

Case No. 19-ZONE-0044 Binding Elements

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan SUBJECT to the following Binding Elements:

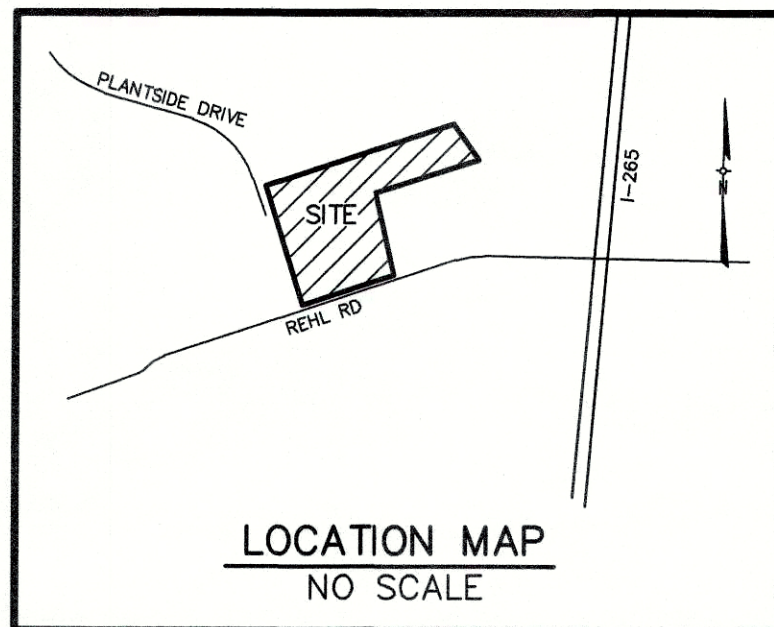
1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be 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 Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. 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.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - d. A minor subdivision plat or legal instrument shall be recorded creating the lot lines as shown on the development plan and dedicating additional right-of-way to Rehl Road to provide a total of 40 feet from the centerline. 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.
 - e. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the June 18, 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.

- f. An easement agreement allowing access to Plantside Drive as it currently exists shall be provided to Planning and Design Services in a form acceptable to Planning Commission legal counsel and recorded.
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. No access to Rehl Road shall be permitted from either tract. All access shall be from Plantside Drive.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
8. No idling of trucks shall take place within 200 feet of residential structures. No overnight idling of trucks shall be permitted on-site.
9. 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.
10. Curbing. Concrete vertical 6' curbs are required in all areas of the site visible from the Plantside Drive and Rehl Rd.
11. Pavement. The pavement striping (other than fire curbs) shall be white.
12. Lighting. The parking lot lighting shall be by pole lighting with shielded box type fixtures (no wall packs).
 - a. All exterior lighting, whether freestanding or attached to any structure, including street lights, lot lights and lighting for any signage, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground. The following are exceptions to this requirement:
 - i. Low voltage landscape lighting aimed away from adjacent properties and not exceeding 2000 lumens in output per fixture.

- b. No LED or metal halide lighting shall have a correlated color temperature (CCT) exceeding 3000 degrees Kelvin.
 - c. No parking lot light fixtures shall be more than fourteen feet high, measured from ground level.
13. Drainage. The entrances to storm drainage shall be catch basins.
14. Utilities. All utility services will be under ground. Exterior utility equipment is to be shielded from view by masonry wall and landscaping or dense evergreen landscaping
15. Building setbacks. Building setback shall be a minimum 80 feet from the public roadway on which the building fronts; 50 feet from public roadways on side of building and 33 from side and rear lot lines.
16. Landscaping. Minimum 25 foot wide landscape area shall be provided adjacent to all public roadways and 15 foot wide adjacent to all side lot lines.
17. Sidewalks. All lot frontage along a street shall have sidewalks constructed for pedestrian use. Sidewalks to be constructed prior to occupancy of building.
18. Fencing. Fencing to be masonry coordinated with building masonry or black wrought iron or aluminum picket style, if any. Notwithstanding the aforesaid, four-board fencing along Rehl Road is permitted.
- a. A black or grey four-board horse fence shall be constructed along the portion of the property abutting Rehl Road.
19. Building exterior. All building exteriors shall be constructed of brick, stone, masonry or similar in quality and design products facing public right-of-ways.
20. Roofing. Rooftop units shall be screened from the view from the public roads. No metal roofs allowed.
21. Signage. Signage is to be monument style with individual letters or approved metal cabinets. Letters may be illuminated with hidden flood lights or internal fixtures. Design of sign is to be consistent and complementary to materials used on building.
- a. No lighted signage shall be placed above the first-floor level, except it shall be allowed on a gable over an entrance.
 - b. No changing image or moving signs shall be permitted.
 - c. All freestanding signage shall not exceed six feet in height, measured from ground level

22. Attachments. Exterior vents, lights, dock doors and other attachments to be painted to match the adjoining surface. Downspouts and gutters are to be internal on all sides of building and connected to the storm sewer system.
23. Landscaping. Natural buffers and existing vegetation is to be incorporated into design features where possible. Automatic irrigation system and sod required on sides and in front of all buildings. Strip side is to be used on the perimeter of all walls, curbs and pavement. Landscaping will comply with chapter 10 of the Louisville Metro Land Development Code. Landscaping plan shall be stamped and approved by a landscape architect. Erosion controls shall comply with Louisville Metro erosion control ordinance. Dock doors, trucks and service areas are to be screened from adjoining property owners by landscape material and from roadways by masonry walls.
24. Upon receipt of a Certificate of Occupancy, no stone crushing, cutting or screening activity shall occur on the property.



