

Case No. 18ZONE1091 Binding Elements

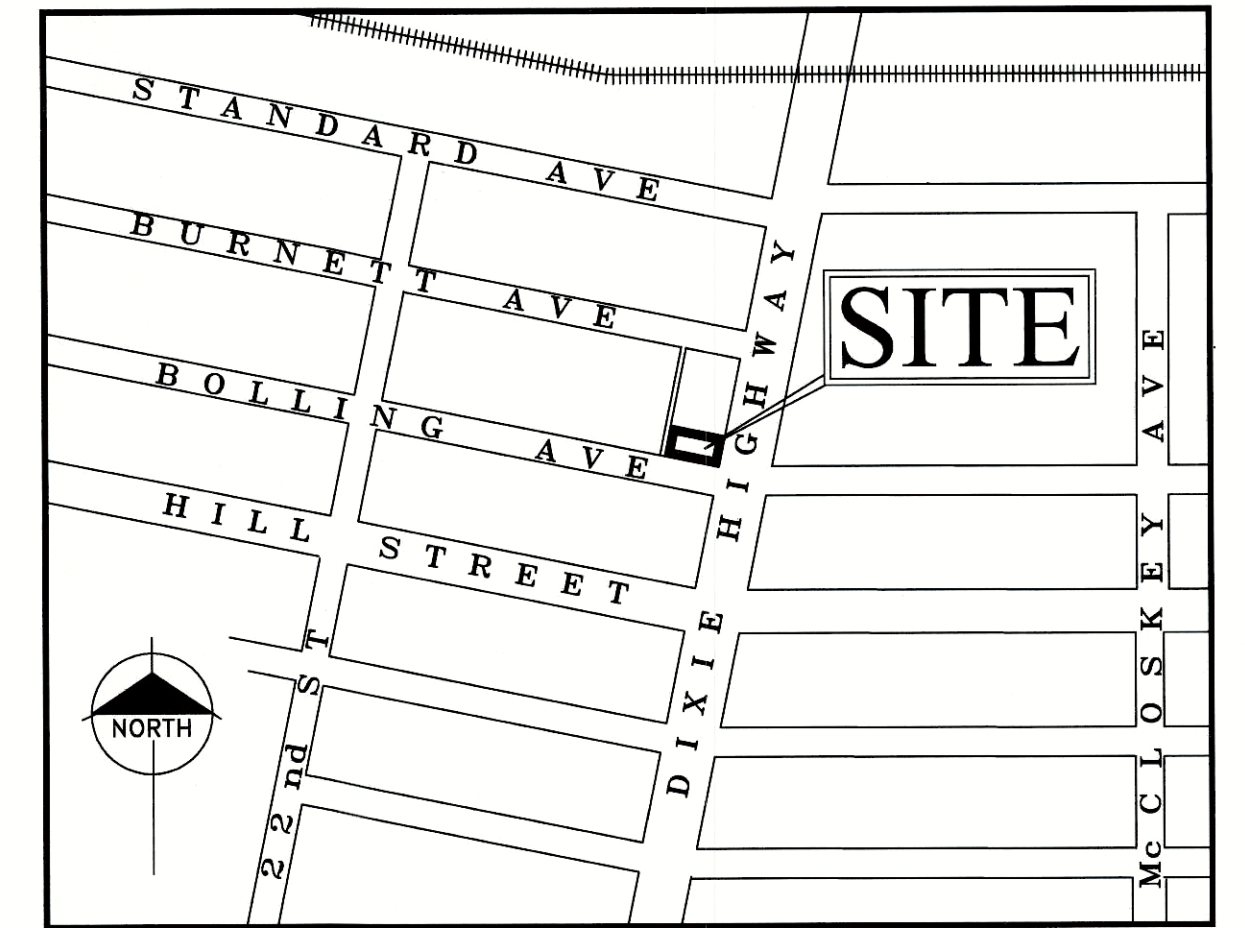
RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan, **SUBJECT** to the following binding elements:

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. 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 Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways or the Department of Public Works for all work within the right-of-way
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. 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.
7. Hours of operation shall be 9 AM – 5 PM Monday through Friday and 10 AM – 2 PM on Saturday.

