

Case No. 18ZONE1042 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Waiver of Land Development Code, section 10.2 to reduce the required landscape buffer area along each side 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. 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 Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - 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 or building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter
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. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the 12/20/18 Planning Commission meeting.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (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 & WATER LINES). WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



DEVELOPMENT NOTES

- BOUNDARY TAKEN FROM DEEDS AND DOES NOT CONSTITUTE A SURVEY.
- THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "BUD" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION BEGINS.
- PROPERTY IS IN CITY OF LOUISVILLE FIRE DISTRICT AND SUBJECT TO APPROVAL.
- ELECTRIC SERVICE TO BE COORDINATED WITH LOUISVILLE GAS AND ELECTRIC.
- WATER SERVICE TO BE COORDINATED WITH THE LOUISVILLE WATER COMPANY.
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PROPERTY SERVICE CONNECTION. SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- CITY OF LOUISVILLE FIRE DEPARTMENT APPROVAL REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY METRO PUBLIC WORKS DEPARTMENT, PRIOR TO ANY WORK BEGINNING IN PUBLIC RIGHT OF WAY.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNMENT ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS GENERATOR PADS TO BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- THE INTERIOR SIDEWALK THAT ABUTS PARKING TO BE 5' WIDE MINIMUM.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL DRIVES AND PARKING AREAS TO BE ASPHALT PAVEMENT UNLESS OTHERWISE NOTED.
- LOTS TO BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.

MSD NOTES

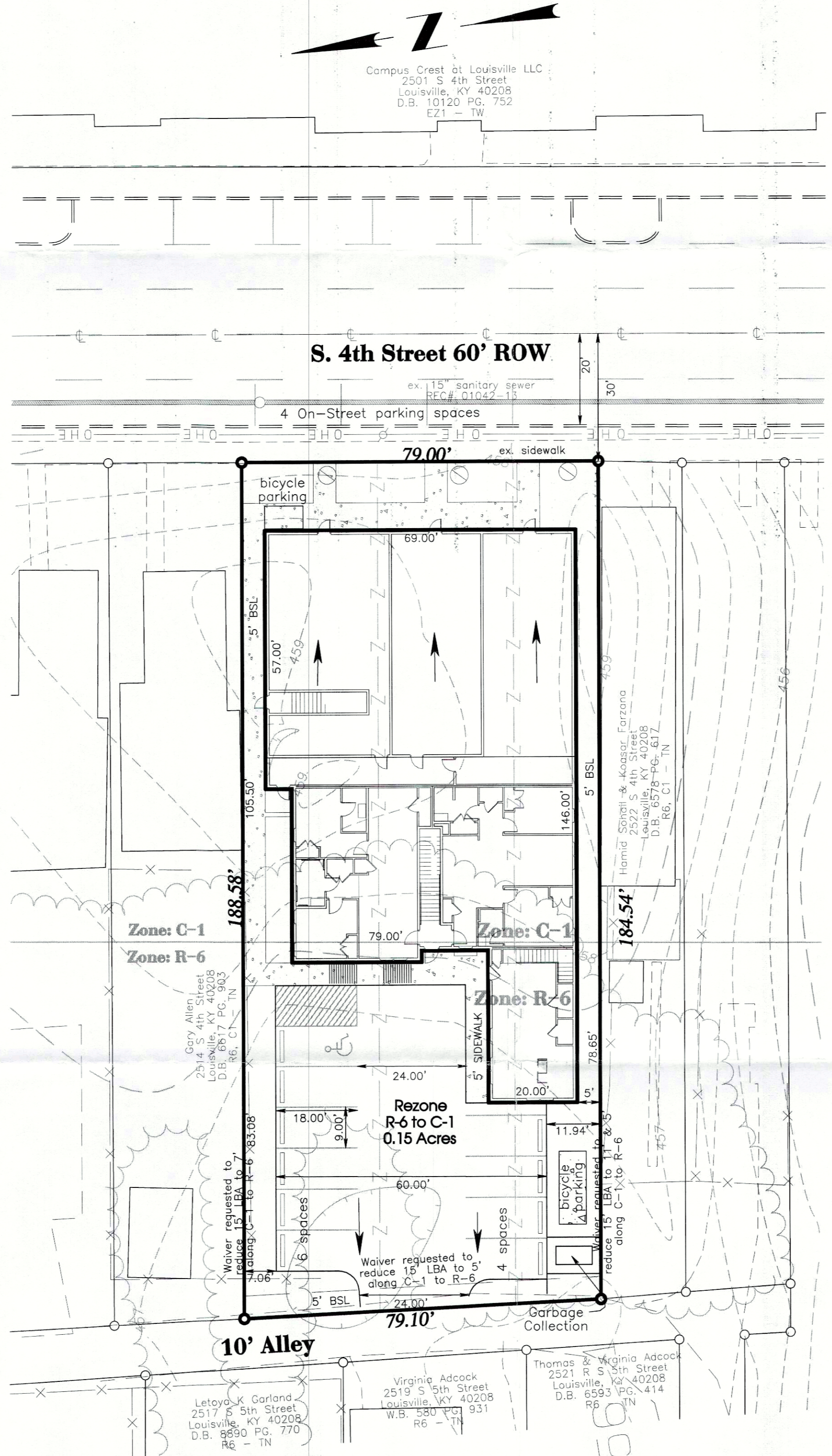
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- SANITARY SEWER FLOW FROM THIS PROJECT WILL BE TREATED AT THE MORRIS FOREMAN WATER QUALITY TREATMENT CENTER. SANITARY SEWER CAPACITY AND FEES TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- AN EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE APPROVED BY MSD.
- SITE MAY BE SUBJECT TO REGIONAL FACILITY FEES.
- FINAL DRAINAGE DESIGN SHALL LIMIT RUNOFF TO THE ALLEY. FINAL DESIGN TO BE DETERMINED AT CONSTRUCTION PLAN REVIEW PHASE.

