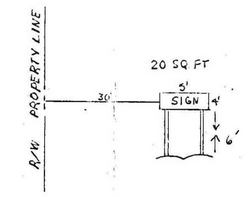
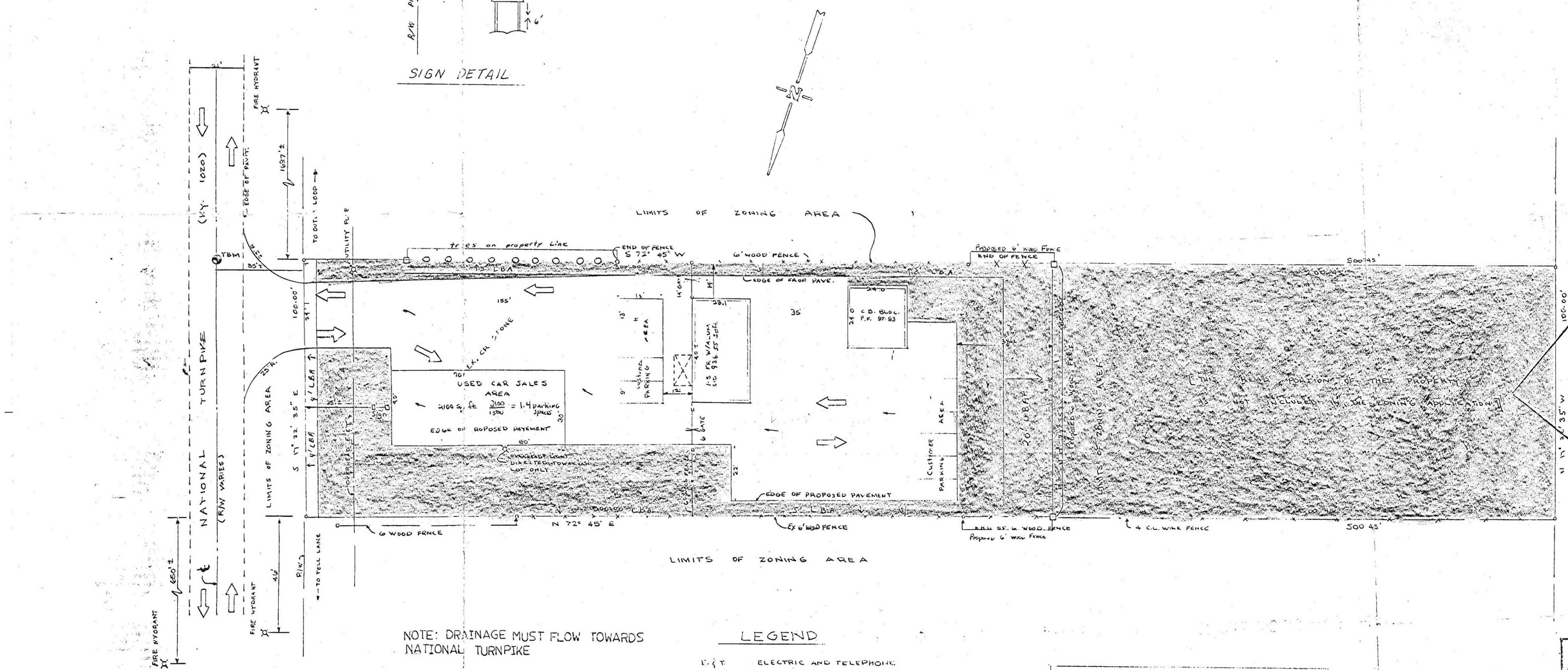
NOTICE

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



SIGN DETAIL

LOCATION MAP
N.T.S.



