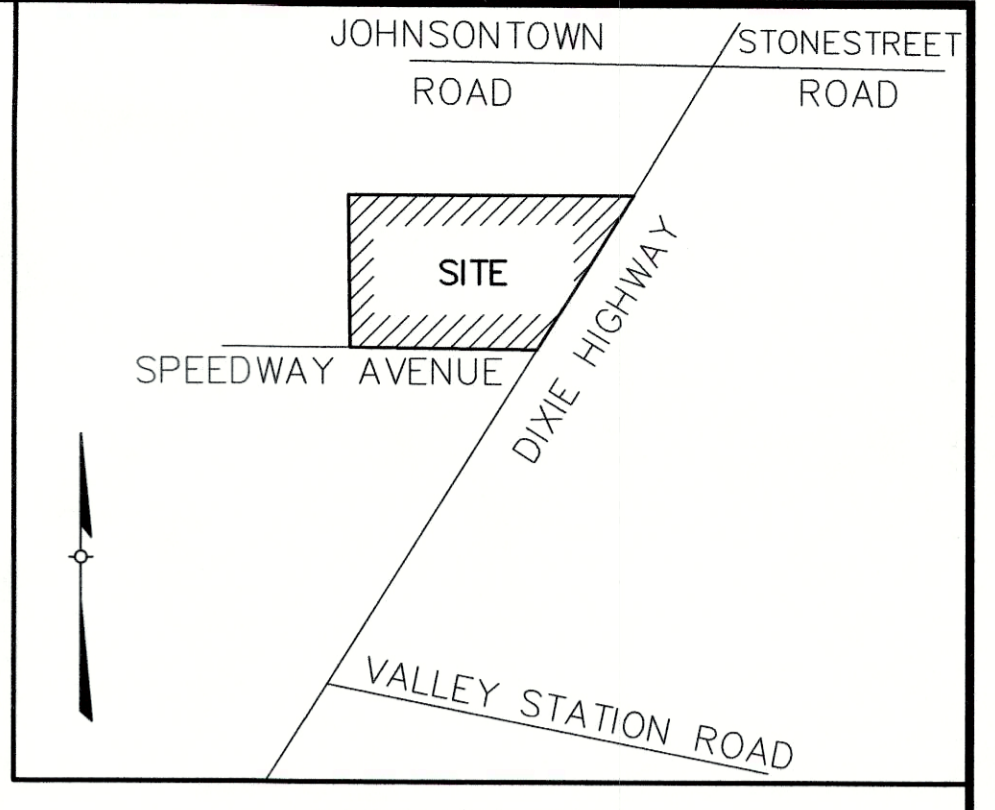


### Case No. 16ZONE1003 Binding Elements

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** 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. The development shall not exceed 5,000 square feet of gross floor area.
3. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
4. 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.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit) is requested:
  - a. The development plan must receive full construction approval from Develop Louisville, 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 building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
6. 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.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.

8. 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.
9. The property owner shall provide a cross over access easement if the commercial property to the north is ever redeveloped. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the **April 21, 2016** Planning Commission public hearing.
11. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
12. **The hours of operation for the Blue Iguana Car Wash shall be 7:00 a.m. through 9:00 p.m., Monday through Sunday.** *(added at the April 21, 2016 Planning Commission hearing)*



**LOUISVILLE METRO**  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 16 ZONE 1003  
 APPROVAL DATE April 21, 2016  
 EXPIRATION DATE  
 SIGNATURE OF PLANNING & DESIGN SERVICES  
 PLANNING COMMISSION

R-4/N  
 Joyce A. C. Mintkenbaugh  
 5208 Euclid Ave  
 Louisville, KY 40272  
 D.B. 6093 PG. 0173

R-4/N  
 Doris C. Johnson  
 5206 Euclid Ave  
 Louisville, KY 40272  
 D.B. 6962 PG. 0053

R-4/N  
 Chelsey & Margaret S  
 Chambers  
 11814 Dearing Woods Dr  
 Louisville, KY 40272  
 D.B. 5026 PG. 0053

C-2/N  
 Dixie Animal Hospital Inc  
 9428 Dixie Hwy  
 Louisville, KY 40272  
 D.B. 6346 PG. 0877

C-2/SMC/N  
 Christopher Davis  
 7905 Cardinal Hill Road  
 Louisville, KY 40214  
 D.B. W00576 PG. 0468

**PRELIMINARY APPROVAL**  
 Conditions of Approval:  
 Development Review  
 Date: 5/3/16  
 Louisville & Jefferson County  
 METROPOLITAN SEWER DISTRICT

