

APPROVE VICINITY MAP
NOT TO SCALE
DEVELOPMENT PLAN
DRAWING NO. 9-4499
APPROVAL DATE Aug 19 1999
EXPIRATION DATE
SIGNATURE: [Signature]

REVISIONS:
DRAWN BY: HEC
DRAWING NAME: 99008MSD.DWG
PLOT NAME: 99008MSD.DWG

Professional's Seal
EVANS/GRIFFIN, INC.
Engineers & Land Surveyors
1417 Story Avenue
Louisville, Kentucky 40206
(502) 589-3589

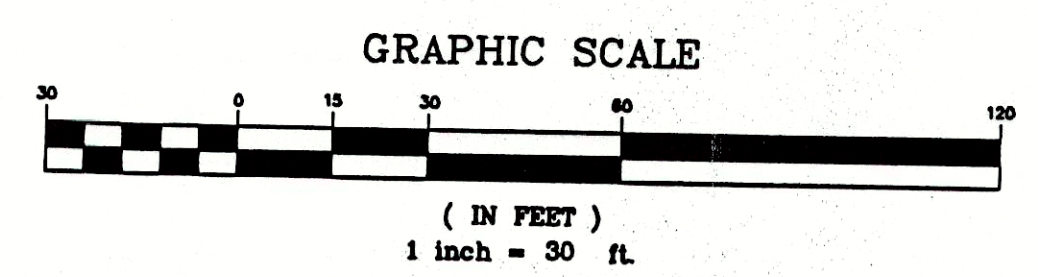
- RECAPITULATION
- 1. EXISTING ZONING M - 2
 - 2. PROPOSED ZONING C - 3
 - 3. NO OFF-STREET PARKING SPACES REQUIRED IN C-3 ZONING DISTRICT PER ARTICLE-10.

NOTICE (See back)
PERMITS SHALL BE ISSUED ONLY IN COMPLIANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

- NOTES:
- 1. MSD WM # _____
 - 2. SANITARY SEWER SERVICE AVAILABLE BY EXISTING CONNECTIONS.
 - 3. THERE WILL BE NO CHANGE IN THE EXISTING DRAINAGE.
 - 4. THE EXISTING BUILDINGS WILL REMAIN.
 - 5. WEST MAIN STREET IS LOCATED IN THE DOWNTOWN OVERLAY REVIEW DISTRICT.
 - 6. THE SITES ARE LOCATED IN THE WEST MAIN STREET HISTORIC DISTRICT.
 - 7. A WAIVER OF THE 10 FOOT LANDSCAPE BUFFER AREA ALONG THE EAST LINE OF 811 WEST MAIN STREET AND ALONG THE WEST LINE OF 823 WEST MAIN STREET IS REQUIRED.

PRELIMINARY APPROVAL
Date of Approval: 5/13/99
[Signature]
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

62 CITY OF LOUISVILLE
DEPARTMENT OF INSPECTIONS, PERMITS & LICENSES
PRELIMINARY DEVELOPMENT SITE PLAN APPROVAL
5-13-99
[Signature]
No New Const.



OWNERS/ DEVELOPERS		
TAX LOT	PROPERTY OWNER	OWNER'S ADDRESS
9	FORTE DEVELOPMENT LLC	819 WEST MAIN STREET
10	D.B. 7184, PG. 125.	LOUISVILLE, KENTUCKY 40202
11	D.B. 7184, PG. 119.	
8	JANE & ASHTON HARCOURT KAY L. & W.T. CRUTCHER	607 CLUB LANE LOUISVILLE, KENTUCKY 40207
7	HELEN REGINA TROVER D.B. 6788, PG. 736.	1424 HEPBURN AVENUE LOUISVILLE, KENTUCKY 40204
6	HELEN RUTH INC. D.B. 7112, PG. 510.	1424 HEPBURN AVENUE LOUISVILLE, KENTUCKY 40204

MAIN STREET ZONING
811 - 823 WEST MAIN STREET
DETAIL DISTRICT DEVELOPMENT PLAN

DATE: 03/29/99
PROJECT NO.: 99008
Sheet 1 of 1

RECEIVED
MAY 18 1999
PLANNING & DEVELOPMENT SERVICES
9-44-99 LW

BINDING ELEMENTS

DOCKET NO. 9-44-99

RESOLVED, that the Louisville and Jefferson County Planning Commission does hereby **RECOMMEND** to the Board of Aldermen of the City of Louisville, the change in zoning from **M-2 Industrial to G-3 Central Business District** on property described in the attached legal description be **APPROVED**.

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby **APPROVE** the district development plan **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The exterior of the structures shall be maintained. Exterior additions or alterations shall not be made without prior approval of the Planning Commission's Land Development and Transportation Committee and the Louisville Landmarks Commission.
3. The development shall not exceed 135,000 square feet of gross floor area.
4. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site.
6. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:
 - a. The development plan must receive full construction approval from the City of Louisville Department of Inspections, Permits and Licenses (617 W. Jefferson Street) and the Metropolitan Sewer District (700 West Liberty).
7. If a renovation permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
8. 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.
9. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
10. 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.
11. The subject property will not be devoted to any of the following uses without permission of the Louisville Board of Aldermen: Adult Entertainment Arcade, Adult Book Store, Adult Entertainment Provider, Adult Motion Picture Theater, Adult Stage Show Theater, Adult Video Cassette Rental Center, Cabaret, Commercial Sexual Entertainment Center, Massage Parlor, Taxi Dance Hall or other similar establishment characterized by the provision of "sexual activities as defined by the Development Code.