

Case No. 18ZONE1005 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Waiver from Section 10.2.4 to eliminate the required property perimeter landscape buffer area on the western property line AND 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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. 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 Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
5. 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.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
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.

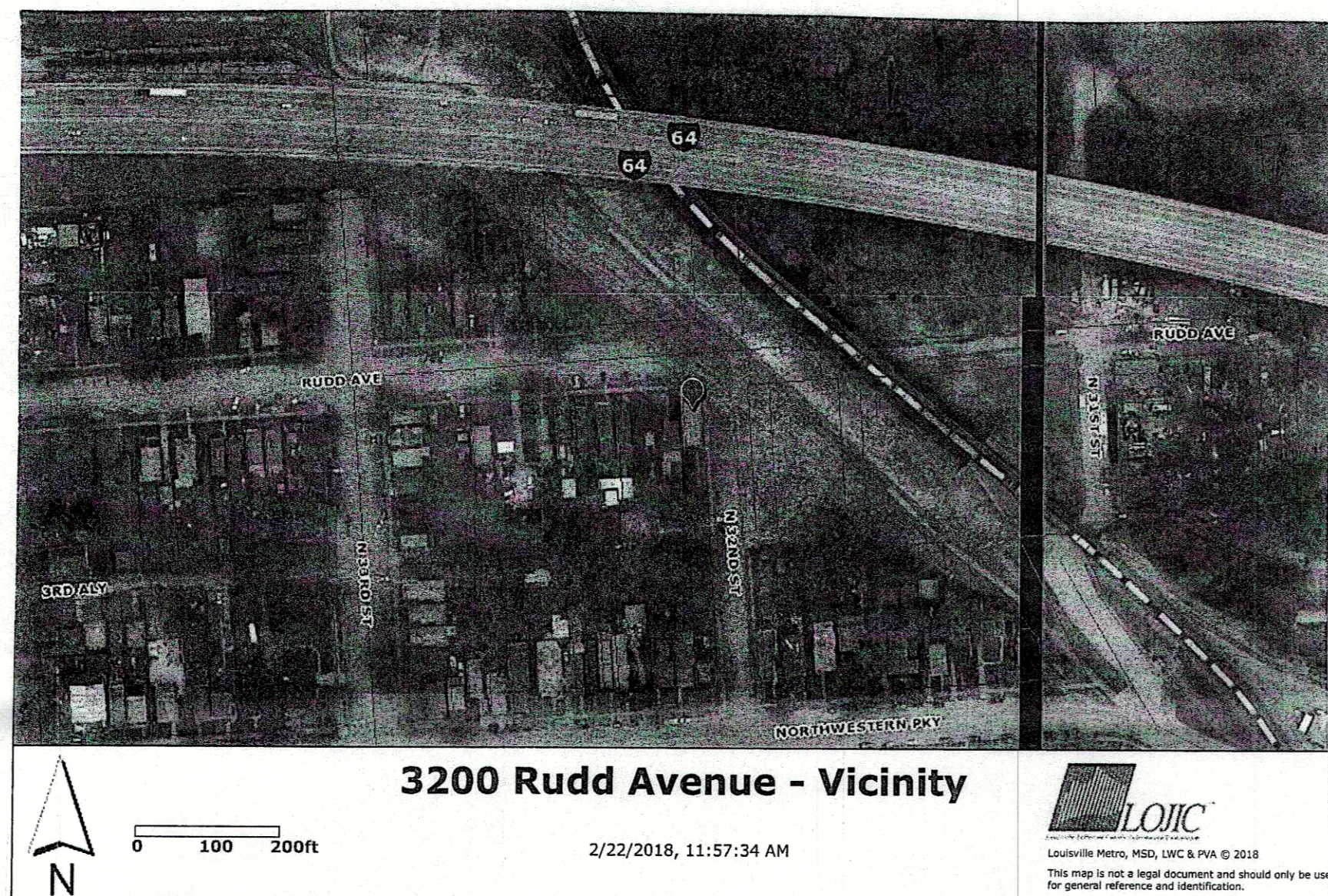
METRO
 LOUISVILLE
 APPROVED DISTRICT
 DEVELOPMENT PLAN
 DOCKET NO. 18 Zone 1005
 APPROVAL DATE May 10, 2018
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION

PARKING CALCULATIONS

1st floor General/Professional office:
 Minimum of 1 space for each 500 sq. ft. of gross floor
 = 1858.82' gross floor area / 500 = 3.71 spaces
 Maximum of 1 space for each 200 sq. ft. of gross floor area
 = 1858.82' gross floor area / 200 = 9.29 spaces
 2nd floor residential:
 Minimum of 1.5 space for each dwelling unit
 = 1 unit = 1.5 spaces
 Maximum of 2.5 space for each dwelling unit
 = 1 unit = 2.5 spaces
 Reductions:
 Chapter 9.1.3.F #2 - 10% mixed use reduction
 Chap 9, Part 1, F, # 8 - 20% historic places reduction
 Totals:
 Minimum = 3.71 + 1.5 = 5.21; less the 30% reduction = 3.65 spaces
 Maximum = 9.29 + 2.5 = 11.79; less the 30% reduction = 8.25 spaces

