

Case No. 20-ZONE-0087 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan and Amendment to Record Plat, **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Within 90 days of final approval of the change in zoning by the Louisville Metro Council, a minor subdivision plat must be approved by Planning and Design Services staff and recorded creating the lot lines as shown on the approved development plan.
3. 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.
4. One Type A tree shall be planted at each common property line, for a total of four Type A trees. Trees shall be planted within six months of final action/approval by the Louisville Metro Council.

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:

BY: *James Upstall*
DATE: *11/11/20*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

NORFOLK ESTATES, SEC 2-A
PB 26, PG 69

GANSETT DOCK, LLC
DB 11289, PG 30

GORDON F. & EARLENE R. HAYWORTH
DB 9194, PG 664

HUGG PROPERTIES, LLC
DB 9879, PG 838

ADRIATIC, LLC
DB 11494, PG 108

COMMON OPEN AREA
NORFOLK ESTATES, SEC 2-A
PB 26, PG 69

LOT 49
NORFOLK ESTATES, SEC 1
PB 24, PG 79

JOHN HUGG & PENNA
BRINGHURST
DB 9930, PG 684
DB 9930, PG 686

JBL INVESTMENT, LLC
DB 10627, PG 0219

WILLIAM AND DORA YOUNG
DB 6498, PG 0681

PHILIP VONNOSTITZ
DB 10130, PG 0706

DARIN L MAYS
DB 6640, PG 0423

JULIA OZIER
DB 10313, PG 35

BRENDA MITCHELL
DB 6510, PG 434

LJ & JUDY CASKEY
DB 9200, PG 977

NORFOLK ESTATES, SEC 5
PB 28, PG 10

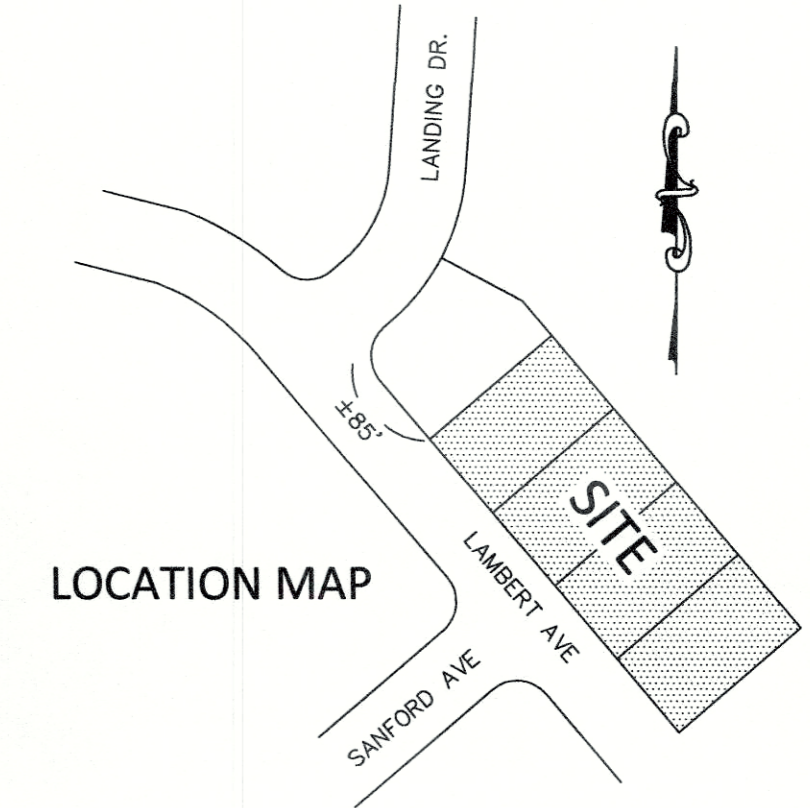
ROBINSON FRANCIOS
DB 11672, PG 747

LEGEND

- FOUND BOUNDARY CORNER AS NOTED
- SET 5/8" REBAR W/SURVEY CAP STAMPED JOHN THOMAS 3259" UNLESS NOTED
- CABLE TV PEDESTAL
- AIR CONDITIONER
- CLEANOUT
- ELECTRIC TRANSFORMER
- ELECTRIC PEDESTAL
- GAS VALVE
- GAS METER
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY MANHOLE

SCALE 1"=30'
0 30' 60'

LOCATION MAP



PRELIMINARY APPROVAL
Condition of Approval: _____

Michael T.K. 11-5-20
Development Review Date
METRO POLITAN SEWER DISTRICT

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

LOUISVILLE METRO
**APPROVED DISTRICT
DEVELOPMENT PLAN**
DOCKET NO. *20-Zone-0087*
APPROVAL DATE *Dec. 3, 2020*
EXPIRATION DATE _____
SIGNATURE OF PLANNING COMMISSION _____
PLANNING COMMISSION

SITE DATA

EXISTING ZONING: UN R7
PROPOSED ZONING: UN NEIGHBORHOOD
EXISTING FORM DISTRICT: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
GROSS SITE AREA: 52,845 SF OR 1.21AC
FAR: VARIES, SEE CHART BELOW
EXISTING UNITS: 8
LOT SIZE: VARIES, SEE CHART BELOW
EXISTING DENSITY: 1 DU PER LOT

SITE REQUIREMENTS

FAR: MAX 0.75
DENSITY: MAX 1 DU PER LOT
MIN. LOT WIDTH: 2,500 SF
MIN. FRONT YARD SETBACK: 15'
MIN. STREET SIDE YARD SETBACK: 3'
MAX. FRONT YARD SETBACK: 25'
MIN. SIDEYARD SETBACK: 3'
MIN. REAR YARD SETBACK: 5'
MAX BUILDING HEIGHT: 4'

NOTE** ALL STRUCTURES ARE EXISTING, NO CONSTRUCTION TO BE DONE AT THIS TIME.