PUBLIC WORKS NOTES

- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- FORTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE DEVELOPER OR CONTRACTOR TO LOUISVILLE METRO PUBLIC WORKS AND TRANSPORTATION SUBDIVISION INSPECTORS FOR INSPECTIONS OF BASE, PAVEMENT AND SIDEWALKS, (502)574-5810 OR (502)459-2291.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS. THE "SPECIAL NOTE FOR DETECTIBLE WARNINGS FOR RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
- ALL SIDEWALKS, PEDESTRIAN RAMPS, LANDINGS, AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY PUBLIC WORKS DEPARTMENT, PRIOR TO ANY WORK IN THE RIGHT-OF-WAY
- CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO BOND RELEASE.

LEGEND

- Property Line
- Existing Fence
- Existing Sewerline
- Proposed Sewerline
- Existing Manhole
- Proposed Manhole
- Wood/Vinyl Fence
- Ditch Line
- Flow Arrow
- Existing Storm Line
- Proposed Storm Line



Campus Crest at Louisville LLC
2501 S 4th Street
Louisville, KY 40208
D.B. 10120 PG. 752
EZ1 - TW

S. 4th Street 60' ROW

4 On-Street parking spaces

79.00'

184.54'

188.53'

146.00'

79.00'

24.00'

18.00'

60.00'

79.10'

11.94'

20.00'

57.00'

45.00'

105.50'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

20.00'

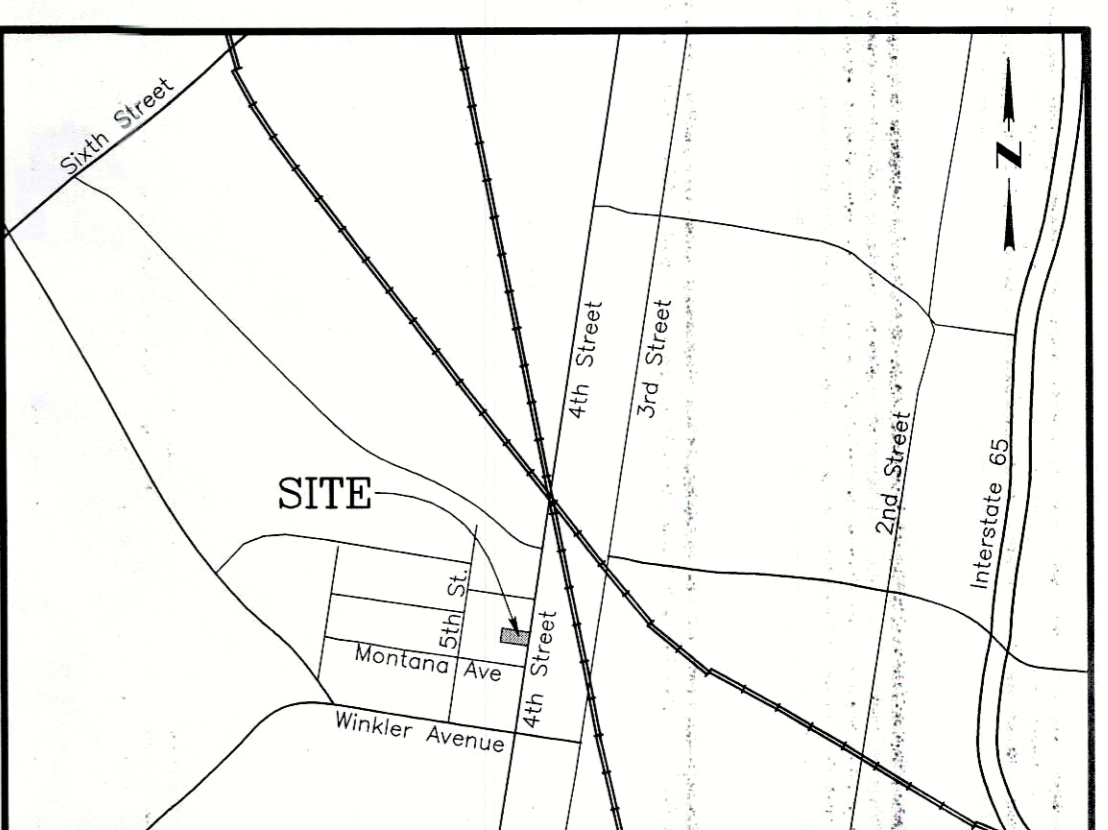
20.00'