**PROJECT DATA**

TOTAL SITE AREA	= 1.5± ACRES
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING ZONING	= R-4 & C-2
PROPOSED ZONING	= C-2
EXISTING USE	= CAR WASH/DOG WASH
PROPOSED BUILDING AREA	= 5,000 S.F.
F.A.R.	= 0.08 (5.0 MAX. ALLOWED)
BUILDING HEIGHT	= 30' (45' MAX. ALLOWED TRANSITION ZONE)
PARKING REQUIRED	MIN. MAX.
1 SP (1 CONVEYOR UNIT)	MIN. = 1 SPACES MAX. = 2 SPACES
2 SP (1 CONVEYOR UNIT)	MIN. = 2 SPACES MAX. = 3 SPACES
1 SP (28 VACUUMS)	MIN. = 28 SPACES MAX. = 28 SPACES
1 SP (28 VACUUMS)	MIN. = 28 SPACES MAX. = 28 SPACES
TOTAL PARKING REQUIRED	= 29 SPACES (1 ACCESSIBLE SPACE)
PARKING PROVIDED	COMMON SPACES = 2 SPACES VACUUM SPACES = 28 SPACES
TOTAL PARKING PROVIDED	= 30 SPACES (1 ACCESSIBLE SPACE)
BIKE PARKING	= 2 SHORT TERM = 2 LONG TERM (PROVIDED INSIDE BLDG.)
TOTAL VEHICULAR USE AREA	= 25,129 S.F.
INTERIOR LANDSCAPE AREA REQ'D	= 1,885 S.F.
ILA PROVIDED	= 2,721 S.F.

**GENERAL NOTES:**

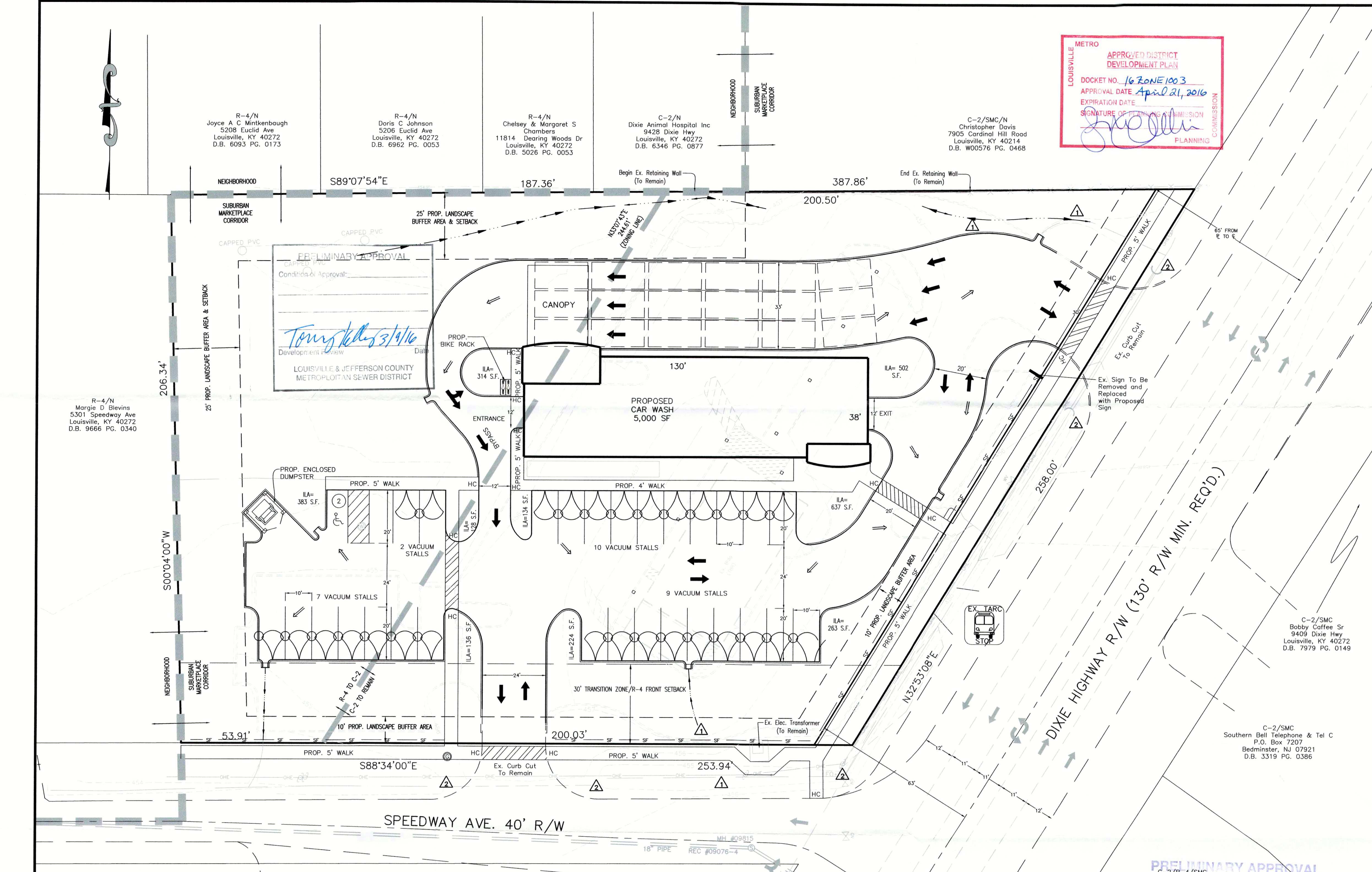
- Parking areas and drive lanes to be a hard and durable surface.
- Construction plans, bond, and KTC permit are required by MPW prior to construction approval and issuance of MPW encroachment permit.
- An encroachment permit, bond, and construction plans will be required for all work done in the Speedway Avenue or Dixie Highway right-of-way prior to MPW & KTC construction plan approval and transmittal.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There should be no landscaping in the right-of-way without an encroachment permit. Landscaping on plans will need to be reviewed for sight distance.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Transition Standards Section 5.7.1 of the Louisville Metro Land Development Code, apply to the entire site because more than 50% of the site is covered by the Neighborhood Transition Zone.
- A vehicular connection shall be provided to the north property line at such time as the Christopher Davis property is redeveloped.
- Upon development or redevelopment of the adjacent C-2 properties to the north, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for a vehicular movement throughout 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 Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- A Minor Plat shall be recorded for the Dixie Highway right-of-way dedication prior to MPW construction plan approval.

