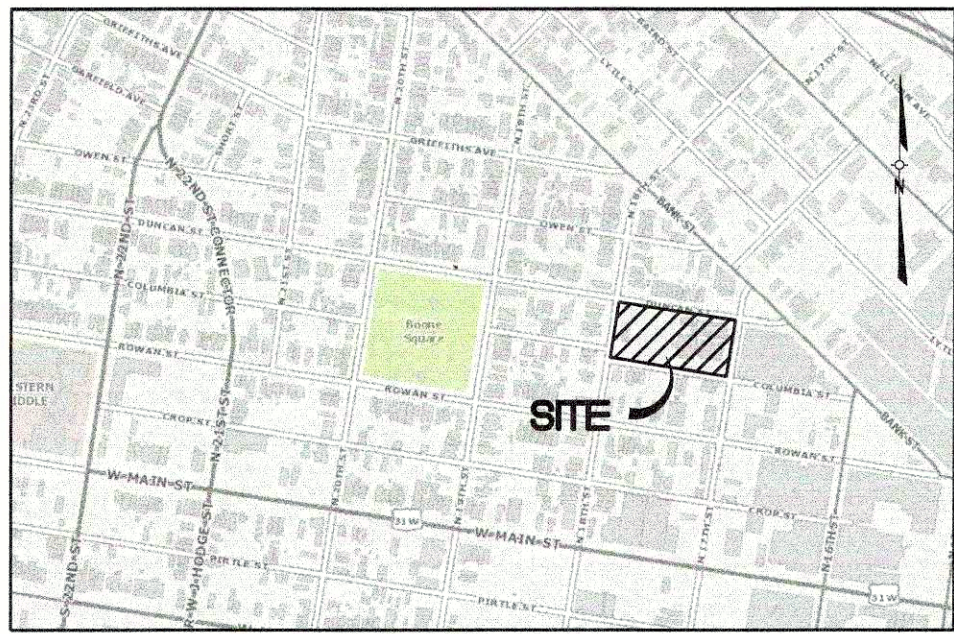


Case No. 21-ZONE-0042 Binding Elements

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 Louisville Metro Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
 - 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 building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A reciprocal access, crossover easement agreement, and shared parking agreement in a form acceptable to the Planning Commission legal counsel shall be created between the properties shown on the development site and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services.
 - e. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the June 17, 2021 Planning Commission public hearing. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro 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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.



VICINITY MAP
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY
NOT TO SCALE

GRAPHIC LEGEND

- INTERIOR LANDSCAPE AREA
- COMBINED SEWER OVERFLOW FLOODPLAIN (OBTAINED FROM LOJIC)
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUBS
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING

GENERAL NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- SANITARY SEWER SERVICE PROVIDED BY PRIVATE SERVICE CONNECTION, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 16,500 SF (0.38 ACRES). COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- VERGE AREAS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED PER LOUISVILLE METRO PUBLIC WORKS.
- CONSTRUCTION PLANS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL PROPOSED SIDEWALKS ARE A MINIMUM OF 4' WIDE ALONG ALLEYS AND INTERNAL TO DEVELOPMENT.
- DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS, IF REQUIRED.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY ORDINANCES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ANY REQUIRED FILL IN THE COMBINED SEWER FLOODPLAIN SHALL BE COMPENSATED ON SITE AT A RATIO OF 1.5 TO 1. HOWEVER, NO ADDITIONAL FILL MATERIAL IS PROPOSED WITHIN THE LIMITS OF THE COMBINED SEWER FLOODPLAIN.
- LOWEST ELEVATION FOR FINISH FLOOR AND MACHINERY TO BE AT OR ABOVE 455.50.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES AND SHALL REMAIN SHEET FLOW TO THE RIGHT OF WAY. CAPACITY TO THE CATCH BASIN SHALL BE VERIFIED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THE DEVELOPER / PROPERTY OWNER SHALL INSTALL A CONCRETE BOARDING PAD, BENCH PAD AND THEN NOTIFY TARC WHEN THE CONSTRUCTION IS COMPLETE. TARC WILL THEN INSTALL A STANDARD BENCH. IN ADDITION, THE DEVELOPER / PROPERTY OWNER SHALL CLEAN THE STOP AS NEEDED.



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY:
DATE:
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.

SURVEY INFORMATION

THE SITE SURVEY INFORMATION WAS OBTAINED FROM A PREVIOUS AS-BUILT BOUNDARY SURVEY PERFORMED BY DUKES & ASSOC. LAND SURVEYING INC. ORIGINALLY DATED APRIL 10, 1996 AND REVISED SEPTEMBER 16, 1996.

