

Case No. 15ZONE1025 - 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 1,296 square feet of gross floor area.
3. No outdoor advertising 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 or demolition 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. 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.
 - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
6. ~~There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.~~ There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site, unless a Temporary Activity Permit has been requested and approved by the appropriate Louisville Metro agency." (*Revised at June 16, 2016 Planning Commission hearing.*)
7. There shall be no direct access to the site from West Broadway.
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 materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the June 16, 2016 Planning Commission meeting.

Tree Canopy Calculations
 %Preserved = 0%
 %Required = 15%
 *Type Selected = Type B, 432 sq. ft. (60% mature canopy size) x 2

USE CATEGORY	SPECIFIC USE	MINIMUM SPACE REQUIRED	MAXIMUM SPACE REQUIRED
RETAIL/COMMERCIAL	General/Professional Office/Shopping/medical	1 space for each 50 sq. ft. of gross area or a number from district.	1 space for each 100 sq. ft. of gross area or a number from district.

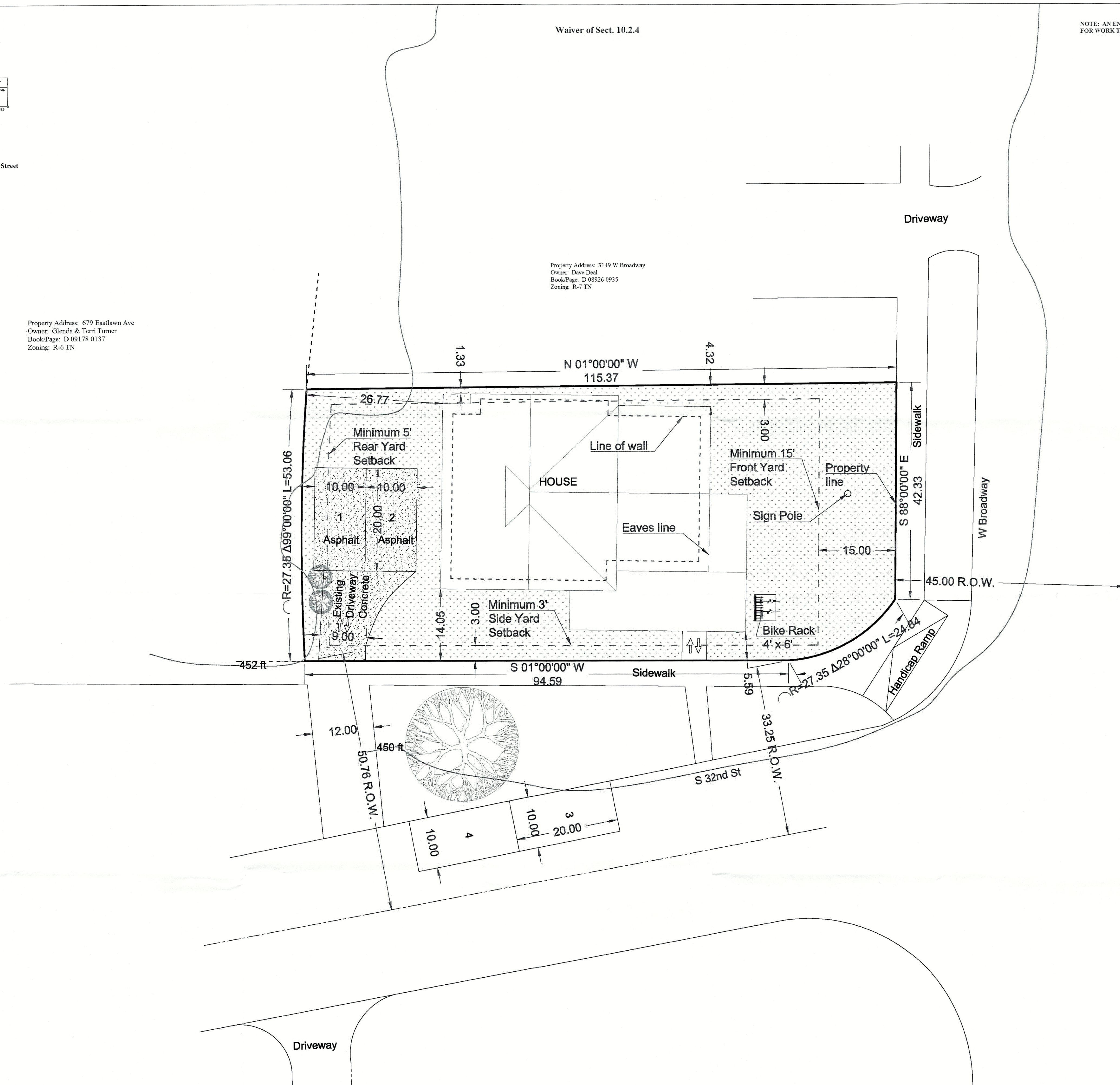
Bike Parking
 Short Term 2
 Long Term 2
 *Long Term Bike Parking inside Structure