**MSD NOTES:**

- Sanitary sewer service will be provided by existing connection.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0105 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Site will not be subject to MSD Regional Facilities Fee or detention.
- The final design of this project must meet all MS4 water quality regulations established by MSD unless area of disturbance is less than 1 acre.  
EXISTING IMPERVIOUS AREA = 35,535 S.F.  
PROPOSED IMPERVIOUS AREA = 32,352 S.F. (9% REDUCTION)
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- The car wash shall have an individual connection per MSD's fats, oils, & grease policy.
- MSD Sanitary department approval required prior to MSD construction plan approval.
- No increase of velocity or volume at point of discharge at the property line.
- Lowest finished floor or machinery shall be at or above 456.50'.
- A Downstream Capacity Facility request was submitted to MSD on February 22, 2016.

**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 practicable, 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 discharge into a stream, pond, swale or catch basin.
- All storm drainage shall conform to MSD standard specifications.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip-line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.



C-2/SMC  
 B To B Real Estate LLC  
 1421 Magazine St  
 Louisville, KY 40203  
 D.B. 8996 PG. 0660

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

**PRELIMINARY APPROVAL**  
 C-2/R-4/SMC  
 Rental World Inc  
 159 N Lakewood Dr  
 Brooks, KY 40109  
 D.B. 7635 PG. 0087

