152, 4154, 4166 Taylor Blvd are potentially eligible historic resources as an example of a bungalow type structure, the context is not fully known at this time. Guideline #5 under Community Form/Land Use (Table #3) in the Cornerstone 2020 Comprehensive Plan stresses the protection of historic resources. Historic Preservation staff recommends adaptive re-use of the structures instead of demolition. Parking over the minimum is being provided for the uses considering transit is available along both Taylor and Bluegrass; and

WHEREAS, the Louisville Metro Planning Commission finds, with the exception of the waiver and variance, which only apply to Tract 2, the site is otherwise compliant with the LDC. The proposed buildings on Tracts 1 and 3 are in compliance with LDC requirements which is otherwise brings back the traditional form which was lost with other developments in the area. Other developments in the area were developed prior to the current LDC when form districts were not in place; and

WHEREAS, the Louisville Metro Planning Commission further finds all other agency comments should be addressed to demonstrate compliance with the remaining Guidelines and Policies of Cornerstone 2020.

PLANNING COMMISSION MINUTES
April 16, 2015

PUBLIC HEARING

CASE NO. 14ZONE1037

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND**, to Metro Council, **APPROVAL** of the change in zoning from OR-2/C-2 to C-1 for Case No. 14ZONE1037 based on the evidence and testimony heard today as well as other documents including the staff report and the applicant's justification.

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe, Peterson, Tomes, Turner and White

NO: No one

NOT PRESENT AND NOT VOTING: Commissioners Butler, Kirchdorfer and Proffitt

ABSTAINING: No one

Variance

On a motion by Commissioner Tomes, seconded by Commissioner Peterson, the following resolution was adopted.

WHEREAS, the variances are the result of the required driveway location in the middle of the tract (due to traffic safety considerations), which given the desires of the developers to create three lots resulted in the building being setback past the first parking bay; and

WHEREAS, the development will be more consistent with its immediate surroundings where there is a variety of setbacks and parking is typically in front of the building; and

WHEREAS, other developments immediately adjacent to the project have the same setback and parking designs as those proposed for this project; and

WHEREAS, the variance will only allow the applicant to utilize the property in a safe and marketable manner; and

WHEREAS, the variance arises from the need to locate a single entrance in the middle of the tract; and

WHEREAS, the Louisville Metro Planning Commission finds, strict application of the regulation would significantly result in the loss of a lot or the formation of three unmarketable lots which would make this commercial revitalization project not feasible; and

PLANNING COMMISSION MINUTES
April 16, 2015

PUBLIC HEARING

CASE NO. 14ZONE1037

WHEREAS, the Louisville Metro Planning Commission further finds the variance results from agency requirements for a single entrance location across from Lehigh Avenue.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the variance from chapter 5.2.2.C to exceed the maximum required 25 foot setback by 105 feet for Tract 2 based on the evidence and testimony heard today and the applicant's justification statement, noting that the prevailing pattern on Taylor Blvd. seems to be that the buildings are set back considerably from the street.

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe, Peterson, Tomes, Turner and White

NO: No one

NOT PRESENT AND NOT VOTING: Commissioners Butler, Kirchdorfer and Proffitt

ABSTAINING: No one

Waiver

On a motion by Commissioner Tomes, seconded by Commissioner Peterson, the following resolution was adopted.

WHEREAS, the waiver will not adversely affect adjacent property owners because the proposed waiver location is internal to the development not adjacent to any other properties; and

WHEREAS, the waiver will not violate the Comprehensive Plan. The waiver will simply allow the access to be located directly across from Lehigh Avenue as required by the Metro; and

WHEREAS, the Louisville Metro Planning Commission finds, the extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant because it allow the applicant to locate the primary entrance in the center of the property and still make three commercial lots; and

WHEREAS, the Louisville Metro Planning Commission further finds the applicant has incorporated other design measures that exceed the minimum of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) by locating the center building to screen the parking from the school behind it and the other two buildings and parking to provide an internal walkway system.

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CASE NO. 14ZONE1037

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the waiver from 5.5.1.A.3 to permit parking in front of the principal structure on Tract 2 based on the evidence and testimony heard today and the applicant's justification statement, noting that the prevailing pattern on Taylor Blvd. seems to indicate that most of the businesses have parking in the front.

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe, Peterson, Tomes, Turner and White

NO: No one

NOT PRESENT AND NOT VOTING: Commissioners Butler, Kirchdorfer and Proffitt

ABSTAINING: No one

General and Detailed Development Plans and Binding Elements

On a motion by Commissioner Tomes, seconded by Commissioner Peterson, the following resolution was adopted.

WHEREAS, Open space on the site is in the form of buffers and a couple of large ILAs. In the larger ILAs, rain gardens and a bio-swale are being provided; and

WHEREAS, MSD has preliminarily approved the proposal; and

WHEREAS, the Louisville Metro Planning Commission finds, the site for the most part brings back the traditional form that exists in the area. The building on Tract 3 is the exception; and

WHEREAS, the Louisville Metro Planning Commission further finds with the exception of the waiver and variance, which only apply to Tract 2, the site is otherwise compliant with the LDC. The proposal is mostly compliant with Cornerstone 2020.

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the General and Detailed District Development Plans and binding elements as shown on pages 16 and 17 of the staff report based on the evidence and testimony presented today and the staff report with 2 exceptions: the pattern of development along Taylor Blvd., which allows buildings to be set back and have parking in front; and the significance of what may be termed "historical homes". From the discussion and testimony heard today, the thought is they are old but not historically or architecturally significant.

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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 8,000 square feet of gross floor area for Tract 1. 10,696 square feet of gross floor area for Tract 2. 7,250 square feet of gross floor area for Tract 3
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. 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; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - 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.
 - d. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the

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PUBLIC HEARING

CASE NO. 14ZONE1037

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.

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.
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.
9. The property owner shall provide a cross over access easement if the property to the north is ever re-developed. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the April 23, 2015 Planning Commission meeting.
11. No overnight idling of trucks shall be permitted on-site.

The vote was as follows:

YES: Commissioners Blake, Brown, Jarboe, Peterson, Tomes, Turner and White
NO: No one
NOT PRESENT AND NOT VOTING: Commissioners Butler, Kirchdorfer and Proffitt
ABSTAINING: No one

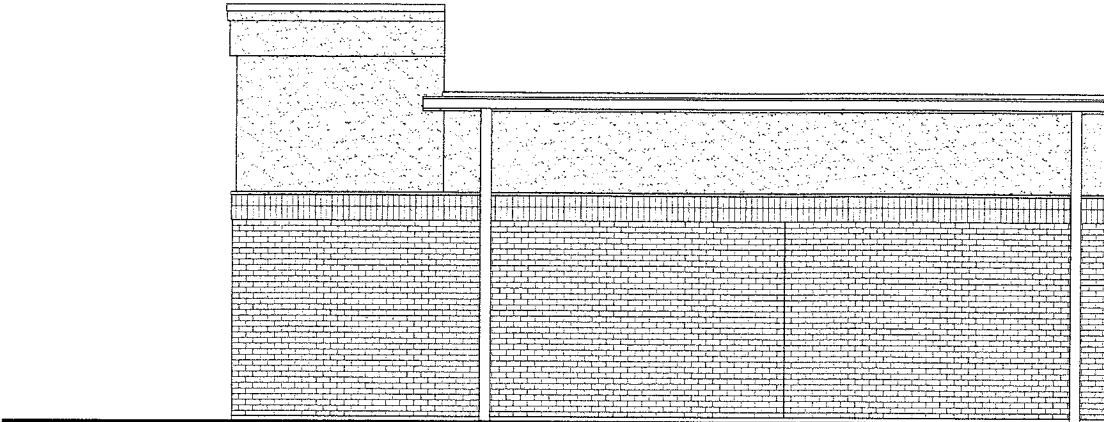
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DESIGN SERVICES

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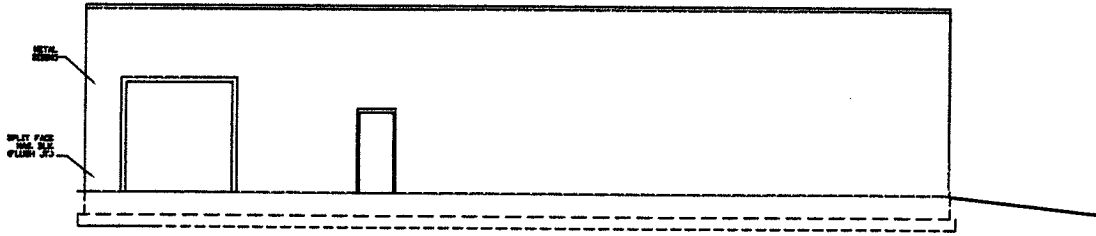
PLANNING &
DESIGN SERVICES



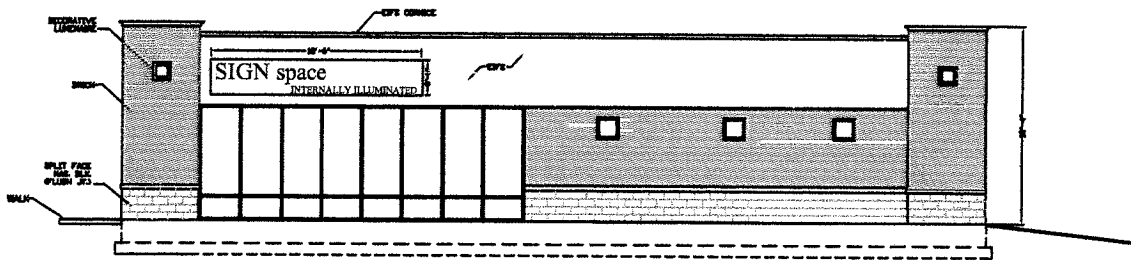
01 PRELIMINARY REAR ELEVATION



01 PRELIMINARY FRONT ELEVATION



RIGHT SIDE ELEV 1/8"=1'-0"



LEFT SIDE ELEV 1/8"=1'-0"

