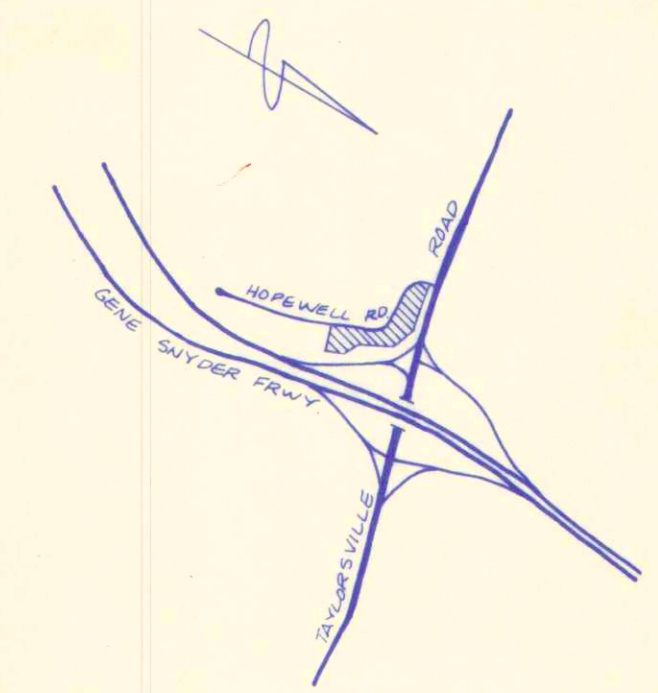


DOCKET NO. 9-42-90V  
 Change in zoning from R-4 Residential Single Family to C-2 Commercial at 3707 Hopewell Road; also having a request for a variance to allow an existing structure to encroach into a required front yard, containing 3.53 acres and being in unincorporated Jefferson County.

Owners: John K. Gutterman and Paul E. Quinn  
 10001 Taylorsville Road 40299

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the district development plan for Docket No. 9-42-90 subject to the following binding elements:

- The development will be in accordance with the approved district development plan. No further development will occur without prior approval from the Planning Commission.
- The development shall not exceed 5,600 square feet of gross floor area for the retail use, 6,000 square feet of gross floor area for garage/storage structures, and 1,300 square feet of office space.
- The property shall not be used for any C-2 use other than that of a wholesale/retail nursery.
- Before a building permit is requested:
  - A minor subdivision plat will be recorded dedicating additional right-of-way to Hopewell Road to provide a total of 25 feet from the centerline. A copy of the recorded instrument shall be submitted to the Planning Commission.
- No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.
- Freestanding signs shall not be permitted on the site. The attached signs shall be located as shown on the approved district development plan.
- All binding elements must be implemented prior to requesting issuance of the building permit.



LOCATION MAP  
NO SCALE

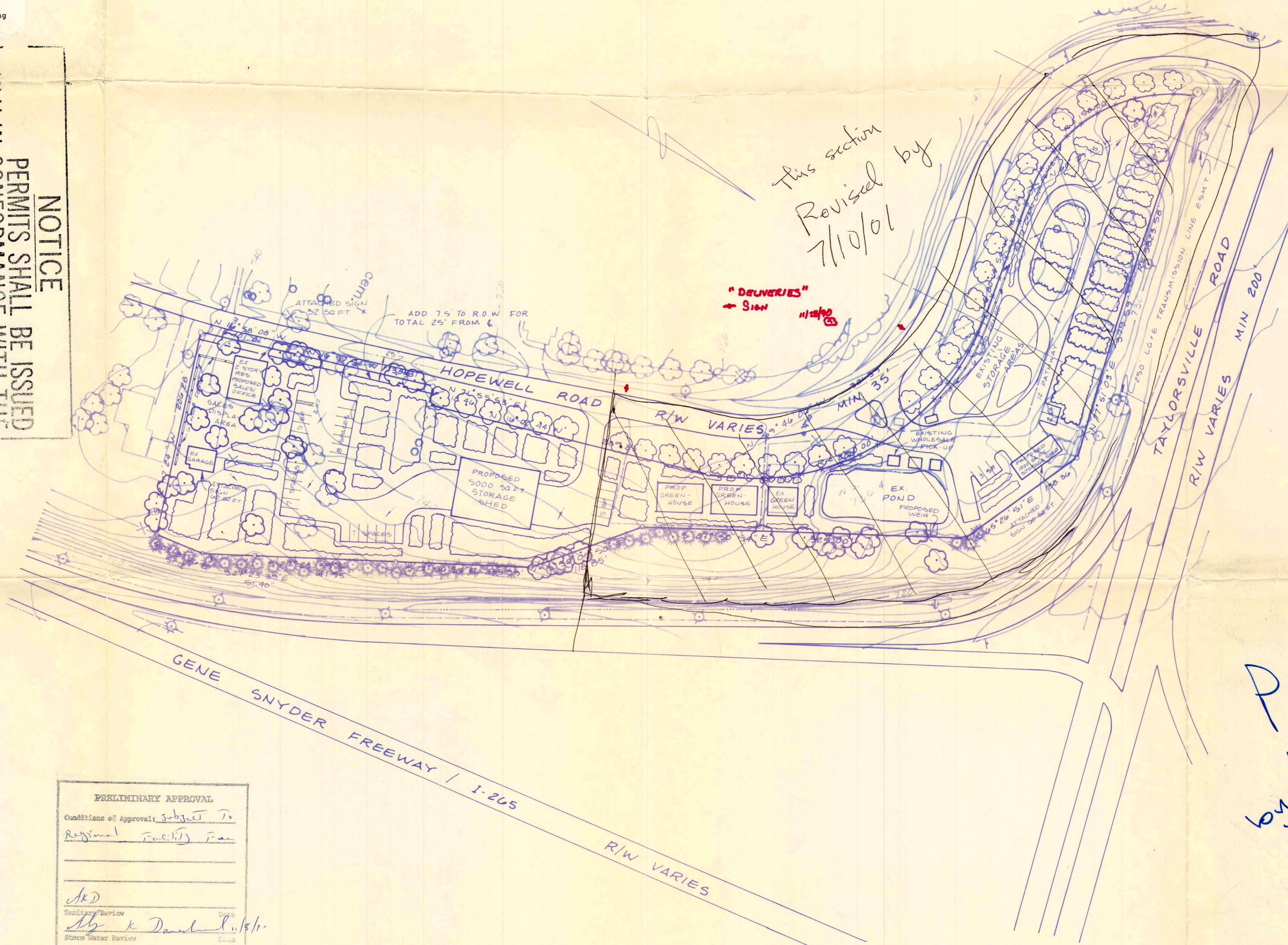
NOTICE  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCKET NO. 9-42-90V  
 APPROVAL DATE: Jan. 21, 1992  
 EXPIRATION DATE: January 29, 1994  
 SIGNATURE OF PLANNING COMMISSION: Janice Bond  
 ADMINISTRATIVE: RECORDED  
 COMMISION