PARKING CALCULATIONS

MIN. PARKING REQUIRED: 2
(2 SPACES PER DWELLING UNIT, INCLUDING GARAGES, DRIVEWAYS AND CARPORTS)
PARKING ALLOWED: 4
(UP TO 4 VEHICLES MAY BE PARKED OUTSIDE, DOES NOT INCLUDE VEHICLES PARKED IN GARAGE)
PARKING PROVIDED PER LOT: 2
(ONE IN DRIVEWAY, ONE IN GARAGE)

TRACT #	LOT SF	BLDG SF	FAR	DU PER LOT
45 - A	4695 SF	1574 SF	0.34	1
45 - B	4682 SF	1559 SF	0.33	1
46 - A	4697 SF	1558 SF	0.33	1
46 - B	4671 SF	1561 SF	0.33	1
47 - A	4671 SF	1553 SF	0.33	1
47 - B	4687 SF	1565 SF	0.33	1
48 - A	4701 SF	1558 SF	0.33	1
48 - B	4685 SF	1565 SF	0.33	1

GENERAL NOTES

- 1.) ALL STRUCTURES AND DRIVEWAYS ARE EXISTING. NO CONSTRUCTION IS TO OCCUR ON SITE. THE SOLE PURPOSE FOR THIS DEVELOPMENT PLAN IS FOR REZONING ONLY.
- 2.) BECAUSE NO CONSTRUCTION WILL OCCUR ON SITE, PROJECT IS NOT REQUIRED TO MEET GREEN INFRASTRUCTURE REQUIREMENTS OF MSD.
- 3.) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA PER FIRM MAP NO. 21111C0078E
- 4.) THIS PROPERTY IS LOCATED WITHIN THE BUECHEL FIRE PROTECTION DISTRICT

RECEIVED
SEP 28 2020
PLANNING & DESIGN SERVICES

UNIT OWNERS

HUGG PROPERTIES, LLC
4215 LAMBERT AVENUE
TAX I.D. NO. 3099048A0000
DEED BOOK 8806, PAGE 571
LOT 48, NORFOLK ESTATES, SECTION 1
PLAT & SUBDIVISION BOOK 24, PAGE 79
UNIT A, BUECHEL LANDING CONDOMINIUMS, PHASE 2
APARTMENT OWNERSHIP BOOK 62, PAGE 20

MARILYN F. GRAHAM
4217 LAMBERT AVENUE
TAX I.D. NO. 3099048B0000
DEED BOOK 7950, PAGE 311
LOT 47, NORFOLK ESTATES, SECTION 1
PLAT & SUBDIVISION BOOK 24, PAGE 79
UNIT B, BUECHEL LANDING CONDOMINIUMS, PHASE 2
APARTMENT OWNERSHIP BOOK 62, PAGE 20

LEE ANN & JOHN MICHAEL, JR, HUGG
4219 LAMBERT AVENUE
TAX I.D. NO. 3097047A0000
DEED BOOK 8489, PAGE 464
LOT 47, NORFOLK ESTATES, SECTION 1
PLAT & SUBDIVISION BOOK 24, PAGE 79
UNIT A, BUECHEL LANDING CONDOMINIUMS, PHASE 4
APARTMENT OWNERSHIP BOOK 67, PAGE 33

HUGG PROPERTIES, LLC
4221 LAMBERT AVENUE
TAX I.D. NO. 3097047B0000
DEED BOOK 8806, PAGE 574
LOT 47, NORFOLK ESTATES, SECTION 1
PLAT & SUBDIVISION BOOK 24, PAGE 79
UNIT B, BUECHEL LANDING CONDOMINIUMS, PHASE 4
APARTMENT OWNERSHIP BOOK 67, PAGE 33

HUGG PROPERTIES, LLC
4223 LAMBERT AVENUE
TAX I.D. NO. 3097048A0000
DEED BOOK 9931, PAGE 779
LOT 46, NORFOLK ESTATES, SECTION 1
PLAT & SUBDIVISION BOOK 24, PAGE 79
UNIT A, BUECHEL LANDING CONDOMINIUMS, PHASE 5
APARTMENT OWNERSHIP BOOK 67, PAGE 34

RANDALL L. & THERESA M. YATES
4225 LAMBERT AVENUE
TAX I.D. NO. 3097048B0000
DEED BOOK 8109, PAGE 381
LOT 46, NORFOLK ESTATES, SECTION 1
PLAT & SUBDIVISION BOOK 24, PAGE 79
UNIT B, BUECHEL LANDING CONDOMINIUMS, PHASE 5
APARTMENT OWNERSHIP BOOK 67, PAGE 34

HUGG PROPERTIES, LLC
4227 LAMBERT AVENUE
TAX I.D. NO. 3650000A0000
DEED BOOK 8598, PAGE 721
LOT 45, NORFOLK ESTATES, SECTION 1
PLAT & SUBDIVISION BOOK 24, PAGE 79
UNIT A, BUECHEL LANDING CONDOMINIUMS, PHASE 6
APARTMENT OWNERSHIP BOOK 113, PAGE 12

HUGG PROPERTIES, LLC
4229 LAMBERT AVENUE
TAX I.D. NO. 3650000B0000
DEED BOOK 8598, PAGE 721
LOT 45, NORFOLK ESTATES, SECTION 1
PLAT & SUBDIVISION BOOK 24, PAGE 79
UNIT B, BUECHEL LANDING CONDOMINIUMS, PHASE 6
APARTMENT OWNERSHIP BOOK 113, PAGE 12



NO.	REVISION	DATE