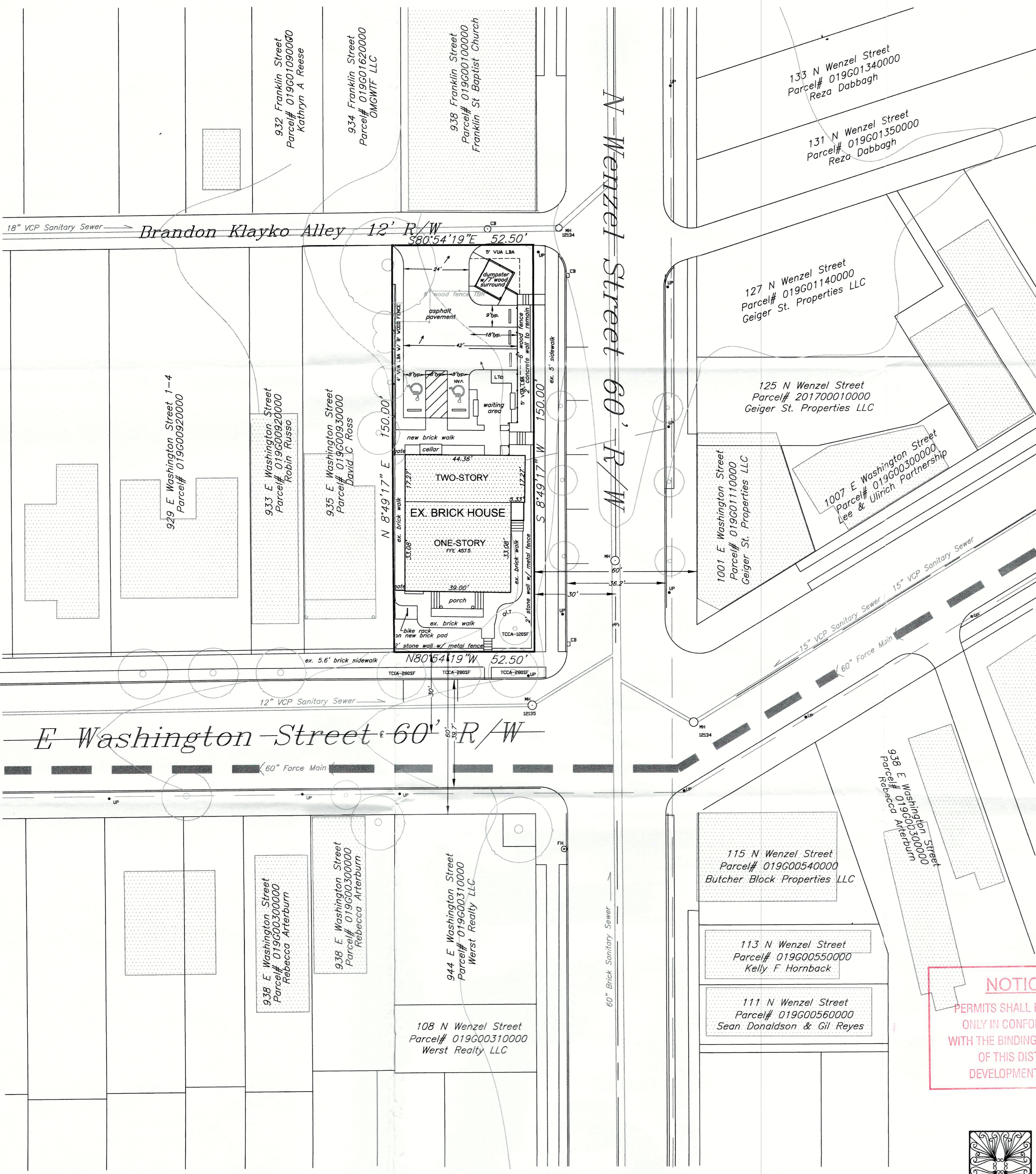


### **Case No. 19-ZONE-0071 Binding Elements**

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

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
  - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter
  - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
  - d. The site is located in the Butchertown Historic Preservation district. A Certificate of Appropriateness must be reviewed and approved for exterior modifications. A copy of this approval shall be on file in the offices of the Planning Commission.
3. 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.
4. 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.
5. 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.