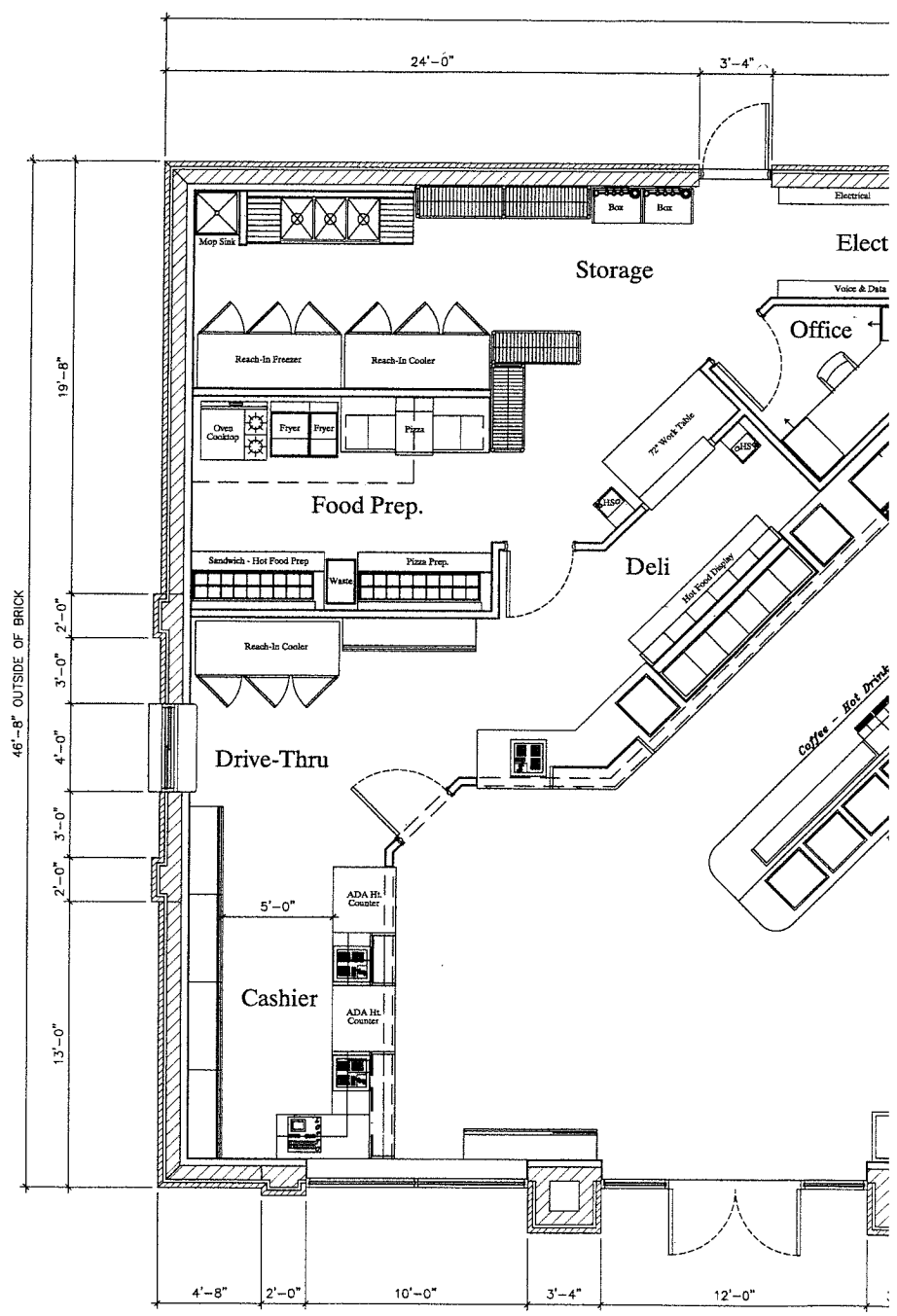
Streetside

EXTERIOR FINISH SCHEDULE

MATERIAL	REMARKS/COLORS
A- 2" THICK EPS	1- SHERWIN WILLIAMS SW6134 NETSUNE
B- EPS CORNICE	1- SHERWIN WILLIAMS SW6134 NETSUNE
C- MASONRY BRICK	
D- MASONRY SPLIT FACED CMU	'BRICK RED'
E- MASONRY SMOOTH FACED CMU	3- SHERWIN WILLIAMS SW6158 SANDUST
F- STONE WATERTABLE	INDIANA LIMESTONE
G- ALUMINUM STOREFRONT	3- SHERWIN WILLIAMS SW6158 SANDUST
H- GUTTERS DOWNSPOUTS	WHITE FACTORY FINISH
I- MEMBRANE ON METAL ROOF	5- FIRESTONE UMA CLAD MEDIUM BRONZE SR
J- DECORATIVE LUMINAIRE	BRONZE FINISH
K- WALL-PAK LUMENAIRES	7- FIRESTONE UMA CALD COLONIAL RED SR
K- METAL CANOPY	
KEY	NOTES
	1. 'STO CLASSIC NEXT' OR APPROVED EQUIVALENT DRAINABLE EIF.S. 2. SPLIT FACE/LOOK COLOR TO BE ACHIEVED BY AD-MIXTURE, DO NOT PAINT. 3. EPS FINISH: STO FINISH 'STOLIT' 1.0 SAND FINISH OR EQUIVALENT. 4. PTAC GRILLES, EXTERIOR DOOR & WINDOW FRAMES TO MATCH FIRESTONE UMA CALD MEDIUM BRONZE SR. 5. 1/2" MORTAR JOINT, TYPICAL.

NOTES

- Contractor to verify all exterior material and color finishes with architect. Any discrepancies noted shall be brought to the attention of the architect for clarification prior to application or installation.
- Refer to enlarged elevations, details and wall sections for additional information regarding exterior conditions.
- Grades at the perimeter of building to be as shown on civil drawings.
- All Glazing to be in accordance with all applicable building codes.
- Locate exterior architectural lighting as shown on the drawings, referencing the electrical drawings.
- Contractor to provide all materials and equipment per the specifications or approved equal.



01 PRELIMINARY FLOOR PLAN



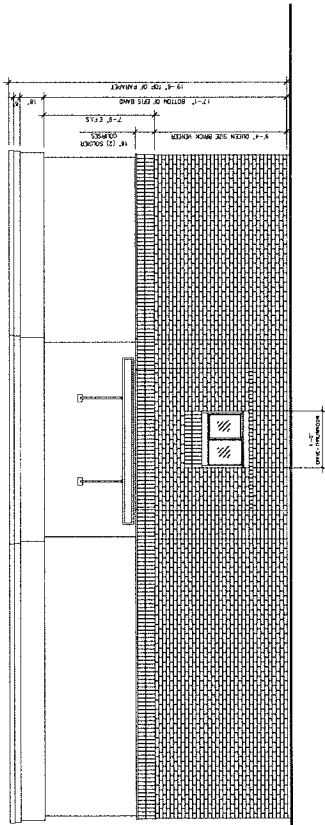
KENTUCKY PROPERTY INVESTMENTS, LLC
 10412 BLUEGRASS PARKWAY
 LOUISVILLE, KENTUCKY 40299
 P. 502.805.0528 F. 836.4825

LIQUOR PALACE #8, INC.
 NEW BUILDING
 4002 - 4008 PRESTON HIGHWAY
 LOUISVILLE, KY 40213

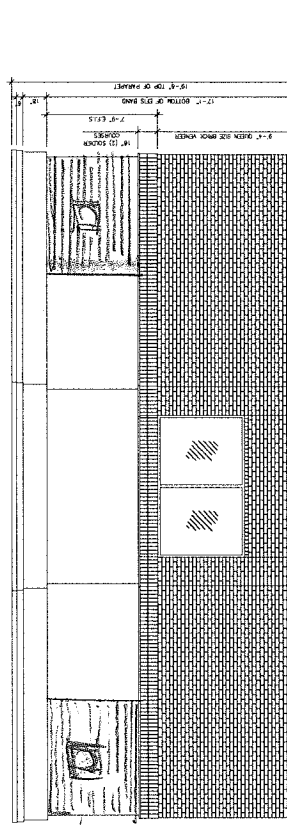
EDWARD EICHE ARCHITECT
 10011 TUPPENCE TRACE
 LOUISVILLE KENTUCKY 40223
 (502) 797-1441 (2) 244-965 FAX

DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 SHEET INDEX: _____
 RIGHT SIDE ELEV. _____
 LEFT SIDE ELEV. _____
 REVISIONS: _____

A2.00
 SHEET NUMBER



04 LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



02 RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 2/2/16

VOID

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KENTUCKY PROPERTY
INVESTMENTS, LLC
14619 INSPIRATION COURT
LOUISVILLE, KENTUCKY 40245
(502) 836-4825 FAX (502) 805-0529

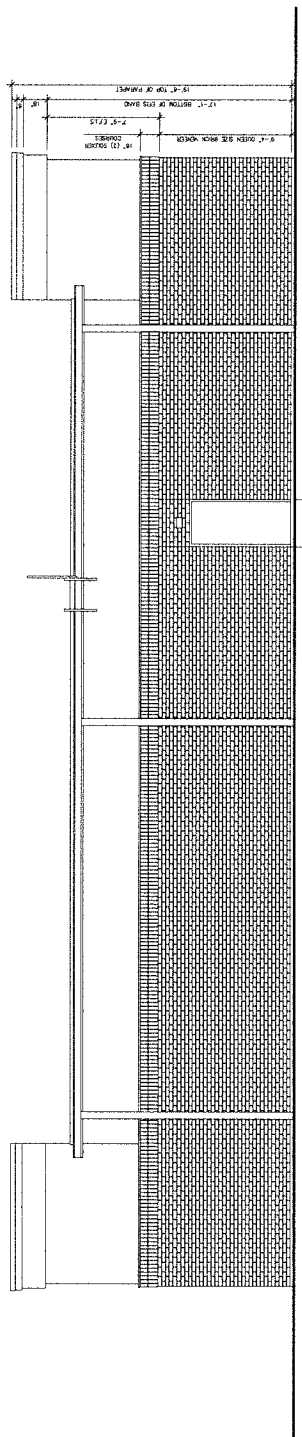
NEW BUILDING
CONVENIENCE STORE
1025 WEST BROADWAY
LOUISVILLE, KY 40203

EDWARD EICHE ARCHITECT
10011 TUPPENCE TRACE
LOUISVILLE KENTUCKY 40223
(502) 797-1441 (02) 244-4965 FAX

DESIGNED BY	DATE
DRAWN BY	SCALE
SHEET INDEX	FRONT ELEV.
	REAR ELEV.
REVISIONS	

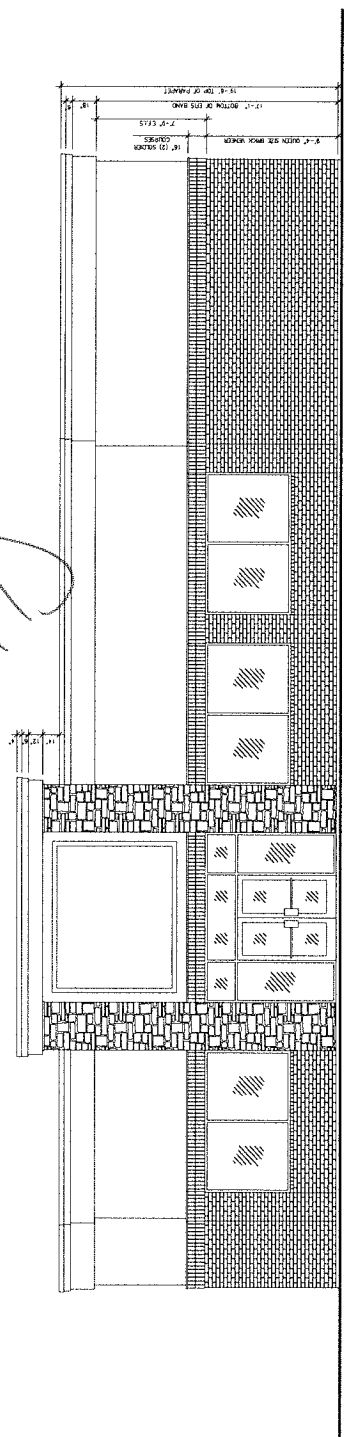
A2.00
SHEET NUMBER

PRELIMINARY
NOT FOR CONSTRUCTION
DATE 7/2/16

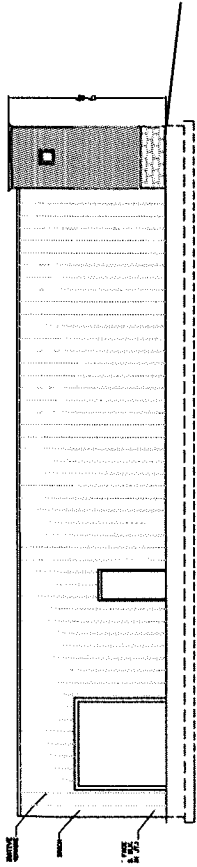


01 PRELIMINARY REAR ELEVATION
SCALE: 1/4" = 1'-0"

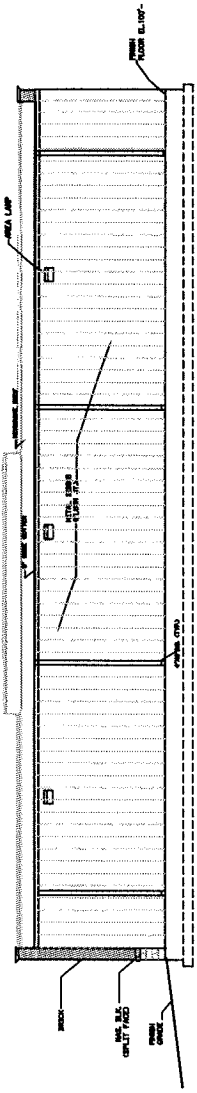
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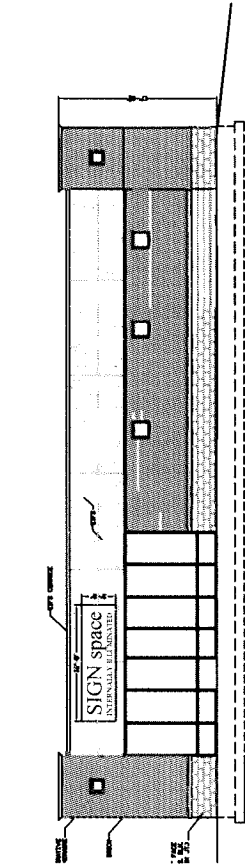
01 PRELIMINARY FRONT ELEVATION
SCALE: 1/4" = 1'-0"



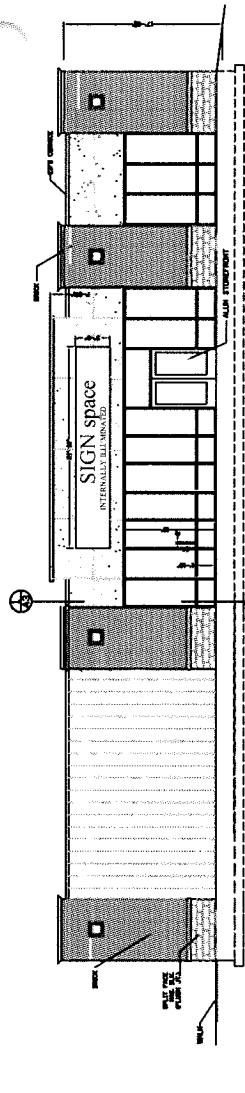
RIGHT SIDE ELEV 1/8" = 1'-0"



REAR ELEV. 1/8" = 1'-0"



LEFT SIDE ELEV 1/8" = 1'-0"



FRONT ELEV 1/8" = 1'-0"

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EXTERIOR FINISH SCHEDULE

MATERIAL	REMARKS/COLORS
A- 2" THICK EPS	1- SHERWIN WILLIAMS SWR134 METSUNE
B- EPS CORNER	1- SHERWIN WILLIAMS SWR134 METSUNE
C- MASONRY BRICK FACED CMU	TRUCK BED
D- MASONRY SMOOTH FACED CMU	3- SHERWIN WILLIAMS SWR138 SANDUST
E- STONE WATERTABLE	ROCKA Limestone
F- ALUMINA STREPTORT	3- SHERWIN WILLIAMS SWR138 SANDUST
G- ALUMINA STREPTORT	WHITE FACTORY FINISH
H- EDGEMANE ON METAL ROOF	5- PRESTONE UTM CLAD METAL BRONZE SR
I- DECAPATIVE LUMINAES	BRONZE FINISH
J- METAL LUMINAES	7- PRESTONE UTM CLAD COLOMIAL RED SR
K- METAL CANOPY	

KEY	NOTES
COLOR	1. *NO CLASSIC BODY OR APPROVED EQUIPMENT FINISHABLE EYES.
PAINT	2. SMOOT FACED BODY COLOR TO BE APPROVED BY ARCHITECT. DO NOT PAINT.
TEXTURE	3. FINISH GRANULES EXTERIOR DOOR & WINDOW FRAMES TO MATCH PRESTONE
MATERIAL	4. UTM CLAD METAL BRONZE SR
	5. 1/2" BRICK CORNER, TYPICAL

NOTES

- Contractor to verify all exterior material and color finishes with architect. Any discrepancies noted shall be brought to the attention of the architect for clarification prior to application or installation.
- Refer to enlarged elevations, details and wall sections for additional information regarding exterior conditions.
- Grades at the perimeter of building to be as shown on civil drawings.
- All Glazing to be in accordance with all applicable building codes.
- Locate exterior architectural lighting as shown on the drawings, referencing the electrical drawings.
- Contractor to provide all materials and equipment per the specifications or approved equal.