NOTE: DRAINAGE MUST FLOW TOWARDS NATIONAL TURNPIKE

LEGEND

E & T	ELECTRIC AND TELEPHONE
H.	HANDICAP
1-S FR	ONE STORY FRAME
PAV'T.	PAVEMENT
R/W	RIGHT OF WAY
⇨	TRAFFIC FLOW
⇨	OVERLAND DRAINAGE
R.	RADIUS
EX.	EXISTING
CR	CRUSHED
ST.	STONE
C.L.	CHAIN LINK
C.B.	CONCRETE BLOCK
BLDG.	BUILDING
℄	CENTER LINE

PROPERTY OWNED BY CATHERINE FOSTER
D.B. 4307 P. 45

PROPOSED ZONING CHANGE TO C-2.
PROPERTY CONTAINS 0.6827 ACRES.

* NOTES
1) If there is any renovation of over 50% of the market value of the building itself, owner must follow flood plain regulations.
2) No new construction
3) Subject to regional facility fee

PRELIMINARY REVIEW DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
7/7/89 — JEFF CO FIRE SAFETY OFFICER

PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS: State Encroachment Permit
BY: [signature]
DATE: 7/7/89
JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

TBM 100.00 (ASSUMED DATUM)
℄ PAVEMENT OPPOSITE SOUTH PROPERTY LINE

LOUISVILLE AND JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-68-88
APPROVAL DATE 1 of 7 1989
EXPIRATION DATE Oct. 10, 1990
SIGNATURE OF PLANNING COMMISSION
Thomas D. Smith
ADMINISTRATIVE RECORDER
PLANNING COMMISSION

RECEIVED
JUL 07 1989
LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

PRELIMINARY APPROVAL
Conditions of Approval:
Sanitary Review — Date 7-7-89
Storm Water Review — Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

ZONING CHANGE DEVELOPMENT PLAN
JIM & CATHERINE FOSTER
8020 NATIONAL TURNPIKE
LOUISVILLE, KENTUCKY
DONE BY: SCOTT MUTTER
SCALE 1" = 20'
9-68-88

Docket No.
9-68-88

DOCKET NO. 9-68-88

Change in Zoning from R-4 Residential Single Family to C-2 Commercial at 8020 National Turnpike in the unincorporated area of Jefferson County.

Owner/Developer: Catharine Foster
8020 National Turnpike 40214

Existing Use: Residential

Proposed Use: Auto repair, used car sales

RESOLVED: That the Louisville and Jefferson County Planning Commission does hereby APPROVE the district development plan for Docket No. 9-68-88 subject to the following binding elements:

1. The development will be in accordance with the approved district development plan. No further development will occur unless approved by the Planning Commission.

2. The development shall not exceed 1,520 square feet of gross floor area.

3. Before a certificate of occupancy is requested:
   a) The development plan must be reapproved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
   b) The property owner must obtain approval of a landscape plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to occupancy and maintained thereafter.
   c) Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
   d) A written plan for disposal of motor oil and other automotive fluids must be submitted.
   e) All necessary recording fees shall be paid.

4. Any renovation over 50% of the market value of the existing structure must adhere to the floodplain regulations.

5. No new construction permitted on the site.

6. The site is subject to regional facility fee.

7. In the event that 8024 National Turnpike is developed for non-residential use and access is required over 8020 National Turnpike to allow a shared entrance and exit, a joint access easement agreement shall be secured with the adjoining property owners. A copy of the recorded instrument shall be submitted to the Planning Commission.

