

ORDINANCE NO. 018, SERIES 2022

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTIES LOCATED AT 5402 AND 5406 COOPER CHAPEL ROAD CONTAINING APPROXIMATELY 9.24 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 21ZONE0108) (AS AMENDED).**

**SPONSORED BY: COUNCIL MEMBER MADONNA FLOOD**

**WHEREAS**, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the "Planning Commission") and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 21ZONE0108; and

**WHEREAS**, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 21ZONE0108 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with an additional binding element.

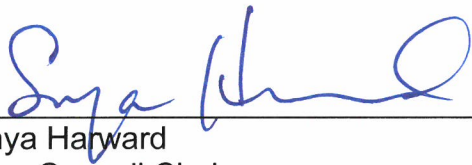
**NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:**

**SECTION I:** That the zoning of the properties located at 5402 and 5406 Cooper Chapel Road containing approximately 9.24 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 21ZONE0108, is hereby changed from R-4 Residential Single Family and C-1 Commercial to PRD Planned Residential; provided, however, said properties shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 21ZONE0108-, with the following additional binding element:

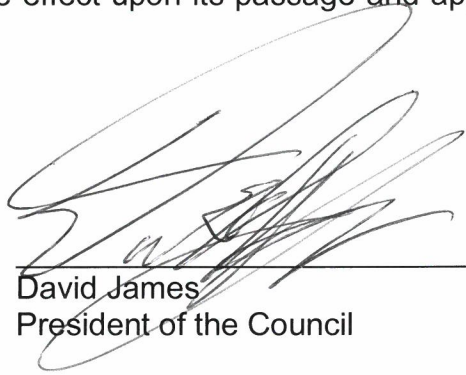
13. At the time the developer turns control of the homeowners' association over to the homeowners, the developer shall

provide sufficient funds to ensure there is no less than \$3,000 cash in the homeowners' association account. No homeowners' association funds shall be used by the developer to fulfill either the developer's obligations under Plan 2040 or any improvement submitted as part of the approved development plan, including but not limited to plantings and paving. Notwithstanding the foregoing, the homeowners' association funds may be used for the post-construction maintenance obligations of common elements, including maintenance of the condominium open space. The subdivision performance bond may be required by the Planning Commission to fulfill this funding requirement.

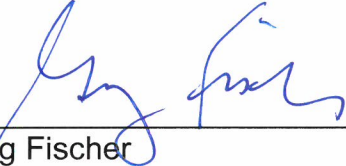
**SECTION II:** This Ordinance shall take effect upon its passage and approval or otherwise becoming law.



Sonya Harward  
Metro Council Clerk



David James  
President of the Council



Greg Fischer  
Mayor

2/28/2022

Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

By: 