EXTERIOR ELEVATIONS
RETAIL BUILDING
TRACT 3
TAYLOR COMMERCIAL SUBDIVISION



Land Development Report

November 24, 2014 12:13 PM

About LDC

Location

Parcel ID: 066D00160000
Parcel LRSN: 177273
Address: 4152 TAYLOR BLVD

Zoning

Zoning: OR2
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area
FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0073E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO015 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 15
Fire Protection District: LOUISVILLE #3
Urban Service District: YES

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Land Development Report

February 21, 2016 4:01 PM

About LDC

Location

Parcel ID: 066D00150000
Parcel LRSN: 177471
Address: 4154 TAYLOR BLVD

Zoning

Zoning: C1
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: 14ZONE1037
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

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Environmental Constraints

Flood Prone Area
FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0073E
Protected Waterways
Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO
Slopes & Soils
Potential Steep Slope: NO
Unstable Soil: NO
Geology
Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO015 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 15
Fire Protection District: LOUISVILLE #3
Urban Service District: YES



Land Development Report

February 21, 2016 4:05 PM

About LDC

Location

Parcel ID: 066D00140000
Parcel LRSN: 177641
 Address: 4156 TAYLOR BLVD

Zoning

Zoning: C1
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: 14ZONE1037
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: B-228-04

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
 National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
 System Development District: NO
 Historic Site: NO

Environmental Constraints

Flood Prone Area
FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0073E
Protected Waterways
 Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO
Slopes & Soils
Potential Steep Slope: NO
 Unstable Soil: NO
Geology
Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
 Sewer Recapture Fee Area: NO
 Drainage Credit Program: CSO015 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
 Council District: 15
 Fire Protection District: LOUISVILLE #3
 Urban Service District: YES

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Land Development Report

February 21, 2016 4:18 PM

About LDC

Location

Parcel ID: 066D00110000
Parcel LRSN: 178470
Address: MULTIPLE ADDRESSES

Zoning

Zoning: C1
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: 14ZONE1037
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

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Environmental Constraints

Flood Prone Area
FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0073E
Protected Waterways
Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO
Slopes & Soils
Potential Steep Slope: NO
Unstable Soil: NO
Geology
Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO015 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 15
Fire Protection District: LOUISVILLE #3
Urban Service District: YES

16 DEVPLAN 1044

Feb. 21, 2016

Planning & Design Services.
444 S. Fifth Street, Suite 300
Louisville, KY 40202

RE: Letter of Explanation, Revised Development Plan : 4152- 4178 Taylor Boulevard

Ladies & Gentlemen:

This Revised Detailed District Development Plan application is for the properties originally approved under 14ZONE1037. The current plan identifies new users for and reshapes the proposed lots.

The Development Plan for Tract #1, the corner lot, is currently filed as case 16DEVPLAN1025. It is a proposal to construct a 2,866 square foot Burger King restaurant. Tract #1 is shown in screened form on the overall plan for reference.

The Revised Development Plan for Tract#2, proposes a 3,702 square foot convenience store with five gas pumps. The station will carry the Valero brand and be constructed primarily of brick.

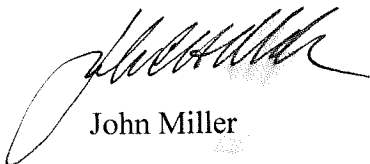
For Tract #3, a 6750 square foot, O'Reillys' automotive parts store is proposed. The building will be sheathed in brick and metal siding and incorporate shop glass facing the street.

The vehicular and pedestrian circulation patterns for the Revised Development Plan are in general conformance with the previously approved plan. However, wider entries and drive aisles have been incorporated to facilitate truck access, particularly to the dealer door on west side of the O'Riellys building. All three tracts will be parties to a cross-access easement.

Sincerely,

Miller/Wihry MWG LLC

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John Miller

16 DEVPLAN 1044

Louisville Gas & Electric
237 E Breckinridge Street
Louisville, KY 40203-2325

DAVID E NEWMAN
6820 CROSSMOOR LANE
Louisville, KY 40222

Jefferson County Public Schools
3332 Newburg Road
Louisville, KY 40218-2414

David Poll
3313 Hardwood Forest Drive
Louisville, KY 40214

Louisville Rentals LLC
3361 Taylor Boulevard
LOUISVILLE, KY 40206-1930

Jeff Embry
Mary Embry
4200 Taylor Boulevard
Louisville, KY 40215

H S Robinson
1520 Oakmont Drive
Jeffersonville, IN 47130

Hazelwood Baptist Church
4201 Taylor Boulevard
Louisville, KY 40215-2373

Paul D Schrader, Executor
7001 Briscoe Lane
Louisville, KY 40228

Mark & Liam Clark
2003 Holly Hills Terrace
Las Angeles, CA 40214

Planning & Design Services
Attn: Laura Mattingly Humphrey
444 S Fifth Street, 3rd Floor
Louisville, KY 40202

Kute Family Properties
221 Douglass Boulevard
Louisville, KY 40205-1903

James Ray Logsdon
4152 Taylor Boulevard
Louisville, KY 40215

Patrick Gordinas
1314 Bluegrass Avenue
Louisville, KY 40215-1202

Jacqueline L Kapres
3481 Lakeside Drive, Apt. 1907
Atlanta, GA 30326-1321

Patrick Hemmerle
4156 Taylor Boulevard
Louisville, KY 40215

WEC 98D 16, LLC
PO Box 3165
Harrisburg, PA 17105

Ivan & Company LLC
3481 Lakeside Drive
Atlanta, GA 30326-1321

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MAR 21 2016

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SURVEYOR'S NOTES

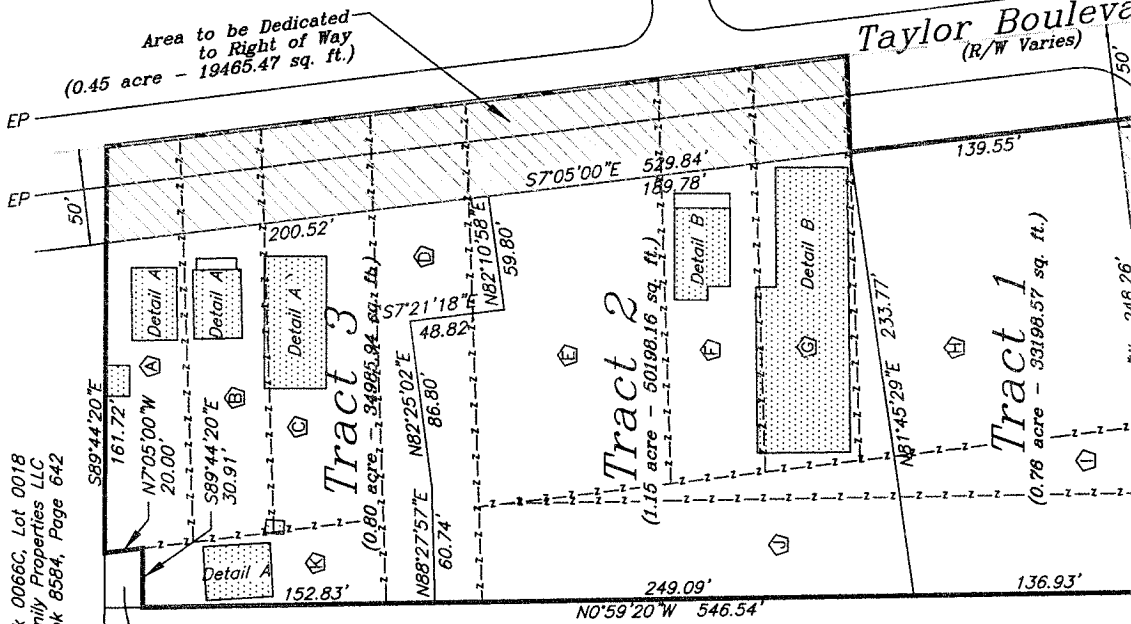
THIS PLAT IS SUBJECT TO ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, COVENANTS, RESTRICTIONS, ALL LEGAL EASEMENTS, RIGHT-OF-WAYS, ETC. WHICH MAY BE REVEALED BY A TITLE SEARCH WHETHER SHOWN ON THIS PLAT OR NOT.

MERIDIAN NOTES

THE REFERENCE MERIDIAN USED FOR THIS PLAT TO DETERMINE THE DIRECTION OF SURVEY LINES IS BASED ON THE WEST RIGHT OF WAY OF TAYLOR BOULEVARD, BEING ALSO PARALLEL TO THE EAST LINE OF THE SUBJECT PROPERTIES, HAVING THE BEARING OF S 07°05'00" E, AS PER DEED BOOK 6262, PAGE 351 OF RECORD IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

Tax Block 0066C, Lot 0018
Kute Family Properties LLC
Deed Book 8584, Page 642

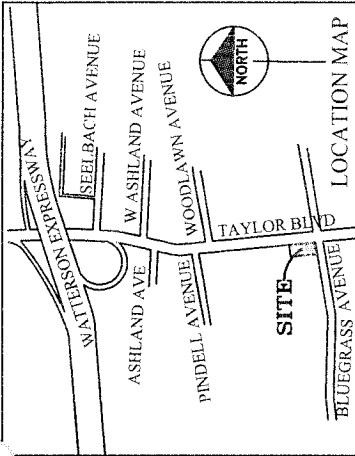
Tax Block 0066D, Lot 0022
Louisville Gas & Electric Company
Deed Book 2498, Page 546



Tax Block 066D, Lot 0026
Jefferson County School District
Deed Book 7883, Page 197

SUBJECT PROPERTIES

- (A) Tax Block 066D, Lot 0016
James Ray Logsdon
Deed Book 7351, Page 292
- (B) Tax Block 066D, Lot 0015
H. S. Robinson
Deed Book 10170, Page 326
- (C) Tax Block 066D, Lot 0014
Patricia S. Hemmerly
Deed Book 7863, Page 822
- (D) Tax Block 066D, Lot 0013
Erma M. Schrader
Deed Book 6262, Page 351
- (E) Tax Block 066D, Lot 0012
Erma M. Schrader
Deed Book 6262, Page 351
- (F) Tax Block 066D, Lot 0011
Louisville Rentals, LLC
Deed Book 7824, Page 439
- (G) Tax Block 066D, Lot 0010
Erma M. Schrader
Deed Book 6262, Page 351
- (H) Tax Block 066D, Lot 0009
Erma M. Schrader
Deed Book 6262, Page 351
- (I) Tax Block 066D, Lot 0008
Paul D. Schrader
Deed Book 7555, Page 615
- (J) Tax Block 066D, Lot 0007
Erma M. Schrader
Deed Book 6262, Page 351
- (K) Tax Block 066D, Lot 0028
Patrick Hemmerly
Deed Book 6863, Page 822



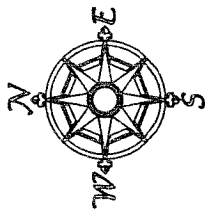
CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 2015
 invalid if not recorded before this date.