**GENERAL NOTES**

- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheelstops and protective curbing at least 6" high and 6" wide shall be provided to prevent vehicles from overhanging sidewalks, properties or public rights of ways to protect landscaped areas and adjacent properties. Such wheelstops or curbing shall be at least three feet from any adjacent property line, woody vegetation or structure.
- Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.

**WORKS NOTES**

- Construction plans, bond and permit are required by Metro Public Works prior to construction approval.
- Existing sidewalk reconstruction and repairs shall be required, as necessary, to meet current MPW standards and shall be inspected prior to final bond release.
- All roadway and entrance intersections shall meet requirements for landing areas as set by Metro Public Works standards and shall be inspected prior to final bond release.

**APCD NOTES**

- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

**MSD NOTES**

- Drainage patterns depicted by arrows (→) is for information purposes only, all areas of the site are to be paved or finish graded in a manner that results in sheet flow as depicted. No areas of ponding water will be accepted.
- Construction plans and documents shall comply with the Louisville & Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Site will sheet flow to the catch basin in the alley. Verification of the catch basin capacity required prior to MSD construction plan approval.
- All retail shops must have individual connections per MSD's fats oils and grease policy.

**FLOODPLAIN NOTE**

NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL NO. 21111C0026E, DATED DEC. 5, 2006.

**IMPERVIOUS AREA**

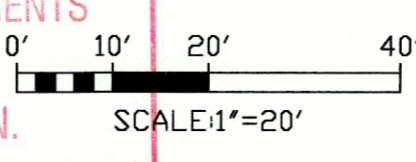
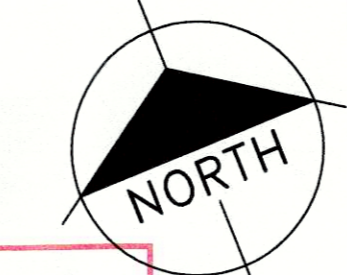
EXISTING IMPERVIOUS 4,036SF PROPOSED IMPERVIOUS 6,060 SF

PRELIMINARY APPROVAL  
 Condition of Approval: \_\_\_\_\_  
 \_\_\_\_\_  
 Development Review Date  
 LOUISVILLE & JEFFERSON COUNTY  
 METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL  
 DEVELOPMENT PLAN  
 CONDITIONS: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 DATE: 12/11/19  
 LOUISVILLE/ JEFFERSON COUNTY  
 METRO PUBLIC WORKS

