

### **Case No. 19-ZONE-0073 COA's and Binding Elements**

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

#### **Existing Conditions of Approval for Conditional Use Permit (to be retained)**

1. The site shall be developed in strict compliance with the approved development plan. No further development shall occur on the site without prior review and approval by the Board.
2. The site shall be landscaped in accordance with the requirements of Article 12 of the Zoning District Regulations.
3. No freestanding signs shall be constructed on the property.
4. If, within one year of the granting of the Conditional Use Permit, the roadway has not been closed as a public right-of-way, the developer shall grant additional right-of-way to provide a total of 25 feet from the centerline and widen the roadway to 20 feet per Jefferson County Department of Public Works standard. At such time the developer shall provide construction plans, the appropriate bonding and obtain an encroachment permit.
5. The area shall be used exclusively for transient parking of motor vehicles belonging to invitees of the owner or lessee of said lot.
6. All driveways and the area used for the parking of vehicles shall be surfaced with a hard and durable material and be properly drained.
7. All outdoor lighting shall be directed downward and away from adjacent residential property. The lighting shall be low intensity vapor lighting.
8. The approval of all plans and specifications for the improvement, surfacing, and drainage for said parking area will be obtained from the Director of Works for the City of Louisville prior to use of the parking area.
9. The Conditional Use Permit shall be "exercised as described in KRS 100.237 within one year of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for off-street parking without further review and approval by the Board.

#### **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. No animals shall be boarded on the premises, except as required for ongoing veterinary treatment, and no animal pens or runs shall be located outside the structure.
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 or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
  - 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 certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
  - e. A minor plat or legal instrument shall be recorded consolidating the property into one lot. 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.
  - f. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the January 23, 2020 Planning Commission hearing. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
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. 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.



**GENERAL NOTES**

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0094E, DECEMBER 5, 2006)
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- CONSTRUCTION PLANS, BOND & PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS AND TELECOM BOXES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- HYDRIC SOIL IS INDICATED BY LQJC ON A PORTION OF THIS PROPERTY, HOWEVER NO SITE DISTURBANCE WILL TAKE PLACE WITHIN THE AREAS DELINEATED AS HYDRIC SOILS.
- A KARST SURVEY WAS PERFORMED BY KELLI JONES ON OCTOBER 9, 2019 AND NO KARST FEATURES WERE FOUND WITHIN THE DEVELOPMENT AREA.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST 6 INCHES HIGH AND 6 INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS OF WAY, TO PROTECT LANDSCAPE AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST 3 FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

**EPSC NOTES**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY M.S.D.'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMPs SHALL BE INSTALLED PER THE PLAN AND M.S.D. STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER M.S.D. STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

**EPSC PHASING**

- INSTALL TEMP. CONSTRUCTION ENTRANCE, INLET PROTECTION & SILT FENCE.
- BEGIN CONSTRUCTION.
- REMOVE SILT FENCES AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

**UTILITY NOTE**

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "B.U.D." (TOLL FREE PHONE NO. 1-800-382-5544) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

