



MARCH 16, 1989

DOCKET NO. 9-5-89 (continued)

WHEREAS, The Commission finds the proposal to be in conformance with Guidelines I-7 and I-10, which seeks location of industries that handle hazardous or flammable materials away from residential areas and population concentrations, and assurances that air emissions and disposal of industrial wastewater and solid wastes will meet environmental standards and that storage, handling and disposal of hazardous materials will be done in a safe manner, because the uses within the Industrial Park will be restricted to those allowed in the PEC zoning district; the Master Plan for the Freeway Reserve will establish guidelines for noise, odor and vibration control; and the proposal will meet all environmental standards regarding emissions and the disposal of industrial wastewater and solid wastes;

WHEREAS, The Commission finds the proposal to be in conformance with Guideline I-12, which advocates incentives to expand industrial employment, giving special attention to industries which demonstrate that employment opportunities would be provided for unemployed, underemployed or lower-income people, because this project will create a need for a wide range of skills and vocations; and the applicant, Jefferson County Economic Development Corporation, is responsible for keeping jobs and to foster jobs within the County to benefit all income groups with special attention directed to lower income as well as in upgrading and promoting further growth in the Freeway area;

WHEREAS, The Commission finds the proposal to be in conformance with all other applicable guidelines of the Comprehensive Plan; now, therefore, be it

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby recommend to the Fiscal Court of Jefferson County that the change in zoning from R-4 Residential Single Family to PEC Planned Employment Center as described in the attached legal description be APPROVED.

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the district development plan for Docket No. 9-5-89 subject to the following binding elements:

1. Prior to development of each site or phase, a detailed district development plan shall be submitted to the Planning Commission for approval. Each plan shall be in adequate detail and subject to additional binding elements. The additional binding elements may include, but not be limited to the following items:

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7. Signage - No billboard (advertising) or high pylon signs shall be permitted in Freeway Reserve. A single project identification monument sign shall be provided at each entry from LaGrange and Old Henry Roads and no more than two monument signs along the Gene Snyder Freeway. All signs shall conform with Ordinance No. 7, Series 1988, relating to signage along Gene Snyder Freeway, (adopted 5-10-88). A concept sign plan shall be prepared for the Planning Commission review prior to construction to illustrate controls on project identification and site identification signs.
8. There shall be no direct access from the Freeway Reserve to English Station Road, nor from individual lots to LaGrange and Old Henry Roads.
9. Outdoor advertising (billboard) and small freestanding (temporary) signs, pennants and banners shall be prohibited on each site.
10. If a building permit is not issued within one year of the date of approval of the plan or rezoning, 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.
11. 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.
12. The above binding elements may be amended as provided for in the Zoning District Regulations.

The vote was as follows:

YES: Commissioners Fischer, Herron, Hettinger, McDonald, Seraphine and Taylor.
 NO: None.
 NOT VOTING: Commissioner Auerbach who had left the meeting.

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RESOLVED, That the Land Development and Transportation Committee does hereby APPROVE the Revised General District Development Plan and the Revised Preliminary Subdivision Plan for Docket Nos. 10-5-89 and 9-5-89, Eastpointe Business Center Subdivision, subject to the original binding elements as approved, and does hereby ADD the following binding element:

- a. Any further subdivision of Tracts 1-8 may be created utilizing the minor subdivision plat process in conformance with the rules and regulations governing minor subdivisions. A master subdivision plan shall be provided to the Planning Commission showing all current subdivision lots being created and their associated minor subdivision plat docket numbers. This master plan shall remain in effect for the entire development and including any lots that may reflect changes of existing lots (i.e. shifting property lines).
- b. All dedicated streets shall be created utilizing the major subdivision record plat process. No more than 3 lots shall be created on a private access easement at which time the roadway shall be dedicated to public right-of-way. The intent of this binding element is to assure that all Lots have dedicated frontage to public roadway.

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- a) Screening, buffering, landscaping.
- b) Density, floor area, size and height of buildings.
- c) Points of access.
- d) Land uses.
- e) Signs.
- f) Loading berths.

2. The lots shall be subject to deed of restrictions as recorded in Deed Book 4460 Page 771.

3. Before a building permit 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) A major subdivision plat shall be recorded creating the lots and roadways shown on the approved general district development plan and preliminary subdivision plan.
- c) All necessary recording fees shall be paid.

4. Master Plan Document - Freeway Reserve shall prepare a written and illustrated document to accompany the District Development Plan, which shall serve as a guide for review of Detailed District plans with respect to site and architectural design. Guidance shall be provided for planning and design aspects including but not limited to, the following: loading and noise, vibration and odor controls.

5. Lighting - As required under Section 7.2, Paragraph 6.a.7. of the Zoning Ordinance, lighting for site and buildings shall be directed towards the individual properties and away from adjacent residential uses. Further, lighting shall be reviewed under the guidelines of the Freeway Reserve Master Plan Document and the Planning Commission Detailed District Development Plan review Procedures.

6. Landscape Buffer Zones - A landscape concept plan shall be presented to the Planning Commission to illustrate details of screening, buffering and aesthetic treatment within the required, and proposed Landscape Buffer areas shown on the General District Development Plan.

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