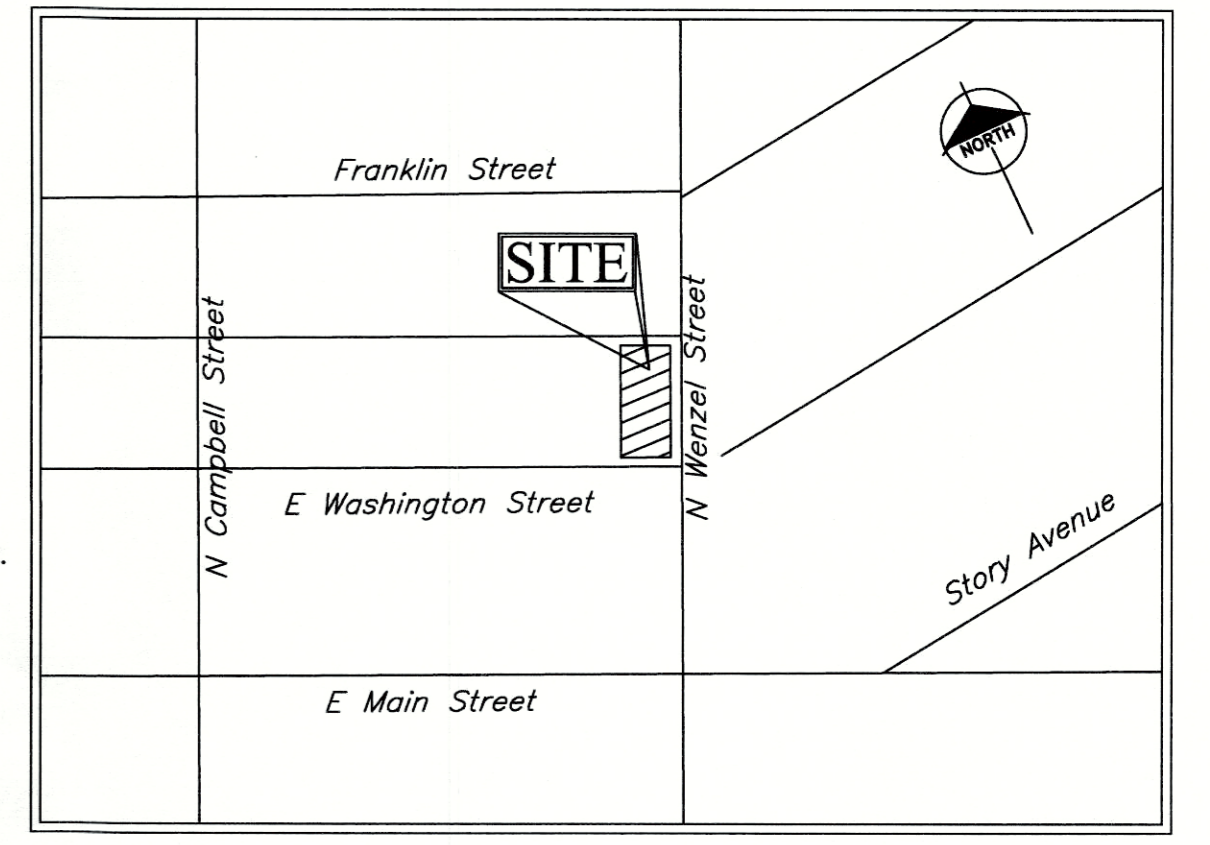
METRO  
 LOUISVILLE  
 APPROVED DISTRICT  
 DEVELOPMENT PLAN  
 DOCKET NO. 19-Zone-0071  
 APPROVAL DATE Feb 20, 2020  
 EXPIRATION DATE  
 SIGNATURE OF PLANNING COMMISSION  
 \_\_\_\_\_  
 PLANNING COMMISSION

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



**LEGEND**

○	MH	Manhole
□	CB	Catch Basin
●	UP	Utility Pole
●	FH	Fire Hydrant
○	LT	Light Standard
esp		Edge of Pavement
— ONE —		Overhead Electric
—		Sanitary Sewer
///		Proposed Crosswalk
—		Proposed Wheelstop



LOCATION MAP

**Site Data**

EXISTING ZONING : R-6  
 PROPOSED ZONING : C-1  
 EXISTING FORM DISTRICT : TN  
 PROPOSED LAND USE : RESTAURANT  
 TOTAL SITE AREA : 0.18 ACRES / 7,875 SF  
 TOTAL BUILDING AREA : 2,822 SF  
 1st FLOOR : 2,056 SF 2nd FLOOR : 766 SF  
 FLOOR AREA RATIO : 0.36

**PARKING CALCULATION**  
 Maximum Allowed 2,822sf @ 1 space / 125sf - 23 spaces  
 Minimum Required 2,822sf @ 1 space / 250sf - 9 spaces\*  
 (\*11 spaces - 20% per section 9.1.1.F.8 of the Development Code)  
 PARKING PROVIDED : 10 SPACES

**BICYCLE PARKING** 2 spaces at a rack as shown 2 inside  
 2 short term spaces @ 1 per 50 customer seats  
 2 long term spaces

**TREE CANOPY CALCULATION**  
 Site Area 7,875 SF Required Tree Canopy 5% or 394 sf  
 Preserved Tree Canopy 960 sf  
 No New Tree Canopy Required

A Landscape Waiver will be required to permit the required 15' LBA required pper LDC Section 10.2.4 along the west property line to be reduced to 4' with the proposed mitigation measurers of an 8' wood fence and columnar evergreen trees.



PDS CASE# 19-ZONE-0071

**District Development Plan**

DB 11219 P 239  
 PARCEL #019G00940000

**Washington House**

939 E. Washington Street Louisville, KY 40206

Owner/Developer Nichols Ventures LLC  
 130 N. Campbell Street  
 Louisville, KY 40206

**MILLER · WIHRY**  
 MWLLC  
 Engineers · Surveyors · Planners  
 1387 South Fourth St. Louisville, KY 40208 Tel (502)636-5501

REVISIONS	SCALE
	1" = 20'
	DR.
	CK.
	DATE
	12/9/19

FILE NO.	DP
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