By: _____
 Louisville Metro Planning Commission

Approval subject to attached Certificates
 Special requirement(s): _____

Docket Number: _____



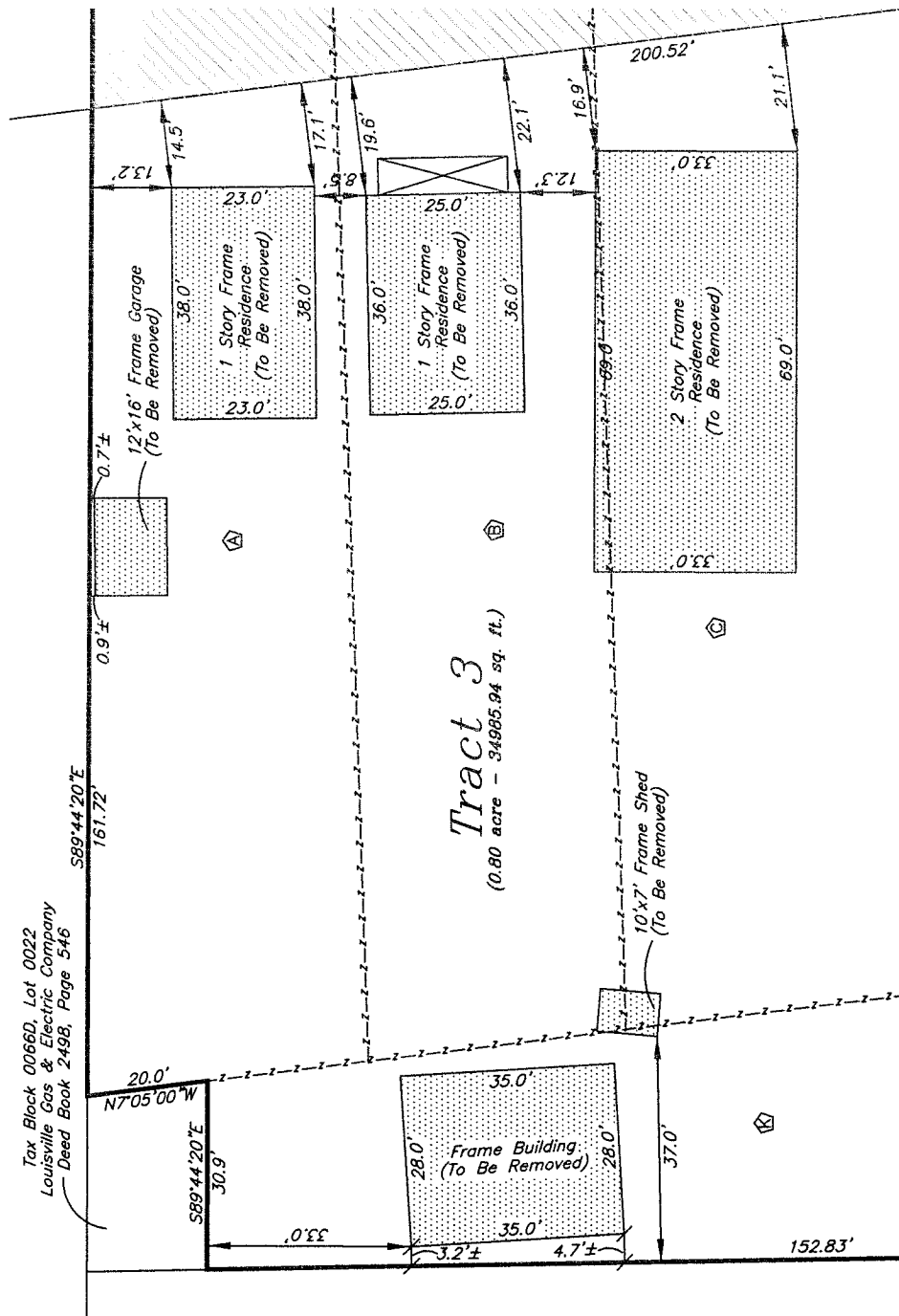
Building Detail A

Tax Block 0066D, Lot 0022
 Louisville Gas & Electric Company
 Deed Book 2498, Page 546

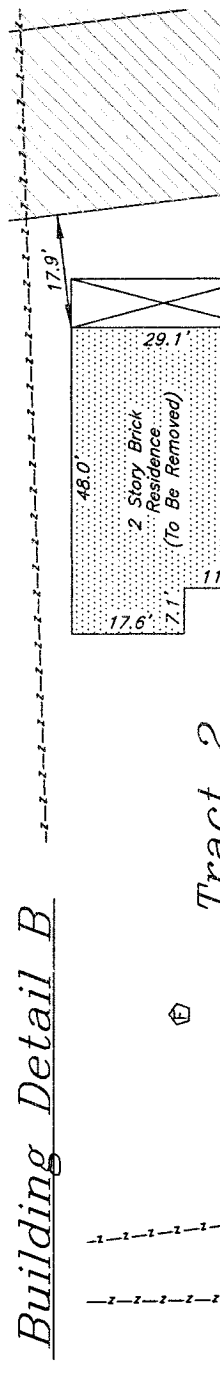
S89°44'20"E

161.72'

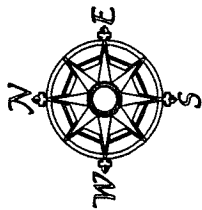
N7°05'00"W
 20.0'
 S89°44'20"E
 30.9'



Building Detail B



SURVEYOR'S NOTES



THIS PLAT IS SUBJECT TO ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, COVENANTS, RESTRICTIONS, ALL LEGAL EASEMENTS, RIGHT-OF-WAYS, ETC. WHICH MAY BE REVEALED BY A TITLE SEARCH WHETHER SHOWN ON THIS PLAT OR NOT.

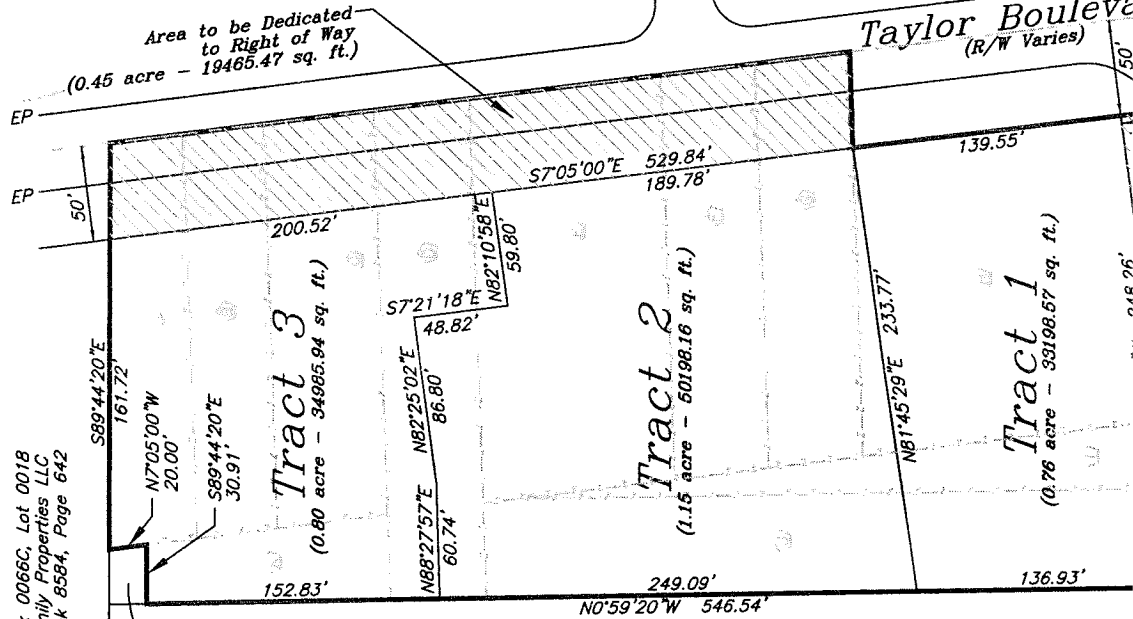
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Tax Block 0066C, Lot 0018
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Deed Book 8584, Page 642

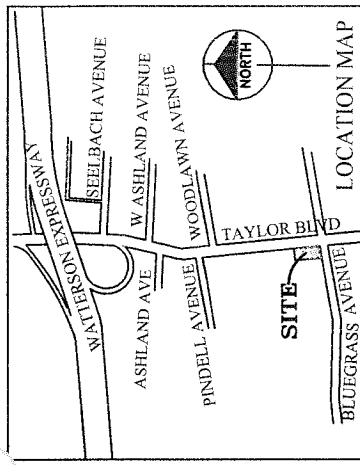
Tax Block 0066D, Lot 0022
Louisville Gas & Electric Company
Deed Book 2498, Page 546

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- (D) Tax Block 066D, Lot 0013
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- (E) Tax Block 066D, Lot 0012
Erma M. Schrader
Deed Book 6262, Page 351
- (F) Tax Block 066D, Lot 0011
Louisville Rentals, LLC
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Erma M. Schrader
Deed Book 6262, Page 351
- (H) Tax Block 066D, Lot 0009
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Paul D. Schrader
Deed Book 7555, Page 615
- (J) Tax Block 066D, Lot 0007
Erma M. Schrader
Deed Book 6262, Page 351
- (K) Tax Block 066D, Lot 0028
Patrick Hemmerle
Deed Book 6863, Page 822



CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 2015
 invalid if not recorded before this date.

By: _____
 Louisville Metro Planning Commission

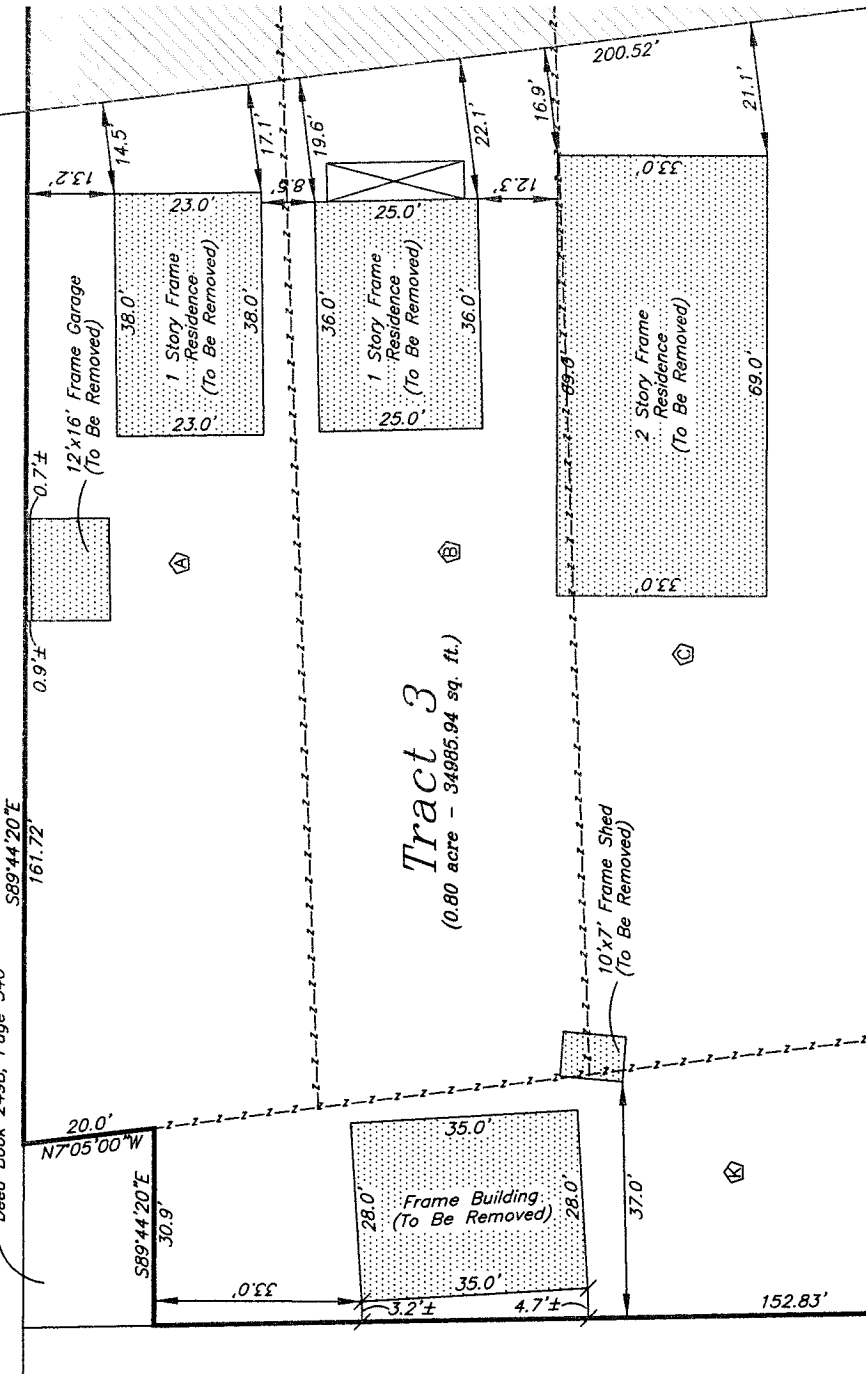
Approval subject to attached Certificates
 Special requirement(s): _____

Docket Number: _____

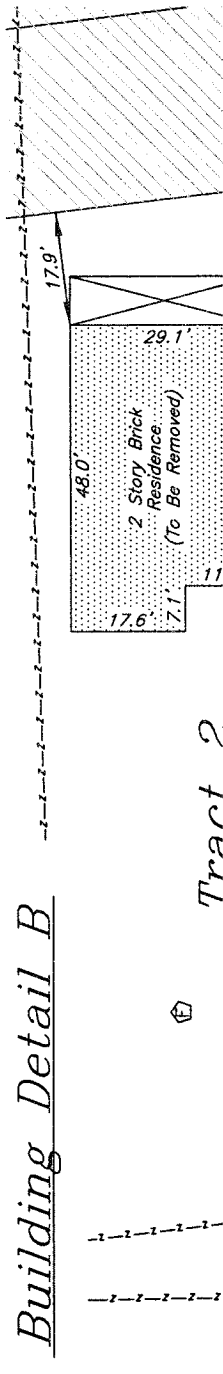


Building Detail A

Tax Block 0066D, Lot 0022
 Louisville Gas & Electric Company
 Deed Book 2498, Page 546



Building Detail B



CONSOLIDATION DEED

THIS CONSOLIDATION DEED made this the 29 day of November, 2000, by and between PAUL D. SCHRADER, EXECUTOR OF THE ESTATE OF ERMA SCHRADER, 7001 Briscoe Lane, Louisville, Kentucky, 40228, Party of the First Part, and JONI GOODMAN, unmarried, 455 S. Fourth Street, Suite 400, Louisville, Kentucky, 40202, Party of the Second Part, and PAUL D. SCHRADER, EXECUTOR OF THE ESTATE OF ERMA SCHRADER, 7001 Briscoe Lane, Louisville, Kentucky, 40228, Party of the Third Part;

WITNESSETH:

WHEREAS, the Party of the Part and the Party of the Third Part, being the same entity, wishes to combine two contiguous pieces of property owned by the Estate of Erma Schrader into a single tract through the Party of the Second Part acting as a "strawman";

NOW, THEREFORE, for valuable consideration including the promise of the Party of the Second Part to immediately convey to the Party of the Third Part, the receipt and sufficiency of which is acknowledged by all the parties, the Party of the First hereby conveys unto Party of the Second Part in fee simple with covenant of general warranty the following described real property located in Jefferson County, Kentucky:

TRACT #1 1309 Bluegrass Avenue:

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BEGINNING in the Northerly line of Bluegrass Avenue, as widened in Deed Book 5402, Page 133, at the Northeast Corner of the Tract conveyed to Commonwealth of Kentucky by Haas Building Corporation; thence, with the Northerly line of said tract South 84 degrees 01 minutes 46 seconds West 15.42 feet and South 85 degrees 17 minutes 18 seconds West 23.79 feet to a pipe in the West Line of the tract conveyed to Haas Building Corporation by Deed of record in Deed Book 3778, Page 511, in the office of the Clerk of Jefferson County, Kentucky; Thence Haas Building Corporation by deed of record has deeded property to Erma Schrader January 24, 1984; thence, with the West line North 2 degrees 17 minutes

DB 07555 PG 0616

East 354.74 feet to a pipe at the North corner of said last mentioned tract; thence with the east line of same South 3 degrees 43 minutes East 351.54 feet to the point of beginning.