GENERAL NOTES:

- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
- ALL WASTE WATER FLOW WILL BE TREATED AT THE FLOYDS FORK WQTC.
- SANITARY SEWER SERVICE TO BE PROVIDED BY LATERAL EXTENSION AS APPROVED BY MSD.
- FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF THE GREEN MGMT. PRACTICES.
- 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.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORMS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRES TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHALL BE RE-AIMED, SHIELDED OR TURNED OFF.
- ALL DUMPSTERS, SERVICES STRUCTURES AND OUTDOOR STORAGE AREAS SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- SUBJECT SITE SHALL HAVE INTERIOR DUMPSTERS PROVIDED WITHIN THE BUILDING.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- 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 METRO ORDINANCES.
- MITIGATION MEASURES SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL EXISTING STRUCTURES WILL BE REMOVED FROM THE SITE AREA.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL OUTDOOR STORAGE AND LOADING AREAS SHALL BE SCREENED IN ACCORDANCE TO CHAPTER 10.2.4 FOR PROPERTY PERIMETER BUFFERING IN THE PEC ZONE.
- THE KARST SURVEY WAS PERFORMED BY (ECS) ON NOVEMBER 1, 2019 AND DETERMINED THAT SOME KARST LIKE FEATURES WERE OBSERVED.

- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGH THE ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC WITH A MINIMUM 6 INCH SANITARY SEWER.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005 REGULATIONS
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM 6 INCH SANITARY SEWER.
- WHEEL STOPS AND PROTECTIVE CURBING SHALL BE PROVIDED AS SHOWN ON PLAN PER METRO LDC 9.1.12
- AN ACCESS AGREEMENT BETWEEN TRACTS 1 AND 2 SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

EROSION PREVENTION AND SEDIMENT CONTROL 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 MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD 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. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

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

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD 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 PRACTICAL, BUT NO 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.

TREE CANOPY CALCULATIONS (TCCA)

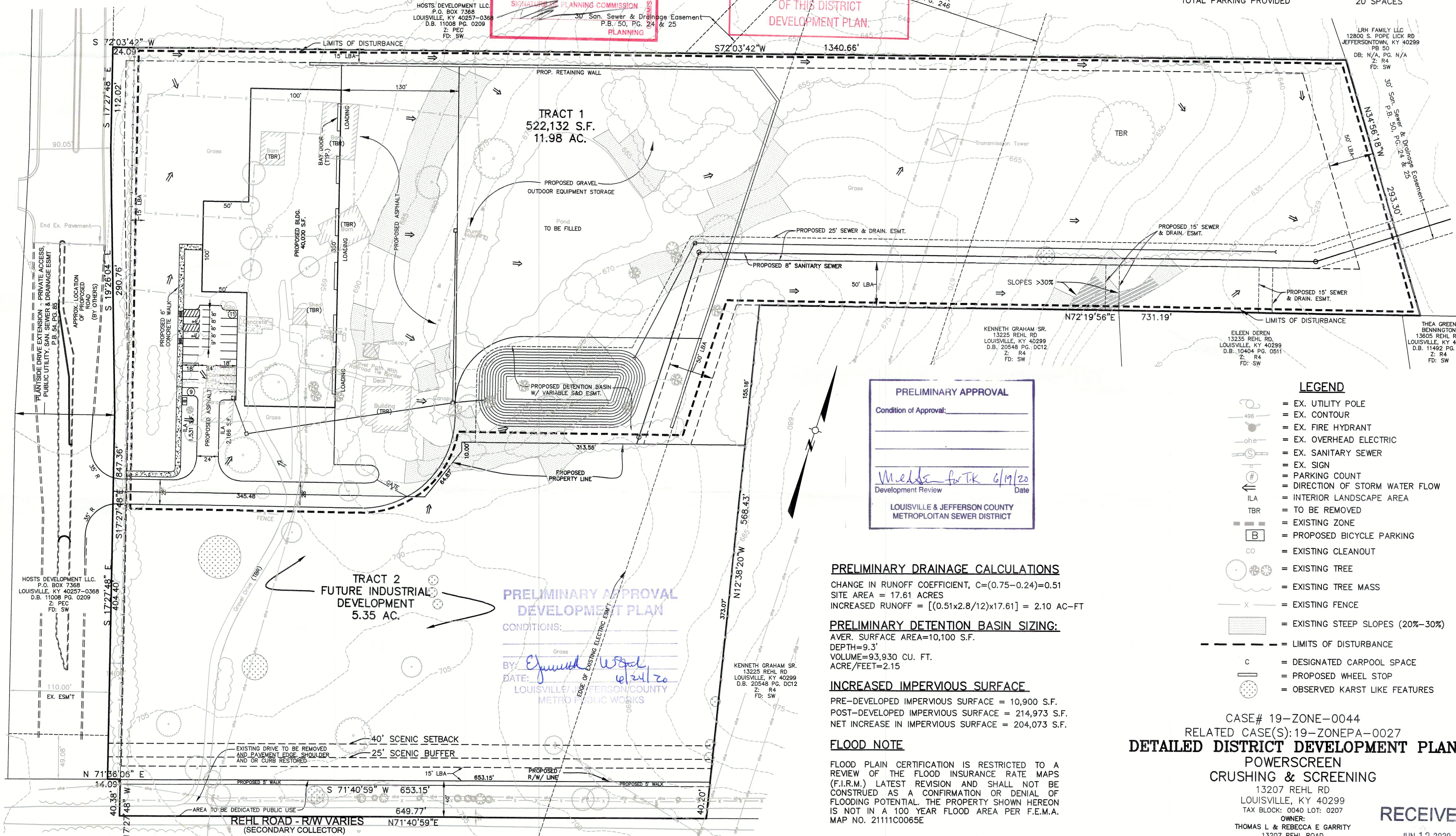
CLASS: C
EXISTING TREE CANOPY: 129,350 SF (17%)
SITE AREA: 17.61± AC (767,384 SF±)
PRESERVED TREE CANOPY AREA: 0 SF (0%)
NEW TREE CANOPY COVERAGE AREA: 153,477 SF (20%)
TOTAL TREE CANOPY AREA REQUIRED: 153,477 SF (20%)