DESCRIPTION & NOTES

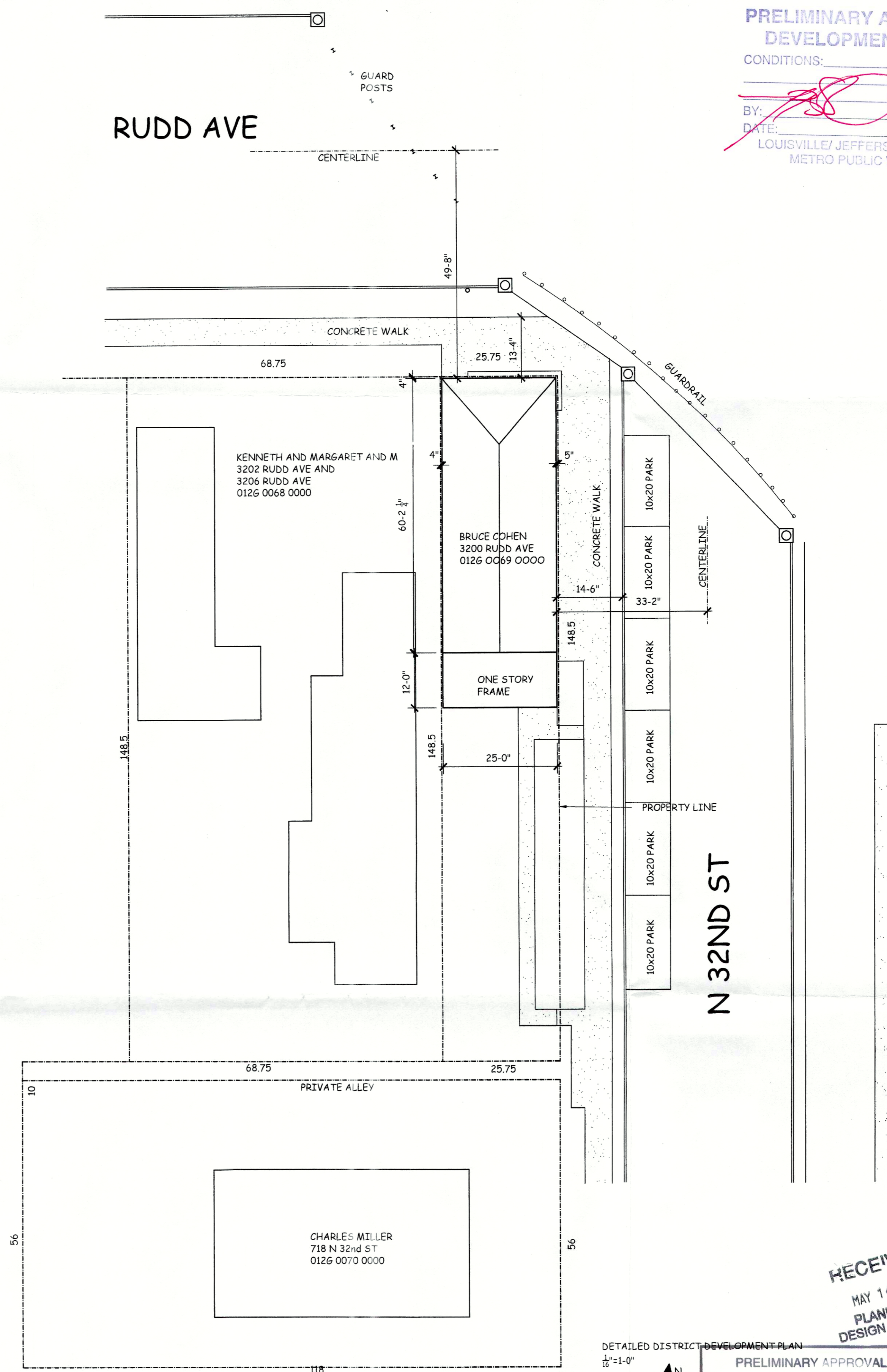
Change in zoning from UN to CR to allow for mixed use (residential/general office).
 Address: 3200 Rudd Avenue, Louisville KY, 40212
 Parcel ID: 012G00690000
 Owner: Bruce Cohen, 619 Floral Terrace, Louisville KY 40208
 No site construction is proposed with zoning change.
 Construction plans, bond, and 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.
 Landscape waiver from 10.2.4 required for the 25' property perimeter landscape buffer area along the west property line shared with a U-N property.



CURRENT ZONING U-N: URBAN NEIGHBORHOOD DISTRICT
 PROPOSED ZONING CR
 TRADITIONAL NEIGHBORHOOD FORM DISTRICT
 3200 RUDD AVE
 .0917 ACRES
 TWO STORY BRICK BUILDING:
 1505 SF FIRST FLOOR
 1505 SF SECOND FLOOR
 ONE STORY ATTACHED FRAME SHED: 300 SF

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**

CONDITIONS:
 BY: [Signature]
 DATE: 05/16/18
 LOUISVILLE/JEFFERSON COUNTY
 METRO PUBLIC WORKS



RECEIVED
 MAY 14 2018
 PLANNING &
 DESIGN SERVICES
 DETAILED DISTRICT DEVELOPMENT PLAN
 1/16"=1'-0"
 PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature] 5/16/18
 Development Review Date
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT

Revisions:	
1	
2	
3	
4	
5	
6	
7	
8	
9	

3200 Rudd Ave
 Louisville, KY 40212

Title: Detailed District
 Development Plan
 Scale: 1/16"=1'-0"
 Date: 2/22/18

Sheet No.:
 A-1

1820 NE 1005