Being part of the property conveyed to Erma Schrader by deed dated December 29, 1992, and recorded in Deed Book 6262 Page 351 in the office of the clerk aforesaid.

TRACT #2 4172-4178 Taylor Boulevard:

Commencing at a crosscut on the northwest corner of Taylor Boulevard and Bluegrass Avenue; thence north along the west line of Taylor Boulevard, N 7°30' W a distance of 29.0 feet to the point of beginning; thence continuing along the west line of Taylor Blvd., N 7°30' W a distance of 157.96 feet to an iron pipe; thence S 87°30' W a distance of 161.01 feet to an iron pipe; thence S 7°30' E a distance of 166.15 feet to a point; thence N 80°1'46" E, 5.87 feet to a point; thence N 86°19' E, a distance of 144.51 feet to a point; thence along an arc 10.09 feet to the left, having a radius of 26.0 feet, the chord of which is N 75°11'55" E, 10.03 feet to the point of beginning.

Being the property conveyed to Erma Schrader by deed dated December 29, 1992, and recorded in Deed Book 6262 Page 351 in the office of the clerk of Jefferson County, Kentucky.

Party of the First Part further covenants lawful seisin of the estate herein conveyed with full power to convey the same and said estate is free of encumbrances except zoning regulations, stipulations, restrictions and easements of record and excepting therefrom any ad valorem real property taxes and assessments due in the year 2000 and thereafter.

In compliance with the above agreement to immediately reconvey, the Party of the Second Part hereby reconveys to the Party of the Third Part in fee simple with covenant of special warranty specifically limited to the interest conveyed by Party of the First Part to the Party of the Third Part the above described real property hereinafter consolidated into a single tract described as follows:

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BEGINNING in the Northerly line of Bluegrass Avenue, as widened in Deed Book 5402, Page 133, at the Northeast Corner of the Tract conveyed to Commonwealth of Kentucky by Haas Building Corporation; thence, with the Northerly line of said tract South 84 degrees 01 minutes 46 seconds West 15.42 feet and South 85 degrees 17 minutes 18 seconds West 23.79 feet to a pipe in the West Line of the tract conveyed to Haas Building Corporation by Deed of record in Deed Book 3778, Page 511, in the office of the Clerk of Jefferson County, Kentucky; Thence Haas Building Corporation by deed of record has deeded property to Erma Schrader January 24, 1984; thence, with the West line North 2 degrees 17 minutes East 354.74 feet to a pipe at the North corner of said last mentioned tract; thence with the east line of same South 3 degrees 43 minutes East 351.54 feet to the point of beginning.

Being part of the property (Tract V) conveyed to Erma Schrader by deed dated December 29, 1992, and recorded in Deed Book 6262 Page 351 in the office of the clerk aforesaid.

Thence, commencing at a crosscut on the northwest corner of Taylor Boulevard and Bluegrass Avenue; thence north along the west line of Taylor Boulevard, N 7°30' W a distance of 29.0 feet to the point of beginning; thence continuing along the west line of Taylor Blvd., N 7°30' W a distance of 157.96 feet to an iron pipe; thence S 87°30' W a distance of 161.01 feet to an iron pipe; thence S 7°30' E a distance of 166.15 feet to a point; thence N 80°1'46" E, 5.87 feet to a point; thence N 86°19' E, a distance of 144.51 feet to a point; thence along an arc 10.09 feet to the left, having a radius of 26.0 feet, the chord of which is N 75°11'55" E, 10.03 feet to the point of beginning.

Being part of the property (Tract I) conveyed to Erma Schrader by deed dated December 29, 1992, and recorded in Deed Book 6262 Page 351 in the office of the clerk of Jefferson County, Kentucky.

The parties certify this is a conveyance for nominal consideration and is a consolidation deed. The fair market value of the subject real estate is \$110,000.00. There is no real estate transfer tax due as this deed confirms the title of deeds previously recorded pursuant to KRS 142.050(7)(d), being a consolidation of two lots previously owned by the Party of the First Part.

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QUITCLAIM DEED

THIS DEED made and entered into this 29th day of December, 1992, by and between PAUL D. SCHRADER and CAROLYN J. SCHRADER, his wife, 7001 Briscoe Lane, Louisville, Kentucky, 40228, Parties of the First Part, and ERMA M. SCHRADER, unmarried, 4168 Taylor Boulevard, Louisville, Kentucky, 40215, Party of the Second Part.

W I T N E S S E T H :

In recognition of the inadvertent, rejected and mistaken conveyance of the below-described property by Second Party to Paul D. Schrader, which conveyance the deeds for which were never delivered to Paul D. Schrader, and which property was never accepted by him as being seized in his name, the Parties of the First Part hereby convey unto the Party of the Second Part, who is the mother of Paul D. Schrader and the mother-in-law of Carolyn J. Schrader, all of the First Parties' right, title, interest and claim in and to the following described real property situated in Louisville, Jefferson County, Kentucky, to-wit:

TRACT 1: 4172-4178 Taylor Boulevard:

Commencing at a crosscut on the northwest corner of Taylor Boulevard and Bluegrass Avenue; thence north along the west line of Taylor Boulevard, N 7 degrees 30' W a distance of 29.0 feet to the point of beginning; thence continuing along the west line of Taylor Boulevard, N 7 degrees 30' W a distance of 157.96 feet to an iron pipe; thence S 87 degrees 30' W a distance of 161.01 feet to an iron pipe; thence S 7 degrees 30' E a distance of 166.15 feet to a point; thence N 80 degrees 1' 46" E, 5.87 feet to a point; thence N 86 degrees 19' E a distance of 144.51 feet to a point; thence along an arc of 10.09 feet to the left, having a radius of 26.0 feet, the

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chord of which is N 75 degrees 11' 55" E, 10.03 feet to the point of beginning.

Being the same property conveyed to Paul D. Schrader by Deed dated February 2, 1984, of record in Deed Book 6147, Page 562, in the Office of the Clerk of the County Court of Jefferson County, Kentucky. Assessed value: \$105,000.00.

TRACT II: 4168 Taylor Boulevard

Beginning at a stake in Taylor Boulevard at the corner of the one acre lot formerly owned by Lawrence Gagel; Thence in said Taylor Boulevard North 7 degrees 5 minutes West 50 feet, and extending back east of the width throughout, between parallel lines in the direction South 88 degrees West 211.02 feet to the line of Lot No. 19 in the Annie Churchman Division being the Southern one half of lot No. 20 as shown on said subdivision, plat of which is filed in action No. 22, 386, Jefferson Circuit Court, subject to any and all rights of the public to use so much of property conveyed to Erma M. Schrader, et al by deed dated March 22, 1948 and recorded in Deed Book No. 2345, Page 519 in the office of the County Court Clerk of Jefferson County, Kentucky.

Being the same property conveyed to Paul Douglas Schrader by Deed dated October 20, 1981, of record in Deed Book 6147, Page 563, in the Office of the Clerk aforesaid. Assessed value: \$117,800.00.

TRACT III: 4155 Taylor Boulevard

Beginning at a point in the Eastern Line of the right of way of the Louisville Railway Company running to Jacob's Park (now Iroquois Park) along Taylor Boulevard, point being 50 feet North of the intersection of the aforesaid right of way line with the Northerly line of Bluegrass Avenue; thence Northwardly with said right of way line 50 feet and extending back eastwardly of that width throughout, between lines parallel with the Northerly line of Bluegrass Avenue, 150 feet to an alley; and said property being further identified as lot #2 in Phillip E. Churchman's

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: PATRICK HENNERLE

Name: Gary McCartin

Company: _____

Company: MAC Development Partners

Address: 4156 TAYLOR BLVD

Address: 312 S. Fourth Street

City: LOUISVILLE State: KY Zip: _____

City: Louisville State: KY Zip: 40208

Primary Phone: _____

Primary Phone: 502-817-6613

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: THE MCCARTIN CO @ AOL. com

Owner Signature (required): Patrick J. Hennerle

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: John Miller

Company: _____

Company: Miller/Wihry

Address: _____

Address: 1387 S. Fourth Street

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40208

Primary Phone: _____

Primary Phone: 502-636-5501

Alternate Phone: _____

Alternate Phone: 502-777-1338

Email: _____

Email: john@millerwihry.com

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

subdivision Book 4, Page 27, in the Office of the Clerk of the County Court of Jefferson County, Kentucky.

Being the same property conveyed to Paul Schrader by Deed dated October 20, 1981, of record in Deed Book 6147, Page 565, in the Office of the Clerk aforesaid. Assessed value: \$43,300.00.

TRACT IV: 4160 Taylor Boulevard

- A. Being the Southern 50 feet of Lot No. 22 as shown on plat in Action No. 22386, Jefferson Circuit Court; Beginning at a point in Taylor Boulevard at the North East corner of Lot 21 on said plat; thence North 7 degrees 05 minutes West 50 feet and extending back West of the same width throughout, between parallel lines in the direction South 88 degrees West 211.20 feet.
- B. Beginning at the Southeast corner of Tract #1 herein; thence with the Western line of said tract #1 herein 50 feet; thence West 43 feet 9 inches to line of Stoltz Heirs Tract; thence South with said Stoltz Heirs 50 feet; Thence East 49 2/12 feet to the beginning.

Being the same property conveyed to Paul Douglas Schrader by Deed dated October 20, 1981, of record in Deed Book 6147, Page 567, in the Office of the Clerk aforesaid. Assessed value: \$8,330.00.

TRACT V: 1309 Bluegrass Avenue

BEGINNING in the Northerly line of Bluegrass Avenue, as widened in Deed Book 5402, Page 133, at the Northeast Corner of the Tract conveyed to Commonwealth of Kentucky by Haas Building Corporation; thence, with the Northerly line of said tract South 84 degrees 01 minutes 46 seconds West 15.42 feet and South 85 degrees 17 minutes 18 seconds West 23.79 feet to a pipe in the West Line of the tract conveyed to Haas Building Corporation by Deed of record in Deed Book 3778, Page 511, in the office of the Clerk of Jefferson County, Kentucky; Thence Haas Building Corporation by deed of record has deeded property to Erma Schrader January 24, 1984; thence with the

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West line North 2 degrees 17 minutes East 354.74 feet to a pipe at the North corner of said last mentioned tract; thence with the east line of same South 3 degrees 43 minutes East 351.54 feet to the point of beginning.

Being the same property conveyed to Paul Schrader by Deed dated February 2, 1984, of record in Deed Book 6147, Page 569, in the Office of the Clerk aforesaid. Assessed value: \$5,000.00.

TRACT VI: 4162-4164 Taylor Boulevard

Lot No. 21 beginning at a point in Taylor Boulevard at the Northeast corner of lot No. 20, running thence in said Taylor Boulevard North 7 degrees 5' west 100 feet and extending back West the same width throughout between parallel lines in the direction South 88 degrees West to the line of lot No. 19. (Deeds read 211.02 depth but it measures 161.25 before addition). Now measures 210.45 North side of lot, approximately 215.45 South side of lot.

Being the same property conveyed to Paul Schrader by Deed dated April 3, 1986, of record in Deed Book 6147, Page 570, in the Office of the Clerk aforesaid. Assessed value: \$16,770.00.

TRACT VII: 1311 Bluegrass Avenue

Beginning near the West Side of Newcut Road in the center line of Bluegrass Avenue at the Southeast corner of Lot No. 18, as shown on plat filed in Suite No. 22386, Jefferson Circuit Court, styled Annie Churchman against Sherley Churchman; running thence with the center of Bluegrass Avenue, North 88 degrees East 50 feet; thence North 1 degree West 396.58 feet to an iron pin; thence North 7 degrees 5 minutes West 9 feet to an iron pin; thence South 88 degrees West 49.2 feet to an iron pin; thence South 1 degree East 504.37 feet to the point of beginning.