TOPOGRAPHY, LOCATION OF EXISTING UTILITIES, AND EDGE OF EXISTING PAVEMENT INFORMATION WAS OBTAINED FROM LOJIC.

SITE DATA

SITE ADDRESS	226 N 17TH STREET LOUISVILLE, KY 40203
TAX BLOCK AND LOT	TB 015F - LOT 0289
DEED BOOK AND PAGE #	DEED BOOK 08951, PAGE 0581
TOTAL PROPERTY AREA	1.88 Ac. (81,900 SF)
PROPOSED TRACT 1	0.63 Ac. (27,587 SF)
PROPOSED TRACT 2	1.25 Ac. (54,313 SF)
FORM DISTRICT	TRADITIONAL NEIGHBORHOOD (TNFD)
EXISTING ZONING	C-1
PROPOSED ZONING	OR-2
EXISTING USE	MULTI FAMILY RESIDENTIAL
PROPOSED USE	MULTI FAMILY RESIDENTIAL
MAXIMUM DENSITY	58.08 DU/Acre
ALLOWED TOTAL UNITS:	109
PROPOSED DENSITY	34.57 DU/Acre
EXISTING UNITS:	47 APARTMENT UNITS
PROPOSED UNITS:	36 SENIOR DWELLING UNITS
TOTAL UNITS:	83 DWELLING UNITS
MAX HEIGHT ALLOWED	45'
MAX HEIGHT PROPOSED	42'
EXISTING BUILDING(S) FOOTPRINT:	19,133 SF
PROPOSED BUILDING FOOTPRINT:	10,160 SF (53% INCREASE)
PR. BUILDING GROSS FLOOR AREA:	
FIRST FLOOR:	10,160 SF
SECOND FLOOR:	10,160 SF
THIRD FLOOR:	10,160 SF
TOTAL FLOOR AREA:	30,480 SF
EX. BUILDING GROSS FLOOR AREA:	
EX. BLDG 1:	33,651 SF
EX. BLDG 2:	20,664 SF
EX. BLDG 3:	1,028 SF
TOTAL FLOOR AREA:	55,343 SF
MAXIMUM FLOOR AREA RATIO (FAR): 3.0	
PROPOSED FAR:	85,823 / 81,900 = 1.05
PARKING:	
PARKING REQUIRED:	NO MINIMUM, 166 MAXIMUM
PER TABLE 9.1.30 THERE ARE NO MINIMUM OFF-STREET PARKING REQUIREMENTS FOR A MULTI-FAMILY DEVELOPMENT (3 OR MORE UNITS) IN A TRADITIONAL FORM DISTRICT.	
PARKING PROVIDED:	78 SPACES
EXISTING PARKING:	50 SPACES
HANDICAP REQUIRED:	2 SPACES (1 VAN ACCESSIBLE SPACE)
HANDICAP PROVIDED:	3 SPACES (1 VAN ACCESSIBLE SPACE)
ON-STREET PARKING:	28 SPACES
(PER LDC SECTION 9.1.10)	
28 PARKING SPACES ARE AVAILABLE WITHIN THE FOLLOWING PUBLIC STREETS ADJUTING THE DEVELOPMENT: DUNCAN, 17TH, AND 18TH STREETS	
BUILDING SETBACK REQUIREMENTS:	
SUBJECT TO INFILL (LDC 5.1.12)	
NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. THIS DETERMINATION HAS BEEN MADE FROM A REVIEW OF FEMA MAP 21111C-0025-E.	
MORRIS FORMAN WOTP IS THE SEWAGE TREATMENT PLANT SERVICING THE SITE.	
NO ADDITIONAL INTERIOR PARKING IS PROPOSED. THUS NO INTERIOR LANDSCAPE AREA IS REQUIRED PER CHAPTER 10, PART 2.12 OF THE LAND DEVELOPMENT CODE.	
CROSS ACCESS AND SHARED PARKING AGREEMENT SHALL BE REQUIRED PRIOR TO REQUESTING A BUILDING PERMIT. SAID DOCUMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO PLANNING AND SERVICES STAFF IN COORDINATION WITH THE PLANNING COMMISSION'S LEGAL COUNSEL.	
MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.	
THE SIDEWALK ADJACENT TO THE BUILDING DEVELOPMENT ALONG N. 18TH STREET, DUNCAN STREET, AND COLUMBIA STREET SHALL BE RECONSTRUCTED.	