Note: Existing concrete driveway extends to S 32nd Street

Property Address: 679 Eastlawn Ave
 Owner: Glenda & Terri Turner
 Book/Page: D 09178 0137
 Zoning: R-6 TN

Waiver of Sect. 10.2.4

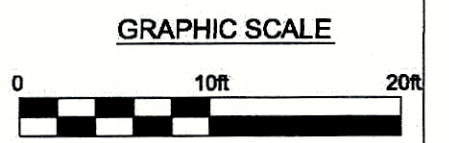
NOTE: AN ENCROACHMENT PERMIT & BOND WILL BE REQUIRED FOR WORK TO BE DONE IN THE RIGHT OF WAY.



PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 04/27/16
 LOUISVILLE JEFFERSON COUNTY
 METRO PUBLIC WORKS

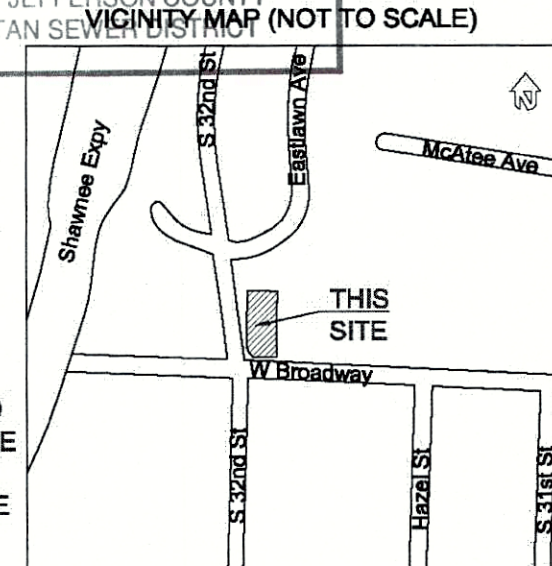
METRO
 LOUISVILLE
 APPROVED DISTRICT
 DEVELOPMENT PLAN
 DOCKET NO. 1520NE1025
 APPROVAL DATE 6/16/2016
 EXPIRATION DATE 6/16/2018
 SIGNATURE OF PLANNING COMMISSION
 [Signature]
 PLANNING COMMISSION

PRELIMINARY APPROVAL
 Condition of Approval: _____
 [Signature]
 Date: _____
 LOUISVILLE & JEFFERSON COUNTY
 METROPOLITAN SEWER DISTRICT



- LEGEND
- Property line
 - Setbacks line
 - Contours line
 - Road center line
 - Eaves line
 - Walls line

NOTES:
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES;
 - SITE IS LOCATED IN THE MARLOWE PLACE BUNGALOW HISTORIC DISTRICT;



Revisions Date: 4-19-2016

Project Name: Best Choice
 Property Address: 3151 W BROADWAY, LOUISVILLE, KY 40211-1434
 County Name: JEFFERSON
 Assessor Parcel Number: 006300010000
 Assessor Legal Description: 49 X 100 NS BROADWAY
 Land Use: Office/Residential
 Zoning District: R7
 Proposed Zoning District: CN
 Owner: Best Choice LLC
 Owner's Address: 1839 Cypress Street, Louisville, KY 40210
 Assessed Value: \$25,340.00
 Acres: 0.114704, 791 SF
 Neighborhood: 102104 - Traditional Neighborhood
 Floor Area: 1,296 SF
 Floor Area Ratio/Max F.A.R.: 27%/35%
 Date: June 2, 2015
 Scale: 1"=10'

5439 15 ZONE 1025