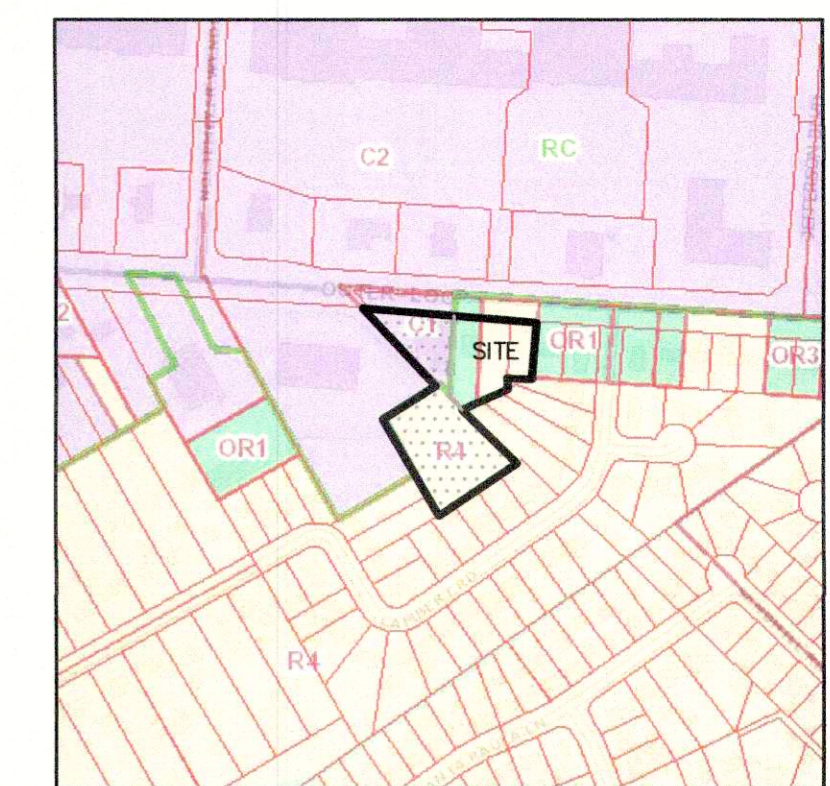
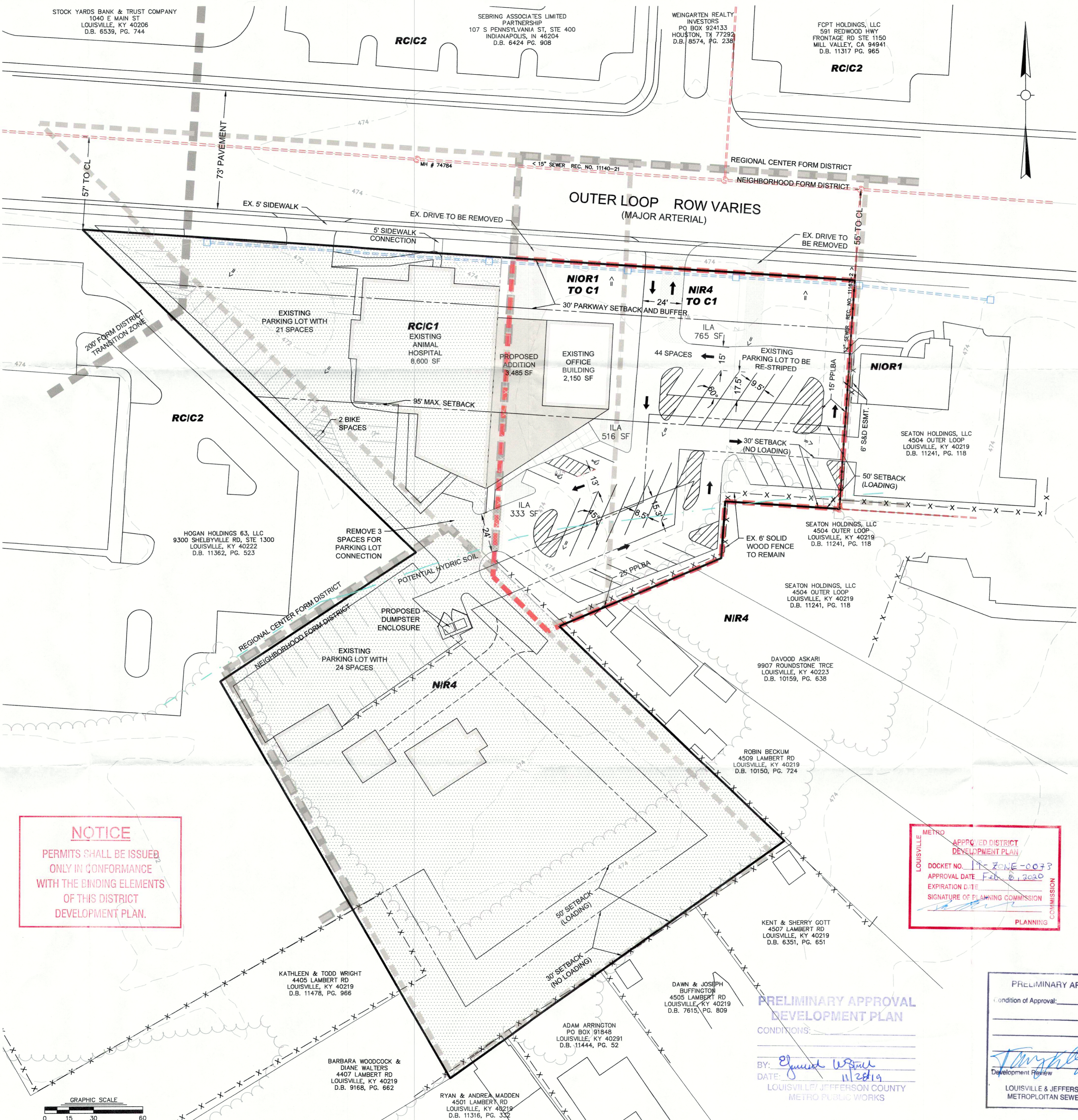
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, NATURE, AND STATUS OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL EXTEND, ADJUST OR RECONSTRUCT TO THE SIZE AND LOCATION AS SHOWN ON THE ARCHITECTS PLANS.