Being the same property conveyed to Paul D. Schrader by Deed dated March 8, 1986, of record in Deed Book 6147, Page 572, in the

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DEED

FEB. 18, 2002

THIS DEED made this ~~December 20, 2001~~, between PERI B. SHELTON, unmarried, Grantor, whose address is 3361 Taylor Boulevard, Louisville, Kentucky 40215, and LOUISVILLE RENTALS, LLC, a Kentucky limited liability company, Grantee, whose address is 3361 Taylor Boulevard, Louisville, Kentucky 40215.

WITNESSETH: That for a valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby conveys to Grantee, in fee simple, with covenant of General Warranty, the following described property, located in Louisville, Jefferson County, Kentucky:

BEING the Northern one-half (1/2) of Lot 20, Churchman Division in Suit #22386 Jefferson Circuit Court, and more particularly described as follows:

Beginning at a stake in the Taylor Boulevard, 50 feet North of the One Acre lot formerly owned by Lawrence Gagel; thence with the Taylor Boulevard, North 7 degrees 5 minutes West 50 feet, and extending back West, of that width throughout, between parallel lines in the direction South 88 degrees West 211 and 2/100 feet to line of Lot 19 of the said Anna Churchman Division.

Being the same property conveyed to Grantors herein by deed dated December 17, 1997, and of record in Deed Book 6976, Page 299, in the Office of the County Clerk of Jefferson County, Kentucky, and by deed dated December 21, 2001, and of record in Deed Book 7812, Page 304, Office aforesaid.

This is a conveyance between a person and a limited liability company, and pursuant to KRS 142.05(7)(k), no Kentucky Transfer Tax is due; the assessed value of the property conveyed herein is \$79,170.00.

Grantor covenants that she is lawfully seized of the estate hereby conveyed and has full right and power to convey same; that said estate is free of all encumbrances except easements, restrictions and zoning laws affecting said property, if any, and except City of Louisville taxes payable in 2001 and all taxes payable thereafter, which the Grantee hereby assumes and agrees to pay.

Grantee joins herein for the purpose of certifying the consideration.

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IN TESTIMONY WHEREOF, witness the signatures of the Grantor and Grantee the day and year first above written.

Peri B. Shelton
PERI B. SHELTON

LOUISVILLE RENTALS, L. L. C.

By Peri B. Shelton
Peri Shelton,
Managing Member

Grantor

Grantee

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that on this day the foregoing Deed was produced to me in said County and acknowledged before me and sworn and delivered by PERI B. SHELTON, unmarried, Grantor, and sworn by Peri B. Shelton as Managing Member of LOUISVILLE RENTALS, LLC, a Kentucky limited liability company, Grantee, party thereto, to be their acts and deeds.

Witness my hand this ~~December~~ ^{Feb} 18, 2002
My commission expires 4-22-03

[Signature]
Notary Public,
Kentucky State at Large

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Prepared by:

[Signature]
Louis Cohen, Attorney
3415 Bardstown Road, #306
Louisville, Kentucky 40218
(502) 458-8757; FAX 458-7684

END OF DOCUMENT

Document No.: DN2002033188
Lodged By: COHEN
Recorded On: 02/21/2002 09:47:38
Total Fees: 12.00
Transfer Tax: .00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerk: TERHIG

DB07351800292

QUITCLAIM DEED

THIS QUITCLAIM DEED entered into this _____ day of _____
199____, by and between _____

EDWARD LEE LOGSDON and GLADYS LOGSDON, husband and wife, of 1621
Bernheim Lane, Louisville, Kentucky 40210, parties of the First Part; and,

~~JAMES RAY LOGSDON~~, of 4152 Taylor Boulevard, Louisville, Kentucky 40215, party of
the second part;

WITNESSETH:

That for valuable consideration, receipt of which is hereby acknowledged, parties of the
first part hereby quitclaim and convey to the party of the second part, all their right, title and
interest that they acquired or may have acquired as heirs of the estate of Thelma D. Logsdon
as reflected in Will of record in Wills admitted and Appeals Book 294, Page 217, in and to the
following described property located in Jefferson County, Kentucky, to-wit:

Lying on the westwardly side of Taylor Boulevard, a short
distance north of the County Road known as Bluegrass Avenue
and more particularly described as follows:

Beginning at a point in the center of the Taylor Boulevard,
original corner to Churchman & Gohlinger, and being the
northeast corner of Lot No. 23 as shown on the plat filed
in suit 22386 Jefferson Circuit Court, Churchman v. Churchman;
thence with the north line of said lot, being the original line
common to Churchman & Gohlinger, ~~North 89 degrees 20~~
~~minutes West 211.35~~ feet to a stone in said original line, and
corner common to Lots 23 and 19, as shown on the plat
aforesaid; thence with the line common to said Lots 19 and
23, ~~South 7 degrees 5 minutes East 47.49~~ feet to a stake
in said line; ~~thence 88 degrees East 211.02~~ feet to the center
of Taylor Boulevard; thence with the center of said Boulevard
~~North 7 degrees 5 minutes West 37.67~~ feet to the beginning,
being the northern portion of said lot No. 23.

BEING the same property acquired by Thelma D. Logsdon, now
deceased by deed dated April 11, 1977 and recorded in Deed
Book 4922 and Page 328 in the office of the Clerk aforesaid.

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DB07351PG0294

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State and County aforesaid do hereby certify that on this 3rd day of November 1999, the foregoing Quitclaim Deed was produced before me in said County and acknowledged, sworn to and delivered by GLADYS LOGSDON, wife of EDWARD LEE LOGSDON, party thereto, to be her act and deed.

WITNESS my hand this 3rd day of November, 1999.

My Commission Expires: 5-24-2003

A. J. Shetty
NOTARY PUBLIC, STATE-AT-LARGE,
KENTUCKY

STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the State and County aforesaid do hereby certify that on this 21 day of October 1999, the foregoing Quitclaim Deed was produced before me in said County and acknowledged, sworn to and delivered by JAMES RAY LOGSDON, party thereto, to be his act and deed.

WITNESS my hand this 21st day of October, 1999.

My Commission Expires: 1-17-2000

Elizabeth A. McAfee
NOTARY PUBLIC, STATE-AT-LARGE,
KENTUCKY

This Deed Prepared by:

Rebecca Faye Wilson
REBECCA FAYE WILSON
HIBBS LAW OFFICE
150 SOUTH THIRD STREET
LOUISVILLE, KY 40202
(502)589-0704

Document No.: DM1999182269
Lodged By: LOGSDON
Recorded #: 11/08/1999 02:59:50
Total Fees: 28.50
Transfer Tax: 16.50
County Clerk: Bobbie Haislaw-JEFF CO KY
Deputy Clerk: EVMAY

~~DB 07831PGU353~~

DB 07863PG0822

3

**BEING RE-RECORDED IN ORDER TO CORRECT SPELLING OF GRANTEE'S LAST NAME

LIB # 220765

DEED AND CONSIDERATION CERTIFICATE

THIS DEED, dated February 26, 2002 between Donald C. Fort and Janice C. Fort, husband and wife, hereinafter referred to as Grantors, of 5805 Cuckoo Drive Louisville KY 40258, and Patrick ~~Hemmerle~~, unmarried hereinafter referred to as Grantee, of 1708 Regency Park Dr. Louisville KY 40272

WITNESSETH:

That for and in consideration of the total purchase price of Five Thousand dollars and Zero cents (\$5,000 00), the receipt of which is hereby acknowledged, Grantors have Bargained and Sold and do hereby Grant and Convey unto Grantee his/her heirs and assigns forever, the following described real estate situated in Jefferson County, Kentucky, and more particularly described as follows

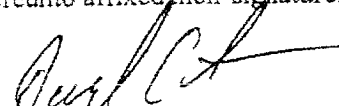
SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging, unto Grantee, his or her heirs and assigns, forever

GRANTORS hereby release and relinquish unto Grantee, his or her heirs and assigns forever, all of GRANTOR'S right, title and interest in and to said property, and covenants with Grantee, his or her heirs and assigns forever, that Grantors are lawfully seized in fee simple title to said property, and have good and lawful right to sell and convey same as is herein done, that the title to said property is clear, perfect and unencumbered, and subject to the hereinafter set out exceptions, WARRANTS GENERALLY the title to said property

PROVIDED, HOWEVER, exception is hereby taken to current taxes, easements and restrictions of record affecting said property

IN TESTIMONY WHEREOF, Grantors have hereunto affixed their signatures, this the day and year first above written


Donald C. Fort, Grantor


Janice C. Fort, Grantor

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BEGINNING in Taylor Boulevard at the Northeast corner of Lot Number 22, as shown on the plat filed in action Number 22,386, in the Jefferson Circuit Court, styled Annie Churchman Estate vs. Sherley Churchman, et al., running thence North 7 degrees 5 minutes West, 8.08 feet; thence Westwardly and parallel with the North line of said Lot No. 22, South 88 degrees West, 211.2 feet to the East line of Lot No. 19 as shown on the aforesaid plat; thence with said East line of said lot, Southwardly 58 feet, more or less, to the Northwest corner of the first tract conveyed to Erma Schrader by deed dated March 10, 1954 and recorded in Deed Book 3129, Page 522 in the Office of the County Court Clerk of Jefferson County, Kentucky, thence Eastwardly and parallel with the North line of Lot number 22 aforesaid, 211.2 feet, thence North 7 degrees 5 minutes West, 50 feet to the point of beginning

Being the Northern 50 feet of Lot No 22 and the Southern 8 08 feet of Lot No. 23, as shown on the plat hereinbefore mentioned and now more specifically known as 4156 Taylor Boulevard.

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BEGINNING at the Southwest corner of Tract No. 1 herein, thence with the West line of said Tract #1 and continuing along the East line of Lot No. 19 as shown on the aforesaid plat in said action No. 22, 386, North 7 degrees 5 minutes West, 126-1/3 feet, more or less, to the Southeast corner of a 20 foot lot conveyed to the Louisville Gas and Electric Company by Katie Lee Kelley, et al, by deed dated May 12, 1949, and recorded in Deed Book 2498, page 546, in the Office aforesaid; thence Westwardly along the South line of said lot and on a line parallel with the Northerly line of said Lot No. 19; 27.92 feet, more or less, to the Westerly line of said Lot No. 19, thence along the Westerly line of said Lot No. 19, South 1 degrees East, 126.75 feet to the Northwest corner of Tract #2 conveyed to said Schrader by deed aforesaid, thence East 49-2/12 feet, more or less, to the point of beginning, the Southern part of the East line of the tract described herein being also the East line of said Lot No. 19

Being the same property conveyed to Donald C. Fort and Janice C. Fort, Husband and Wife, by deed dated August 23, 1996 of record in Deed Book 6890, Page, 990, in the Jefferson County Clerk's Office.

Document No.: DNE2002040425
Lodged By: YUSSMAN
Recorded On: 03/01/2002 01:07:52
Total Fees: 17.00
Transfer Tax: 5.00
County Clerk: Bobbie Holsclaw-JEFF CO KY
Deputy Clerk: EVENAY

END OF DOCUMENT

16 DEVPLAN 1044

IN-CARE-OF ADDRESS
FOR MAILING TAX BILL :

H. S. ROBINSON
1520 OAKMONT DRIVE
JEFFERSONVILLE, INDIANA 47130

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE is made and entered into this 19 day of November, 2013, by and between **MAINSOURCE BANK**, an Indiana banking corporation, having an office address of 3801 Charlestown Road, New Albany, Indiana 47150 (the "Grantor") and **H. S. ROBINSON**, whose address is 1520 Oakmont Drive, Jeffersonville, Indiana 47130 (the "Grantee");

WITNESSETH:

For a valuable consideration in the amount of \$24,200.00, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby sells, conveys and transfers unto the Grantee, in fee simple, with covenant of Special Warranty, the following described real property located in Jefferson County, Kentucky, to wit:

Beginning in the centerline of Taylor Boulevard at a point which is the Southeast corner of the lot conveyed to Phillip and Hilda Stephen (DB 1246, Page 257); thence with the South line of said Stephen lot, and in a Westerly direction, 211 feet (more or less) to the Southwest corner of the same Stephens lot; thence ~~S 07° 05' E 42.33~~ feet (more or less) to the North line of the lot conveyed to A. M. Kelley (DB 594, Page 579); thence with the North line of said Kelley lot in an Easterly direction, 211 feet (more or less) to a point in the centerline of Taylor Boulevard; thence with the centerline of said Taylor Boulevard, ~~N 07° 05' W 42.33~~ feet back to the point of beginning.

Being the same property conveyed to Party of the First Part by deed dated September 18, 2013, recorded September 25, 2013 in Deed Book 10142, Page 659, in the Office of the Clerk of Jefferson County, Kentucky.

Grantor covenants that it, its successors and assigns, shall warrant and defend the property herein conveyed unto Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

This conveyance is subject to any easements, restrictions or stipulations of record affecting the property as may be found in the record chain of title and any applicable zoning and governmental regulations. Grantee assumes and agrees to pay all taxes applicable to the property for calendar year 2013 and subsequent years.

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CONSIDERATION CERTIFICATE

Grantor and Grantee certify that the consideration stated in the foregoing deed is the true, correct, and full consideration paid for the property herein conveyed. Grantee executes this deed for the sole purpose of certifying as to the consideration pursuant to KRS Chapter 382.

IN TESTIMONY WHEREOF, the parties hereto have executed this Deed as of the date first above written.