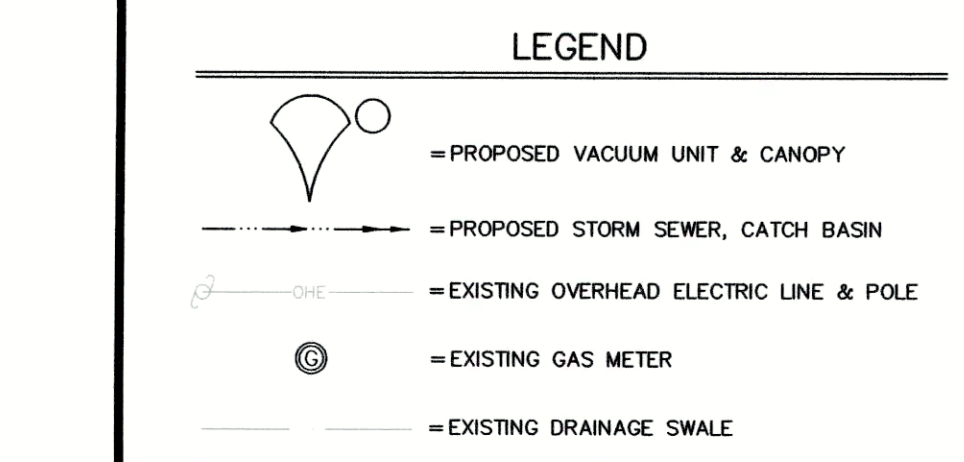
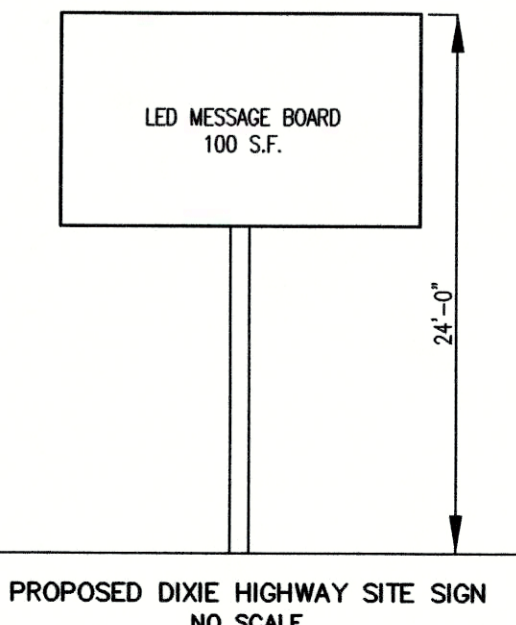
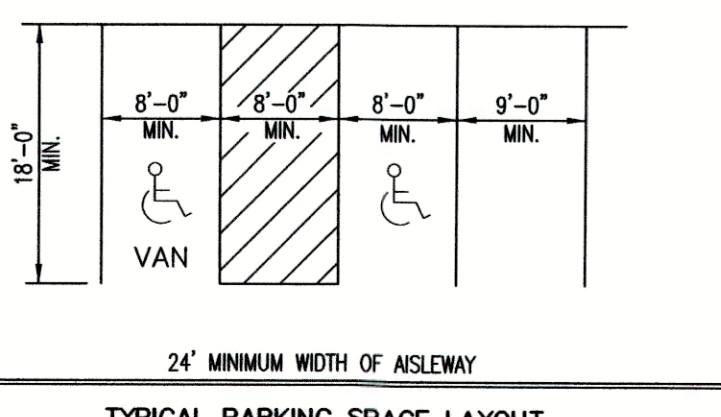
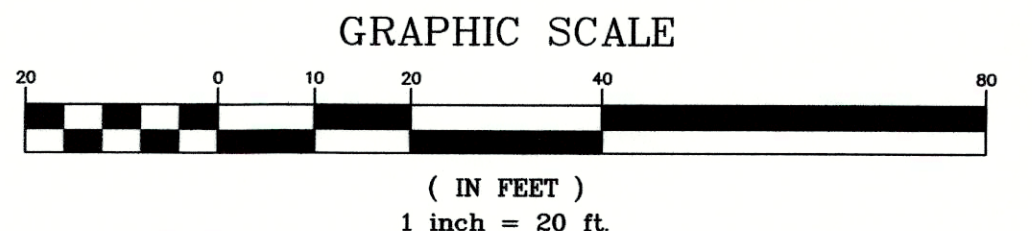
DATE: 03/08/16  
 LOUISVILLE/JEFFERSON COUNTY  
 METRO PUBLIC WORKS

**MSD STANDARD EROSION CONTROLS**

▲	STONE SILT CHECK DAMS
▲	HEADWALL SEDIMENT PROTECTION DAM
—	SILT FENCE

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 66,634 S.F.
EX. TREE COVERAGE	= 0% - 40%
TOTAL TREE CANOPY AREA REQUIRED	= 20% (13,369 S.F.)
EX. TREE CANOPY TO BE PRESERVED	= 0%
PROP. TREE CANOPY TO BE PLANTED	= 20% (13,680 S.F.)



**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING • LANDSCAPE ARCHITECTURE  
 657 WASHINGTON • PHOENIX, ARIZONA 85001  
 FAX: 602/425-7371 • PHONE: 602/425-7371  
 WEB SITE: WWW.LD-D.COM

**BLUE IGUANA CAR WASH**  
 9500 DIXIE HIGHWAY  
 DEVELOPER  
**BLUE IGUANA CAR WASH**  
 1640 E SUNSHINE STREET  
 SPRINGFIELD, MO 65804

REVISIONS  
 NO. DATE DESCRIPTION BY

PROJECT DATA  
 FILE NAME: 15204-DDDP  
 DATE: 3-1-16  
 SCALE: AS SHOWN  
 CHECKED BY: AER  
 DRAWN BY: JH/SBS

REVISOR'S SEAL  
 ENGINEER'S SEAL  
 SURVEYOR'S SEAL

REVISED DETAILED DISTRICT DEVELOPMENT PLAN  
 JOB NO. 15204  
 SHEET 1 OF 1

RECEIVED  
 MAR 04 2016  
 PLANNING & DESIGN SERVICES

OWNER: GESI, INC. 9500 DIXIE HIGHWAY  
 P.O. BOX 789 TAX BLOCK 1153, LOT 0040  
 WINCHESTER, KY 40392 D.B. 9814, PG. 0359  
 COUNCIL DISTRICT - 14  
 FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

SITE ADDRESS:  
 9500 DIXIE HIGHWAY  
 TAX BLOCK 1153, LOT 0040  
 D.B. 9814, PG. 0359

CASE: 16ZONE1003  
 W.M. #6620

JOB RELATED CASE: 98122

16 ZONE 1003