PRELIMINARY APPROVAL
Condition of Approval: _____
Date: 4-3-19
Development Review: _____
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

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

LOUISVILLE METRO
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 18 ZONE 1091
APPROVAL DATE May 9, 2019
EXPIRATION DATE _____
SIGNATURE OF PLANNING COMMISSION _____
PLANNING



PROJECT DATA

EXISTING ZONING : C-1 PROPOSED ZONING : C-2
EXISTING FORM DISTRICT : TRADITIONAL MARKETPLACE CORRIDOR
TOTAL SITE AREA : 0.21 ACRES 9,100 SQUARE FEET
TOTAL BUILDING AREA : 1,446 SF
EXISTING FAR : 0.16
COMBINED PARKING CALCULATION:
REQUIRED TASTING AREA PARKING MAXIMUM 300 SF/ 50 : 6 SPACES
(based on tasting area of 300sf) MINIMUM 300 / 100 : 3 SPACES
REQUIRED DISTILLERY EMPLOYEE PARKING MAXIMUM : 4 SPACES
(based on 1 shift employment of 4, max. 1 per and min. 1 per 1.5 employees) : 3 SPACES
TOTAL REQUIRED PARKING MAXIMUM : 10 SPACES
TOTAL REQUIRED PARKING MINIMUM : 5 SPACES*
6 SPACES PROVIDED**

*Includes 10 % deduction for transit proximity **Includes 4 on-street parking spaces

BIKE PARKING PROVIDED - 2

NOTE: 'NO SUBSTANTIAL NEW SITE WORK IS PROPOSED'

PLANNING NOTES

1. LOTS TO BE CONSOLIDATED PENDING DEVELOPMENT PLAN APPROVAL AND PRIOR TO CONSTRUCTION.
2. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
4. NO ADDITIONAL TREE CANOPY REQUIRED PER LAND DEVELOPMENT CODE CHAPTER 10, PART 10.1.2 OR LANDSCAPING PER PART 10.2.
5. CITY SERVICES TO BE UTILIZED FOR REFUSE COLLECTION.

WORKS NOTES

1. CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
2. CONSTRUCTION BOND AND PERMIT ARE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
3. WHEELSTOPS AND PROTECTIVE CURBING AT LEAST 6" HIGH AND 6" WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT LANDSCAPED AREAS AND ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE AT LEAST THREE FEET FROM ANY ADJACENT WALL, FENCE OR PROPERTY LINE, WOODY VEGETATION OR STRUCTURE.
4. A RIGHT-OF-WAY WAIVER IS REQUESTED TO ALLOW THE EXISTING 60' DIXIE HIGHWAY RIGHT-OF-WAY TO REMAIN.
5. BOX AND PICK-UP TRUCKS TO SERVICE SITE FROM PARKING LOT PRIOR TO TASTING ROOM HOURS.
6. EXISTING SIDEWALK RECONSTRUCTION SHALL BE REQUIRED AS NECESSARY TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO BOND RELEASE.

MSD NOTES

EXISTING IMPERVIOUS : 4,040 SF NEW IMPERVIOUS : -70 SF TOTAL IMPERVIOUS : 3,970 SF
DISTURBED AREA : 266 SF

1. PROJECT TO UTILIZE EXISTING SEWER CONNECTION.
2. APPROVAL BY MSD INDUSTRIAL WASTE DEPARTMENT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
3. MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED.

APCD NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS NEIGHBORING PROPERTIES.

PDS#18ZONE1091
DEVELOPMENT PLAN

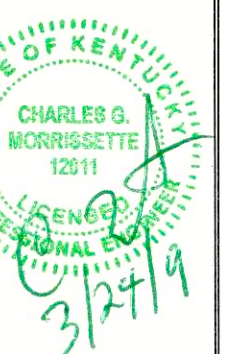
Brough Brothers Micro-Distillery

1460 & 1462 Dixie Highway

DEED BOOK 9230, PAGE 442 TAX BLOCK 41C, LOT 130 PARCEL ID: 041C01300000
DEED BOOK 9230, PAGE 442 TAX BLOCK 41C, LOT 131 PARCEL ID: 041C01310000

Developer / Victory Global LLC 502-413-6814
7004 Creekside Way, Fairfield, OH, 45011

Owner / Robert Berry Sr.
9005 Grand Pointe Court, Louisville, KY 40214-5957



RECEIVED
MAR 25 2019
PLANNING &
DESIGN SERVICES

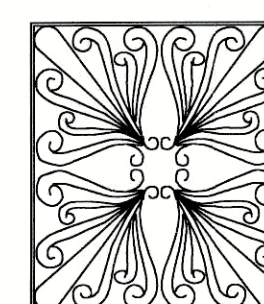
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NO.
DDP

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____

BY: James W. Duff
DATE: 4/3/19
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

LEGEND

- SHEET DRAINAGE FLOW
- EXISTING CONTOUR
- EXISTING UPOLE W/ OVERHEAD ELECTRIC
- COMBINED SEWER W/ MANHOLE
- CATCH BASINS
- FIRE HYDRANTS



MILLER • WIHRY
MWGLLC
Land Planners • Engineers • Surveyors
1387 South Fourth Street, Louisville, KY 40208 Tel (502) 636-5501

REVISIONS	SCALE 1"=20'
	DR.
	CK.
	DATE
	3-22-2019