**LEGEND**

- EX. STORM SEWER
- EX. SANITARY SEWER
- DRAINAGE FLOW ARROWS
- EX. CONTOUR
- EX. ZONING BOUNDARY
- AREA OF ZONING CHANGE
- EX. FORM DISTRICT LINE
- EXISTING BUILDING TO REMAIN
- PROPOSED NEW BUILDING
- EX. PAVEMENT TO BE REMOVED
- PROPOSED NEW PAVEMENT
- PROPOSED NEW SIDEWALK
- NOT IN DEVELOPMENT AREA
- EXISTING FENCE
- POTENTIAL HYDRIC SOILS

**NOTICE**

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



**SITE DATA**

EXISTING ZONING DISTRICT:	C1, OR1, & R4
PROPOSED ZONING DISTRICT:	C1 & R4
FORM DISTRICT:	RCFD & NFD
EXISTING USE:	ANIMAL HOSPITAL, OFFICE, & PARKING
PROPOSED USE:	ANIMAL HOSPITAL & PARKING
GROSS LOT AREA:	2.85 AC (124,159 SF)
DEVELOPMENT AREA:	0.90 AC (39,051 SF)
BUILDING FOOTPRINT:	14,235 SF
EXISTING:	10,750 SF
NEW:	3,485 SF
GROSS BUILDING AREA:	14,235 SF
BUILDING HEIGHT:	30'
FAR (BASED ON LOT AREA):	0.11

**TREE CANOPY REQUIREMENTS**

DEVELOPMENT AREA:	39,051 SF
EXISTING TREE CANOPY:	0-40%
EXISTING TREE CANOPY TO REMAIN:	0 SF (0%)
REQUIRED NEW TREE CANOPY:	7,810 SF (20%)

**ILA CALCULATIONS**

VUA AREA (WITHIN DEVELOPMENT AREA):	20,286 SF
ILA REQUIRED (7.5%):	1,521 SF
ILA PROVIDED:	1,614 SF

**IMPERVIOUS AREA CALCULATIONS**

DEVELOPMENT AREA:	39,051 SF (0.90 ACS)
EXISTING IMPERVIOUS AREA:	26,528 SF (0.61 ACS)
PROPOSED IMPERVIOUS AREA:	26,315 SF (0.60 ACS)
DIFFERENCE:	LESS 313 SF (0.01 ACS)

**PARKING CALCULATIONS**

PARKING REQUIRED:	40 SPACES
(1 SPACE/250 SF = 57, LESS 30% = 40)	
PARKING ALLOWED:	95 SPACES
(1 SPACE/150 SF = 95)	
PARKING PROVIDED:	89 SPACES
(INCLUDING 4 H.C. SPACES)	

LESS: THIS SITE QUALIFIES FOR THE FOLLOWING REDUCTIONS PER LDC 9.1.3.F AS FOLLOWS:

- 10% REDUCTION - TARC PROXIMITY
- 20% REDUCTION - GREEN SITE DESIGN STANDARDS
- PREVIOUSLY DEVELOPED SITE
- TARC ROUTE 18

**BIKE PARKING REQUIREMENTS**

LONG TERM BIKE PARKING:	2 SPACES
SHORT TERM BIKE PARKING:	2 SPACES

NOTE: LONG TERM BIKE PARKING IS PROVIDED INSIDE EXISTING STRUCTURES.