BICYCLE PARKING

REQUIRED SPACES	
LONG TERM (2 OR 1/50 EMPLOY.)	1 SPACES
SHORT TERM	N/A
PROVIDED SPACES	
LONG TERM	1 SPACES
SHORT TERM	N/A
TOTAL	1 SPACES

PROJECT SUMMARY

EXISTING ZONING	R4
PROPOSED ZONING	PEC
FORM DISTRICT	SWFD
EXISTING USE	SINGLE FAMILY RES.
SITE ACREAGE	17.61 AC. (767,384 S.F.)
TRACT 1	
PROPOSED USE	INDUSTRIAL EQUIPMENT SALES/STORAGE/RENTAL
PROPOSED BUILDING S.F.	40,000 S.F.
PROPOSED BUILDING HT.	46' (50' MAX.)
FAR	0.07
VUA	16,745 S.F.
ILA REQUIRED (7.5%)	1,256 S.F.
ILA PROVIDED	3,697 S.F.
PARKING REQUIRED	
EMPLOYEES	20
MIN. (1.5 SPACE/2 EMPLOY.)	15 SPACES
MAX. (1 SPACE/1 EMPLOY.)	20 SPACES
PARKING PROVIDED (ON-SITE)	
STANDARD SPACES	18 SPACES
HANDICAP SPACES	2 SPACES
TOTAL PARKING PROVIDED	20 SPACES



Milestone
design group

108 Davenport Lane, Suite 300 Louisville, KY 40223
502.527.7073 www.milestonedesign.org

**POWERSCREEN
CRUSHING & SCREENING**

DATE: 4/29/19
DRAWN BY: G.C.Z.
CHECKED BY: J.M.M.
SCALE: 1"=60' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
8/22/19 PRE-APP CMNTS	
10/04/19 AGENCY CMNTS	
11/4/19 AGENCY CMNTS	
3/5/2020 AGENCY CMNTS	
3/17/2020 AGENCY CMNTS	
6/9/2020	

DEVELOPMENT PLAN

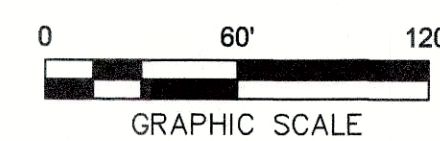
JOB NUMBER
19046

1
OF
1

CASE# 19-ZONE-0044
RELATED CASE(S): 19-ZONEPA-0027
DETAILED DISTRICT DEVELOPMENT PLAN
**POWERSCREEN
CRUSHING & SCREENING**

13207 REHL RD
LOUISVILLE, KY 40299
TAX BLOCK: 0040 LOT: 0207
OWNER:
THOMAS L & REBECCA E GARRITY
13207 REHL ROAD
LOUISVILLE, KY 40299
D.B. 8012 Pg.994
APPLICANT:
POWERSCREEN CRUSHING AND SCREENING
11901 WESTPORT ROAD
LOUISVILLE, KY 40245

RECEIVED
JUN 12 2020
PLANNING & DESIGN
SERVICES



WM # 12018

19-ZONE-0044