"GRANTOR"

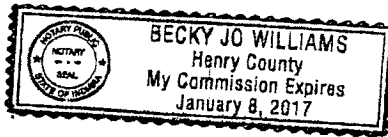
"GRANTEE"

MAINSOURCE BANK

By: [Signature]
Ryan W. Bond ORE Manager

[Signature]
H. S. Robinson

STATE OF INDIANA
COUNTY OF HENRY



The foregoing Deed and Consideration Certificate were subscribed, sworn to and acknowledged before me this 15th day of November, 2013 by Ryan W. Bond as ORE Manager for MAINSOURCE BANK, an Indiana banking corporation, on behalf of the corporation.

My commission expires: 01-15-13

[Signature]
Notary Public

~ SEAL ~

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COMMONWEALTH OF KENTUCKY :
COUNTY OF JEFFERSON :

The foregoing consideration certificate was subscribed and sworn to before me this 19th day of November, 2013 by H. S. ROBINSON.

My commission expires: Notary Public, State at Large, KY
My Commission Exp. May 16, 2014

[Signature]
Notary Public, State-at-Large, Kentucky

This Instrument Prepared By:

MORGAN & POTTINGER, P.S.C.



Melinda T. Sunderland
601 West Main Street
Louisville, Kentucky 40202
(502) 589-2780

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Document No.: DN2013199502
Lodged By: MORGAN & POTTINGER
Recorded On: 11/20/2013 03:24:01
Total Fees: 41.50
Transfer Tax: 24.50
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: TERNIG

H:\jjones\MDS\124305 N \33065

END OF DOCUMENT

CONTACT INFORMATION:

Owner Information:

Entity or Individual Name: The Estate of Erma Schrader

By: Paul D. Schrader, Executor

Address 7001 Briscoe Lane

City Louisville State KY Zip Code 40288

Phone: 502-917-6613

E-mail: None

Signature Paul Schrader

Name & Title



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CERTIFICATION STATEMENT: A Certification Statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Paul D. Schrader in my capacity as Executor
Representative/authorized agent/other

hereby certify that the Estate of Erma Schrader is/are the owner(s) of the property which is the
name of LLC / corporation / partnership / association / etc.

subject of this application and that I am authorized to sign this application on behalf of the owner.

Signature:

Paul Schrader



Date:

1/25/16

I understand that knowingly providing false information on this Application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.

DOWNSTREAM FACILITIES CAPACITY REQUEST

Date: 2/24/2016
MM/DD/YYYY

Sewer Service Area: Morris Forman

Name of Development: Taylor Boulevard Commercial Subdivision

Address of Development: 4152 - 4178 Taylor Boulevard

Block & Lot of Development: Block:066d Lots 0007 - 0016

Owner/Developer:

Name: Gary McCartin

Company: MAC Development Partners

Street: 312 S. Forth Street

City, State, Zip: Louisville, Ky 40202

Telephone #:

E-Mail Address:

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Design Firm/Contact:

Name: Charles Morrissette, P.E.

Company: Miller/Wihry MWGLLC

Street: 1387 South 4th St.

City, State, Zip: Louisville, Ky 40208

Telephone #: (502) 636-5501

E-Mail Address: charles@millerwihry.com

Closest Sewer Connection:

Record Number: 03396-3 **Manhole Number:** 55630

Wastewater Treatment Plant Service Area: Morris Forman

Attach Map with Site Labels & Manhole (SUBMITTALS WITHOUT A MAP WILL BE REJECTED)

Show Calculation:

Amount of Flow (Based on MSD Standards): 0 GPD

Number of: Homes:

Apts.: One BDR: Two BDR: Three BDR:

Condos: One BDR: Two BDR: Three BDR:

Commercial (Describe): 3702 sqft Convenience Store, and 7125 sqft Retail Auto Parts

total flow 1350 gpd less 2450 gpd existing flow = 0

Industrial (Describe):

Pump Station Needed: Yes No **Recapture Area:** Yes No

ADDITIONAL COMMENTS: Existing Use: 3 Single Family Homes, 4 2 BR Apartments, 4250 sqft Office
total flow 2450 gpd

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16 DEVPLAN 1044

DOWNSTREAM FACILITIES CAPACITY REQUEST

FOR MSD USE ONLY

LE Record Number: _____

IOAP Project Area:

Enterprise Zone:

SCAP Basin: _____

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Capacity Determination:

- Approved**
- Conditional Approval with downstream Inflow and Infiltration Fees**
- Conditional Approval:**

Flow: _____

Until: _____

If you wish to reserve capacity beyond the 90-day reservation period, please call the Development Team Manager)

Not Approved:

MSD: _____ **Date:** _____

Please retain this form to submit with Application for Approval of Sanitary Sewer Projects

Comments:

16 DEVPLAN 1044

Downstream Facilities Capacity Request Submittal Assistance Document

The Downstream Facilities Capacity Request (DFCR) is submitted for the purpose of determining if capacity exists for your Lateral Extension Project. Included with the submittal of the DFCR must be a Site Location Map with the parcel(s) to be served noted.

MSD seeks to provide a prompt definitive determination of capacity on your project. Diligent submittal of information on the DFCR and Site Location Map documents is essential. Submittals that include omissions and/or erroneous information can lead to delayed determination of capacity on your project. Anywhere there is information requested on the DFCR form, and that information does not apply to your project, at a minimum insert "NA". A short explanation of why information is not included on the DFCR maybe helpful in making a prompt capacity determination on your project.

Below is information that will help you provide the essential information needed to determine capacity for your project.

1. **Date** - is the date that the form is completed for submittal to MSD. (MSD will stamp the document with the received date upon reception of the submittal at MSD).
2. **Name of Development** - if the development does not currently have a name, or will not be named, reference the development by street name accompanied with the word which best describes the development type. For instance, East Broadway Commercial Development, Grandview Apartments, Bardstown Road Condos, etc.
3. **Address/Tax Block/ Lot of Development** – please provide both the property address, and Tax Block / Lot number. If a valid address does not exist, tax block and lot will suffice. If the project will exist on more than one address, please provide those addresses also.
4. **Owner/Developer's Name** –include an owner or developer contact name. Inclusion of the Owner/Developer name will assist MSD in communications that may eliminate delays.
5. **Owner/Developer's Address** – address where Owner/Developer contact name will receive mail.
6. **Owner/Developer's Tel. No.** – include the telephone number that will most likely lead to immediate contact of Owner/Developer Contact Name. Inclusion of more than one telephone number is welcomed.
7. **Closest Sewer Connection:**
 - Record Number
 - Manhole Number
 - MSD Atlas Page
 - Wastewater Treatment Plant Service Area

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This information is readily attainable in the MSD Sewer Atlas. For information on how to attain a MSD Sewer Atlas, call MSD Customer Relations at 587-0603. The Closest Sewer Connection information is also attainable by calling MSD Customer Relations at 587-0603 and speaking to a Customer Relations agent.

8. **Amount of Flow** – the MSD Design Manual, pages 8-18 through 8-20, include the information needed to calculate the amount of flow from the development to the MSD system. The Design Manual Information can be retrieved from MSD's website at <http://www.msdlouky.org/insidemsd/pdfs/designmanual02/Chapt08-2000.pdf>.
9. **Pump Station needed** – the designation of whether a pump station is needed is required to assess if your project can be developed.
10. **Recapture Area** – if you do not know whether your project resides in a recapture area, you may call MSD Customer Relations at 587-0603 to get the answer.

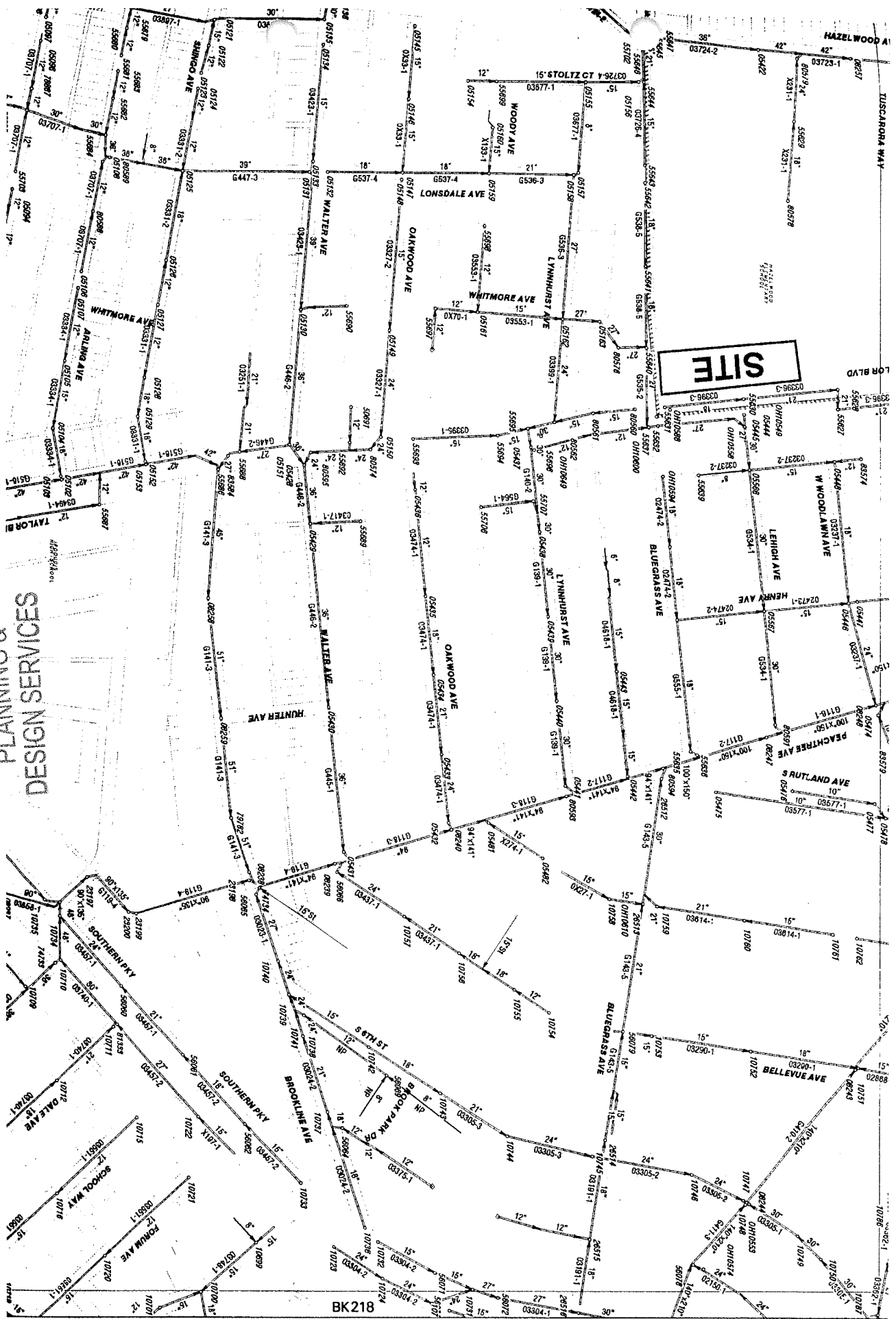
Downstream Facilities Capacity Request Site Location Map

The Site Location Map (SLM) is used to determine the general location of the project for which sanitary sewer capacity is sought. The SLM maybe a copy of a USGS map, Sewer Atlas map, Topographical map, MapsCo map, or any similar map which can easily depict the location of your project in MSD's service area.

The SLM must include a North arrow designation and drawn boundaries of the development site.

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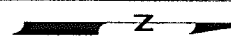
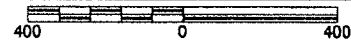


SITE

BG)

Printed: March 01, 2002

Scale: 1" = 400'



BK216(MAM18G)

16 DEVPLAN 1044

CONTACT INFORMATION:

Owner Information:

Entity or Individual Name: Erma M. Schrader

By: Paul D. Schrader, Executor to the Estate of Erma M. Schrader

Address 7001 Briscoe Lane

City Louisville State KY Zip Code 40228

Phone: 502-917-6613

E-mail: None

Signature Paul Schrader
Name & Title



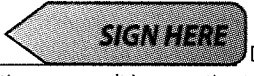
CERTIFICATION STATEMENT: A Certification Statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Paul D. Schrader in my capacity as Executor to the estate of Erma M. Schrader
Representative/authorized agent/other

hereby certify that Erma M. Schrader is/are the owner(s) of the property which is the
name of LLC / corporation / partnership / association / etc.

subject of this application, and that I am authorized to sign this application on behalf of the owner.

Signature: Paul Schrader



Date: 1/25/16

I understand that knowingly providing false information on this Application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.