Jan. 29, 1993  
 ON Condition after submitted  
 See LDT memo of Feb. 13, 1992

This section Revised by 7/10/01

"DELIVERIES" Sign



APPROXIMATE DETENTION VOLUME  
 $(0.52 - 0.35) \times 2.9 \times 3.53 \text{ AC} = 0.15 \text{ AC FT}$   
 COMPOSITE C = 0.52

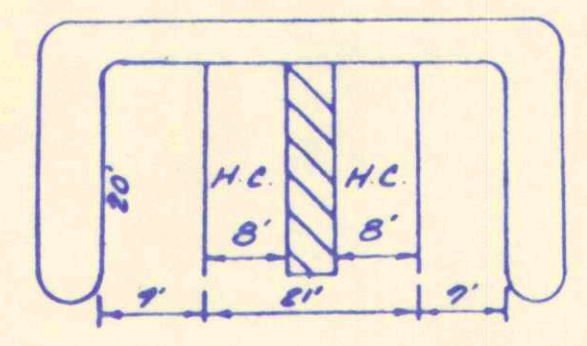
DATA

EXISTING ZONING	R-4
PROPOSED ZONING	C-2
ACRES	3.53 AC.
OFFICE	1,300 SQ. FT.
GARAGE/STORAGE	6,000 SQ. FT.
RETAIL - SHOP	1,400 SQ. FT.
RETAIL - DISPLAY AREA	4,200 SQ. FT.
PARKING SPACES REQUIRED	34
PARKING SPACES PROVIDED (INC. 2 HANDICAP SPACE)	37

V.U.A. 11,916.0 SQ. FT.  
 5% LANDSCAPE REQUIRED 596.0 SQ. FT.  
 LANDSCAPE PROVIDED (MIN) 1,872.0 SQ. FT.

PRELIMINARY APPROVAL DEVELOPMENT PLAN  
 SHALL COMPLY WITH ORDINANCE #28  
 CONDITIONS:  
 BY: [Signature]  
 DATE: 11/15/90  
 JEFFERSON COUNTY DEPT. OF PUBLIC WORKS

TYPICAL PARKING SPACES



(NO SCALE)

PRELIMINARY APPROVAL  
 Conditions of Approval: subject to Regional Feasibility  
 Secondary Review: [Signature] 11/15/90  
 Storm Water Review: [Signature]  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

Partially Revised by [Signature] dated 7/10/01



RECEIVED

NOV 08 1990

LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

DISTRICT DEVELOPMENT PLAN  
 CARDINAL GARDEN CENTER  
 3707 HOPEWELL ROAD  
 OWNER/DEVELOPER

CARDINAL GARDEN CENTER AND LANDSCAPING, INC  
 10001 TAYLORSVILLE ROAD  
 LOUISVILLE, KY 40299

Section 8.1, B, 8.

**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 315 WEST MARKET STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-6271

SCALE 1" = 60'  
 DATE 4-24-90  
 REV. 6-5-90  
 REV. 7-30-90  
 REV. 11-7-90

FILE 1415  
 1  
 Sheets in Set 1