8. The hours of operation shall be restricted to daytime and extend no later than 6:00 P. M.

9. The repair of automobiles shall be limited to the vehicles held for sale or resale.

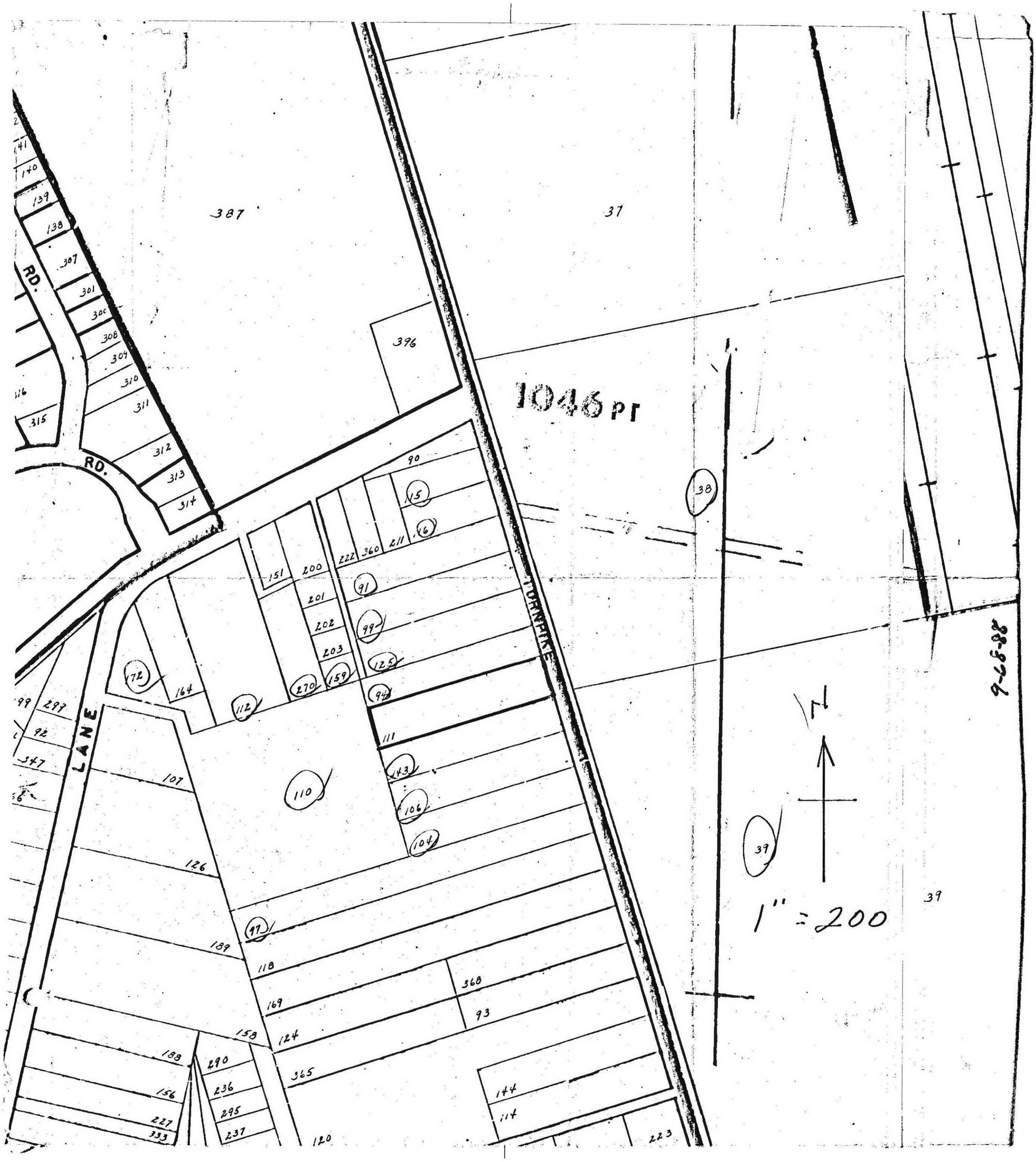
10. The only permitted freestanding sign shall be constructed as shown on the approved district development plan. The sign shall not exceed 20 square feet in area and 6 feet in height.

11. Outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants and banners are prohibited on the site.

12. If a certificate of occupancy is not issued within one year of the date of approval of the plan or resoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.

13. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements must be implemented prior to requesting issuance of the certificate.

14. The above binding elements may be amended as provided for in the Zoning District Regulations.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1046 PT
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9-26-88
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