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DESIGN SERVICES

Please submit the completed application along with the following items:

- Land Development Report¹
- Three copies of the site plan or building rendering (whichever is applicable), including the following elements. *See site plan example below.*
 - Plan drawn to a reasonable scale [engineer's scale (1" = 20') or architect's scale (1/8" = 1')]
 - Vicinity map that shows the distance from the property to the nearest intersecting street
 - North arrow
 - Street name(s) abutting the site
 - Property dimensions
 - Building limit lines
 - Electric, telephone, drainage easements with dimensions
 - Existing and proposed structures with dimensions and distance from property lines
 - Highlight (in yellow) the location of the waivers
- One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)³; those listed on the application; and individuals who provided oral or written testimony in support or opposition of previous public hearing regarding the site
- One copy of the APO mailing label sheets
- \$215 Application Fee + \$1 per mailing label (*Cash, charge or check made payable to Planning & Design Services*)

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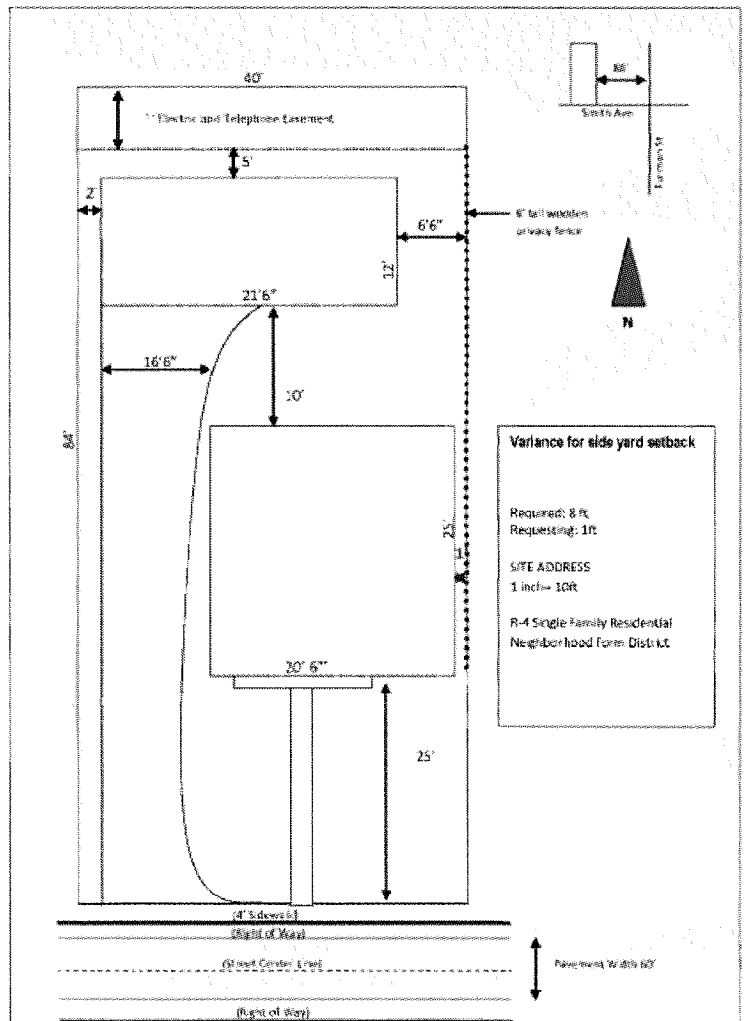
MAR 21 2016

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Resources:

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.icc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsarch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

Sample site plan is for example purposes only and not drawn to scale



Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Owner Signature (required): _____

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MAR 21 2016

PLANNING & DESIGN SERVICES

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: John Miller

Company: _____

Company: Miller W & W LLC

Address: _____

Address: 1387 S 4th St

City: _____ State: _____ Zip: _____

City: LOV State: KY Zip: 40206

Primary Phone: _____

Primary Phone: 502 636 5501

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: cmj@wv.com

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

16 DEVPLAN 1 0 4 4

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

No the only adjacent property owners will be part of the same development.

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2. Will the waiver violate the Comprehensive Plan?

No, the plan is designed in general conformance with recently approved General District Development Plan filed with zoning case #14ZONE1037.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

The building cannot be moved closer to the street without compromising the vehicular access to the property.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

Yes, the applicant has taken measures to provides an area for pedestrian circulation and landscaping between the building and the street.

16 DEVPLAN 1044



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 16DEVPLAN1044 Intake Staff: 3B
Date: 3/21/16 Fee: ~~_____~~ 215.00

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

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Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 5.5.1

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation of Waiver: Waiver to allow building on tract 2 not to face Street

Primary Project Address: 4152 - 4178 Taylor Boulevard

Additional Address(es): _____

Primary Parcel ID: 066D00130000

Additional Parcel ID(s): 066D00100000 066D00090000 066D00160000
066D01100000 066D00290000 066D00150000

Proposed Use: Auto Parts & C-Store Existing Use: Residential & Vacant

Existing Zoning District: R4 Existing Form District: TN

Deed Book(s) / Page Numbers²: 6662x351 7555x615 7824x430 7351x292 7863x922

The subject property contains 2.71 ^{10170x326} acres. Number of Adjoining Property Owners: 18

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? This information can be found in the Land Development Report (Related Cases)¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case # 16 Dev Plan 1044 Docket/Case #: 14 ZONE 1037
Docket/Case #: _____ Docket/Case #: _____

16 DEVPLAN 1044

Resources:

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk’s Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the ‘Permit/Case/Docket Number’ search bar and then select your case under the ‘Application Number’ tab.

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Site Plan Requirements:

Plans must be drawn to engineer’s scale

Description

- Owner’s name and address
- Developer’s name and address
- Engineer’s name and address
- Site Address
- Tax block and lot number
- Zoning of property
- Zoning of adjacent properties
- Existing Use
- Proposed Use
- Plan date
- Revision date

Map Elements

- North Arrow
- Vicinity Map
- Legend
- Plan Scale

Site Information & Labels

- Street names
- Property lines with dimensions (new lots shall show bearings)
- Location, ownership, deed book & page of all adjacent property owners
- Form District boundaries and transition zones shown if required by regulations

Project Plan

- Right of way / sidewalks (with widths shown)
- Existing and/or proposed structures shown and identified
- Gross building footprint area
- Gross floor area of buildings
- Net and gross acreage of site
- Height of structures
- Off-street loading areas if applicable
- Accessory structures shown with required screening if applicable
- ILA/VUA calculations (may be shown on tree canopy plan) if applicable
- Landscape buffer areas in accordance with Chapter 10 of the LDC
- Parking calculations (minimums and maximums)
- Required building setbacks with dimensions
- Net and gross density, and number of dwelling units
- Typical dimensions of parking spaces and aisles

MSD Requirements (All items shall be checked as included or marked N/A)

- Existing MSD Easements
- Proposed MSD Easements
- MSD Standard EPSC notes
- SUB/WM number
- Landscape Buffer Areas/WPAs
- Downstream Facilities Capacity Request
- Existing Storm & Sanitary Sewer Systems
- Topography of Site + Minimum 50’ beyond property lines
- Concept Drainage (i.e. proposed storm pipes, ditches, swales, and drainage flow arrows)
- Detention Basin Location, with outlet identified & MSD easement shown for basin
- Concept Sanitary Sewers (i.e. lateral extension or location of property service connection) & identification of outlet system
- Name of sewage treatment plant serving site
- Preliminary detention calculation (x=CRA/12) including basin surface area, depth, volume required and volume provided
- Limits of FEMA and/or Local Regulatory Floodplains, if applicable
- Approximate increase or reduction in impervious area, in square feet

Please submit the completed application along with the following items:

Project application and description

- Land Development Report¹
- A copy of the current recorded deed² (*must show "End of Document" stamp on last page*)
- Letter of explanation for the proposed development
- Completed Land Use Restrictions form

Site plan (please refer to the site plan requirements on page 4)

- Twelve copies of the site plan, 24" x 36" or other appropriate size to legibly convey the site plan requirements. All plans should be folded no larger than 9" x 9" with the bottom right corner as the front.
- One set of renderings of the building(s) proposed for the site. The rendering must contain views of **ALL** sides of the building(s).

Mailing labels to notify Adjoining Property Owners (APOs)³

For applications that are not staff approvable:

- Notice of filing of this application is required to be mailed to all 1st tier APOs and individuals who provided oral or written testimony in support or opposition of a previous rezoning of the site within 17 days of the filing deadline day. A copy of the notice should be provided to Planning & Design Services as soon as possible to be emailed to the Council District notification list. A notice template can be found on the Planning & Design website.
- One set of mailing label sheets of 1st tier APOs, those listed on the application and individuals who provided oral or written testimony in support or opposition of a previous rezoning of the site. These labels are to be used for the public meeting notice.
- One copy of the APO mailing label sheets

Fee (Cash, charge or check made payable to Planning & Design Services)

- Application Fee: \$ 360.00
Clerk's Fee: \$ 25.50
(*If two or more applications are submitted simultaneously for the same site, only one Clerk's Fee is required.*)
- Notice Fee: \$1 per Adjoining Property Owner
(*Not required for applications that are staff approvable, or for any case filed under the same case number with a Rezoning or Conditional Use Permit.*)

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District Development Plan Justification:

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. **Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

This is a redevelopment project, there are no important natural features.

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2. **Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

Yes, the plan is designed in conformance with recently approved General District Development Plan filed with zoning case #14ZONE1037.

3. **Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

There are no open spaces planned, however the project a lots significant amount of space for buffers and interior landscape spaces.

4. **Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

Adequate space for both detention and rain garden use should allow the project to exceed the minimum requirements.

5. **Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

Yes the project redevelops some commercial properties that have long been vacant as well as some underutilized residential properties.

6. **Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

The plan is in conformance with the recently approved General District Development Plan filed with zoning case #14ZONE1037, which was found to be in conformance with both the Comprehensive Plan and Development Code.

16 DEVPLAN 1044

Propert: #154 TAYLOR BLVD

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: MR STEVE ROBINSON

Name: CARY MCCARTIN MACDEVT. LLC.

Company: _____

Company: MACDEVT. LLC.

Address: 1520 OAKMONT DRIVE

Address: 7007 BREACUNTER PLACE

City: JEFFERSONVILLE State: IN Zip: 47130

City: PROSPER State: KY. Zip: 40059

Primary Phone: _____

Primary Phone: (502) 277-6613

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: THEMCCARTINCO@AOL.COM

Owner Signature (required): Steve Robinson

(502) 630-5502

Check if primary contact

Plan prepared by: Check if primary contact

Name: JOHN MILLER

Company: MILLER-WILLY INC.

Address: S. 4th St.

City: LOUISVILLE State: KY. Zip: _____

Primary Phone: (502) 636-5501

Alternate Phone: _____

Email: JOHN@MILLERWILLY.COM

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City: _____ State: FEB 2016 Zip: _____

Primary Phone: PLANNING & DESIGN SERVICES

Alternate Phone: _____

Email: _____

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, MR. STEVE ROBINSON, in my capacity as OWNER, hereby representative/authorized agent/other

certify that Steve Robinson is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Steve Robinson Date: 2/26/16

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

16 DEVPLAN 1044

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Mrs. James Logsdon

Name: Barry Mc Cartin

Company: _____

Company: MACTEST, LLC.

Address: 4152 TAYLOR BLVD.

Address: 7007 BREAKWATER PLACE

City: LOUISVILLE State: Ky. Zip: 40214

City: Prosper State: Ky. Zip: 40059

Primary Phone: _____

Primary Phone: (502) 87-6613

Alternate Phone: _____

Alternate Phone: _____

Email: 951926@4400.com

Email: THE M^C CARTIN CO @ AOL.COM

Owner Signature (required): [Signature]

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: _____

Company: _____

Company: MILLER-WHARTY INC.

Address: _____

Address: S. 4th ST.

City: _____ State: _____ Zip: _____

City: LOUISVILLE State: Ky Zip: _____

Primary Phone: _____

Primary Phone: 636-5501

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: JOHN@MILLERWHARTY.COM



Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Susan Logsdon, in my capacity as Owner, hereby
representative/authorized agent/other

certify that [Signature] is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____ Date: 2/26/16

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

16 DEVPLAN 1044

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: TAYLOR RENTALS LLC

Name: 9420 LLC / GARY McCARTIN

Company: Ms. Peri Shelton Member

Company: _____

Address: 4146 TAYLOR Blvd.

Address: 312 S. 4th St.

City: Louisville State: Ky. Zip: 40215

City: Louisville State: Ky. Zip: 40202

Primary Phone: _____

Primary Phone: (502) 917-6613

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Owner Signature (required): _____

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: John Miller

Company: _____

Company: MILLER/WILLY

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: Louisville State: Ky. Zip: _____

Primary Phone: _____

Primary Phone: (502) 636-5501

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: JOHN@MILLERWILLY.COM

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Certification Statement:

A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Peri Shelton, in my capacity as OWNER/MEMBER, hereby
representative/authorized agent/other

certify that Louisville Rentals, LLC is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Peri Shelton

Date: February 19, 2014

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

16 DEVLPLAN 1044



District Development Plan Application

Louisville Metro Planning & Design Services

Case No.: 16DEVPLAN1044 Intake Staff: A

Date: 2/29/16 Fee: \$

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Application Type: Detailed District Development Plan Revised District Development Plan General District Development Plan

Project Description (e.g., retail center and office development, etc.): two tracts one for O'Reillys Auto and one for Valero

Project Name: Taylor Boulevard Commercial

Primary Project Address: 4152-4178 Taylor Boulevard

Additional Address(es): _____

Primary Parcel ID: # 066D00150000

Additional Parcel ID(s): 12 others as shown

of Residential Units: - Commercial Square Footage: 10,827 sf

Proposed Use: COMMERCIAL Existing Use: residential & vacant

Existing Zoning District: C-1 Existing Form District: TN

Deed Book(s) / Page Numbers²: 6262x351, 7555x625, 7624x438, 7863x822, 7351x292, 10170x326

The subject property contains 1.95 acres. Number of Adjoining Property Owners: 94

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? This information can be found in the Land Development Report (Related Cases)¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 14 ZONE 1037 Docket/Case #: 16 DEVPLAN 1025

Docket/Case #: _____ Docket/Case #: _____