**ADDITIONAL REQUESTS**

- WAIVER OF LDC 10.2.4 TO ALLOW THE EXISTING PARKING LOT TO ENROACH INTO THE REQUIRED PROPERTY PERIMETER LANDSCAPE BUFFER AREA AND TO WAIVE A PORTION OF THE PLANNING REQUIREMENTS.

**LOUISVILLE METRO**

APPROVED DISTRICT DEVELOPMENT PLAN

DOCKET NO. 19-ZONE-0073

APPROVAL DATE: Feb. 6, 2020

EXPIRATION DATE:

SIGNATURE OF PLANNING COMMISSION:

PLANNING COMMISSION

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

CONDITIONS:

BY: *Quinn W. Smith*

DATE: 11/28/19

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

**PRELIMINARY APPROVAL**

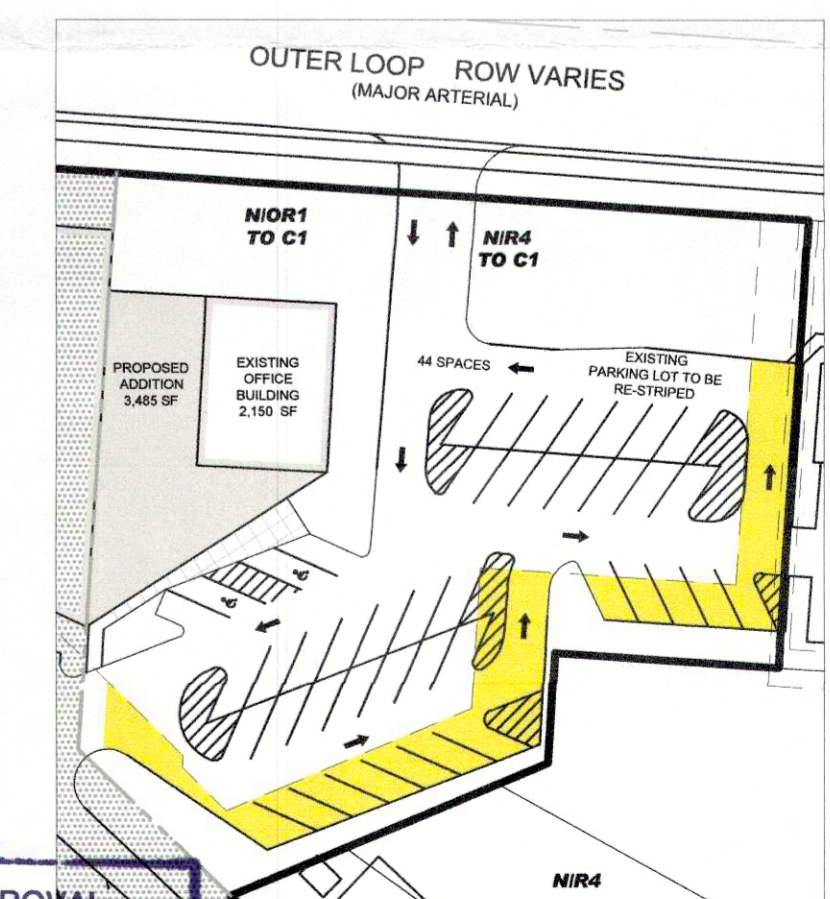
Condition of Approval:

Signature: *Timothy J. ...*

Development Review

DATE:

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



**SABAK, WILSON & LINGO, INC.**

ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS

THE HENRY CLAY  
608 S. THIRD STREET,  
LOUISVILLE, KENTUCKY 40202

PROJECT TITLE: JEFFERSON ANIMAL HOSPITAL EXPANSION  
4504 OUTER LOOP, LOUISVILLE, KY 40219  
T.B. 643, LOTS 146, 147, 148 & 149

DEVELOPER: CAPITAL SECURITY CORPORATION

NOV 15 2019

PLANNING & DESIGN SERVICE

JOB NO. 3191

SCALE: 1"=30'

DATE: 09/16/19

DRAWING NO: **DDP**

SHEET 1 OF 1