OPEN SPACE

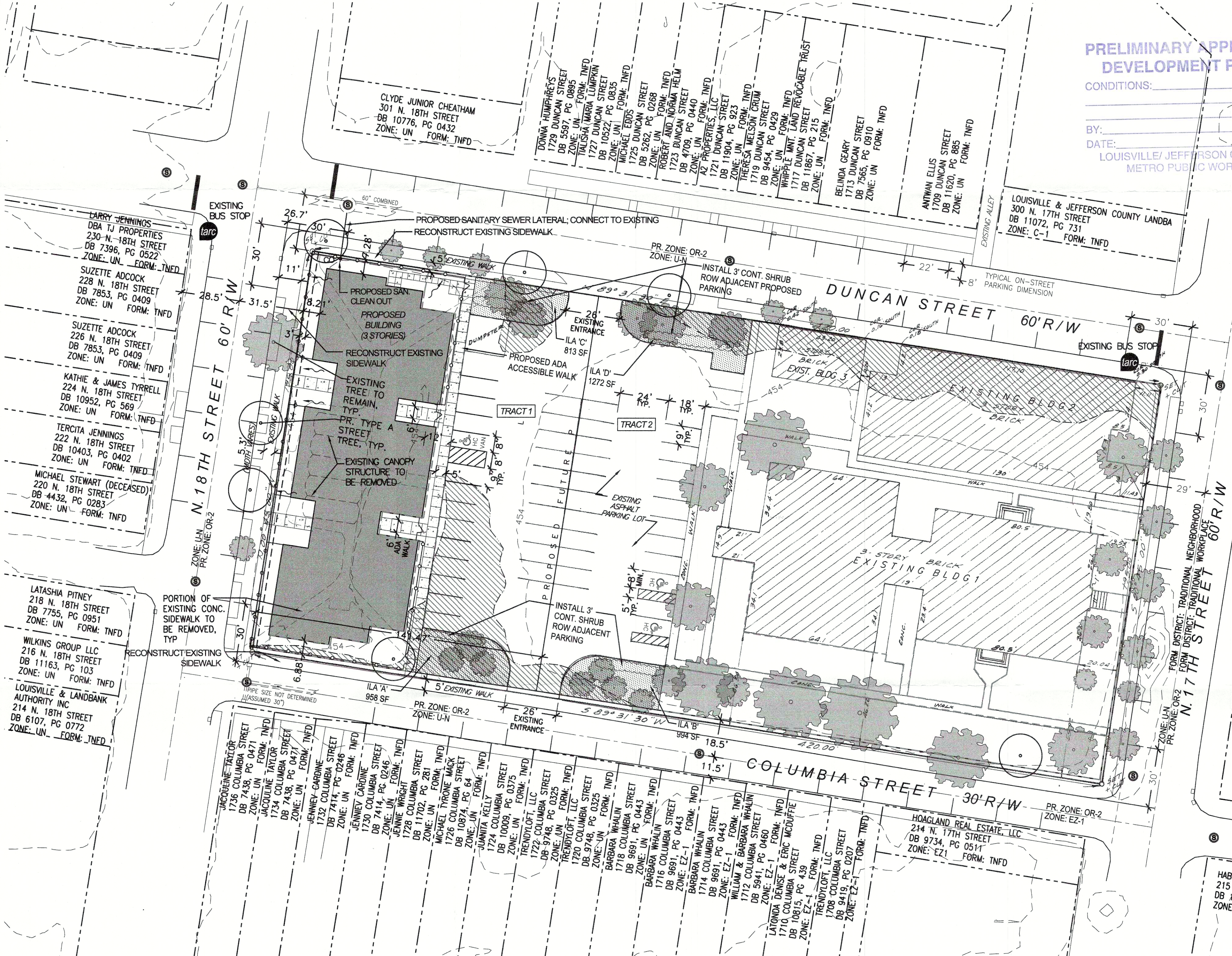
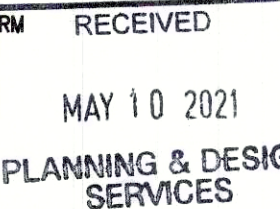
PER LDC 5.11.9.A.3 THIS DEVELOPMENT SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS AS IT IS IN A TRADITIONAL FORM DISTRICT AND IS WITHIN 1,000 FEET OF A PUBLIC PARK. THE PROPERTY IS 508' AWAY FROM BOONE SQUARE PARK.