20.00'

20.00'

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 1042
APPROVAL DATE 12/20/18
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION



VICINITY MAP
NO SCALE

Site Development Data

Location: 2516 South 4th Street
Inst. No. D.B. 10732 PG. 169
D.B. 10380 PG. 388
D.B. 10315 PG. 472
Area: 0.3400
Zoning: R6, C1
Form District: Trad. Neighborhood
Enterprise Zone: Yes
Existing Use: Vacant
Proposed Use: Mixed Use: Retail/Multi-Family
Plan Certain: No

Owner

FARK Land Trust

Building Summary

Footprint: 6,962 S.F.
First Floor: Commercial: 3,930 S.F. Residential: 3,032 S.F.
Second Floor: Commercial: - S.F. Residential: 6,962 S.F.

Dimensional Standards

Building Setbacks: Min Infill Standards
Front: None
Side: None
Street Side: 5'
Rear: 5'
Max. Height of Building: Infill Standards

Parking Summary

	Min	Max
Commercial	1SP/500S.F.	1SP/150S.F.
Commercial	3,930 S.F.	26
Spaces Required	8	26
Reductions	10%	9.1.1.F.1
	20%	9.1.1.F.2
	20%	9.1.1.F.9, 5A.1, 2
Total Spaces Required	4	On Street Spaces
Spaces Provided	4	
Residential	1.5 SP/D.U.	2.5 SP/D.U.
Residential	10 D.U.	25
Spaces Required	15	25
Reductions	10%	9.1.1.F.1
	20%	9.1.1.F.2
	20%	9.1.1.F.9, 5A.1, 2
Total Spaces Required	8	Spaces
Spaces Provided	9	ADA Space
Bicycle Parking	1	Total
Residential	10	
Commercial	Long-Term 2, Short-Term 2	

IL A Requirements

Vehicle Use Area: 2,950 S.F.
IL A Required: 0% 0 S.F.
IL A Provided: (5.25%) 155 S.F.
IL A Trees Provided: 1 trees

Impervious Areas

Total Site Area: 14,738 S.F.
Existing Conditions: Impervious 5,869 S.F. Pervious 8,869 S.F.
Proposed Conditions: Impervious 8,480 S.F. Pervious 6,258 S.F.

Density and Floor Area Ratio

Building Footprint Total: 6,962 S.F.
Gross Floor Area Total: 13,924 S.F.
F.A.R.: 0.94
Max Allowed F.A.R.: 1.0
Dwelling Units: 10 DU
Dwelling Units per acre: 29.4 DU/acre
Max Allowed DU/Acre: 34.8 DU/acre
Max Allowed Dwelling Units: 11.8 DU

Tree Canopy

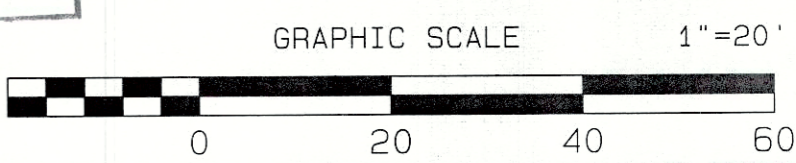
Class B Tree Canopy Category
Gross Site Area: 14,738 S.F.
Existing Tree Canopy: 0 S.F.
Ex. Tree Canopy %: 0.0 %
Preserved Tree Canopy Coverage Area: 0 S.F.
Preserved Tree Canopy Coverage %: 0.0 %
Tree Canopy Area Required: 2,210.7 S.F.
Tree Canopy Area Required %: 15.0 %
Multi Family Reduction: 66.0 %
Reduced Tree Canopy Area Required: 1,459.1 S.F.
Tree Canopy Preserved: 0 S.F.
New Tree Canopy Provided: 1,584 S.F.
Tree Canopy Provided: 1,584 S.F.
% Tree Canopy Provided: 10.7 %

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS: _____
BY: *Janet White*
DATE: 11/28/18
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL
Condition of Approval: _____
Tanghilly 11-28-18
Date: _____
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

RECEIVED
NOV 13 2018
PLANNING & DESIGN SERVICES



AL ENGINEERING INC. Civil Engineering & Land Development Services 13000 Middletown Industrial Blvd. Ste A Louisville, KY 40223 (502) 871-4444

Creek Alley Contracting 4206 Grand Court Crestwood, KY 40014

4th Street Development 2516 So. 4th Street Louisville, Kentucky 40208

Re-Zone Plan Detail Development Plan

DATE: 11/28/18
REVISION: 1
DRAWING: 1
SHEET: 1 OF 1

VALEI-PDS\VALEI-MetroVALEI-Projects\2018-2019-2020\11-28-2018-AMR