LIMITS OF DISTURBANCE / IMPERVIOUS DATA

PROPOSED LIMITS OF DISTURBANCE (LOD):	16,500 SF
EXISTING IMPERVIOUS AREAS WITHIN LOD:	3,880 SF
PROPOSED IMPERVIOUS AREA WITHIN LOD:	11,725 SF
ADDITIONAL IMPERVIOUS AREA PROPOSED:	7,745 SF

REQUESTED VARIANCES

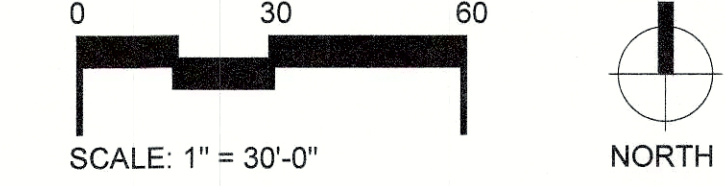
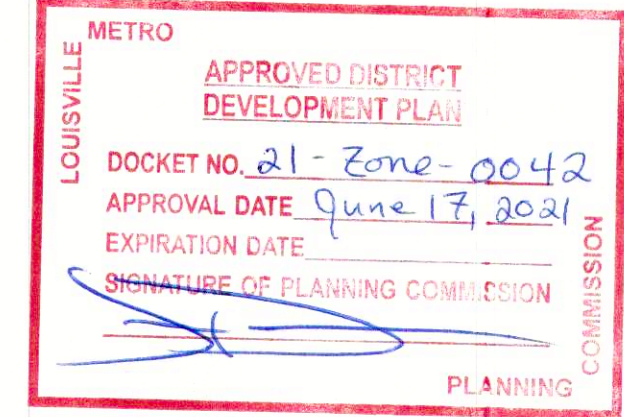
- TO ALLOW FOR THE PROPOSED BUILDING TO BE LOCATED CLOSER TO THE ROAD THAN THE EXISTING STRUCTURE ON THE COLUMBIA STREET SIDE.
- TO ALLOW FOR THE PROPOSED BUILDING TO BE SETBACK FURTHER FROM THE PROPERTY LINE THAN THE EXISTING STRUCTURE ON THE DUNCAN STREET SIDE.
- TO OMIT THE PRIVATE HARD AREA REQUIRED FOR RESIDENTIAL USE IN A TRADITIONAL FORM DISTRICT ON BOTH TRACTS/LOTS.



LANDSCAPE REQUIREMENTS

- TREE CANOPY - NOT REQUIRED IN TRADITIONAL NEIGHBORHOOD FORM DISTRICT
- PERIMETER LANDSCAPE BUFFER - NOT REQUIRED ADJACENT TO STREETS
- VEHICULAR USE AREA LANDSCAPE BUFFER AREA REQUIRED - 3' CONTINUOUS SCREEN (EXISTING PARKING LOT S.F. = 19,700 SF)
- INTERIOR LANDSCAPE AREA REQUIRED = 985 SF (5% OF 19,700 SF)
- INTERIOR LANDSCAPE AREA PROVIDED = 4,037 SF (20% OF 19,700 SF)
- ILA 'A' = 994 SF
- ILA 'B' = 994 SF
- ILA 'C' = 813 SF
- ILA 'D' = 1272 SF
- TOTAL = 4,037 SF

- STREET TREES**
1 TYPE A TREE PER 50 LINEAL FEET OF RIGHT-OF-WAY
- 17TH STREET R/W: 195 LF / 50 = 4 TREES REQUIRED, 7 TREES PROVIDED
 - 18TH STREET R/W: 195 LF / 50 = 4 TREES REQUIRED, 4 TREES PROVIDED
 - COLUMBIA STREET R/W: 420 LF / 50 = 8 TREES REQUIRED, 3 TREES PROVIDED
 - DUNCAN STREET R/W: 420 LF / 50 = 8 TREES REQUIRED, 8 TREES PROVIDED



ROOSEVELT APARTMENTS

226 N. 17TH STREET
Louisville, Kentucky 40203

Owner/Developer:
New Directions Housing Corporation
1617 Maple Street
Louisville, Kentucky 40210
502.719.7106

Landscape Architect/Civil
CARMAN
400 E. Main Street, Ste. 106
Louisville, Kentucky 40202
502.742.6581

Architect:
VBNA
640 South Fourth Street
Louisville, Kentucky 40202
502.589.5674

NOT FOR CONSTRUCTION
DISTRICT DEVELOPMENT PLAN

05/10/2021

DRAWN BY: TAE
APPROVED BY: JLC
PROJECT NUMBER: 19.152
REVISIONS:

CARMAN

LANDSCAPE ARCHITECTURE
URBAN PLANNING
CIVIL ENGINEERING

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SHEET TITLE:
DISTRICT DEVELOPMENT PLAN

SHEET NUMBER:

DDP-1

MSD VM#12012

21-ZONE-0042