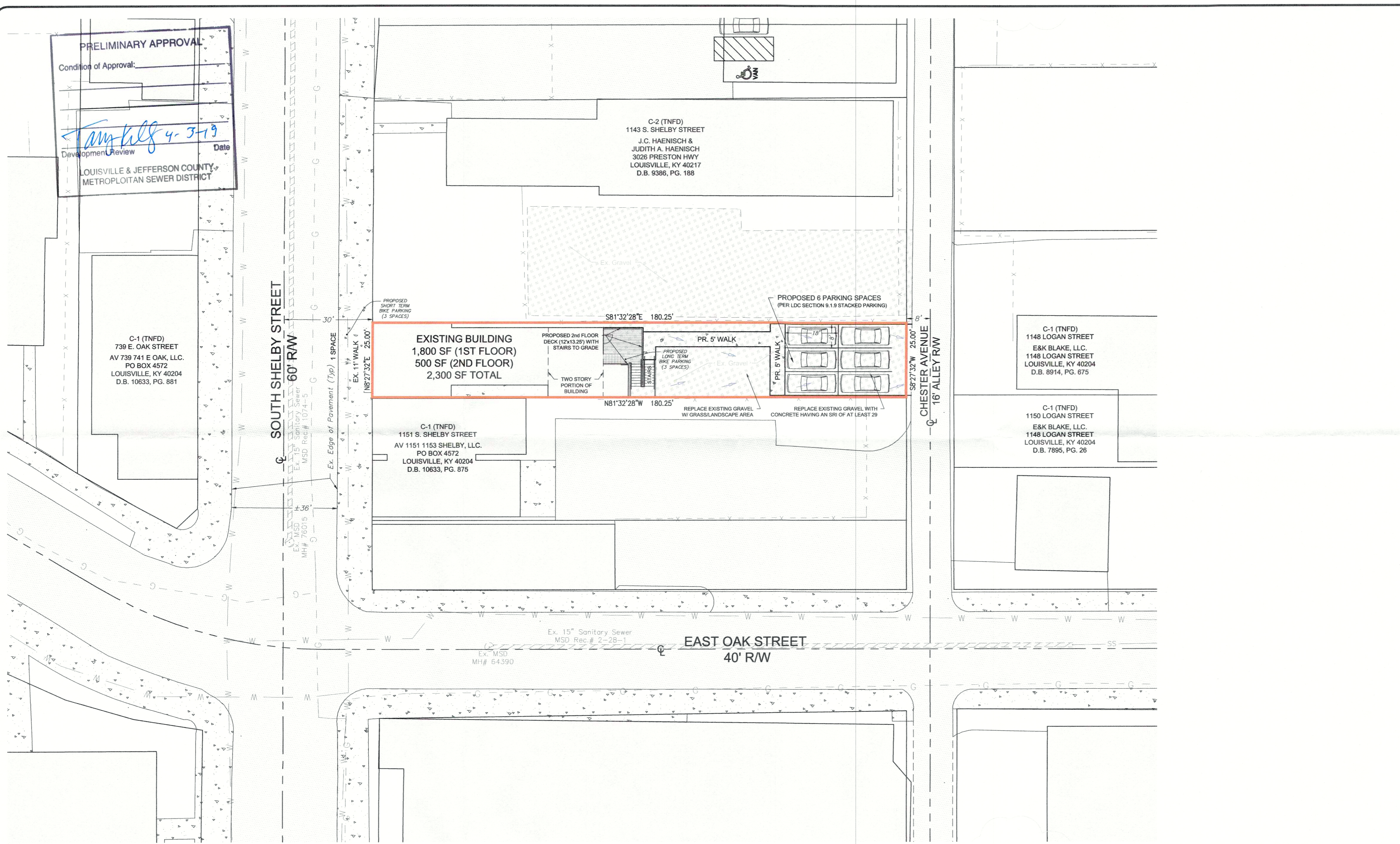


Case No. 19ZONE1000 Binding Elements

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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
4. 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 Louisville Metro Department of Codes and Regulations Construction Permits and Transportation Planning Review and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways or the Department of Public Works for all work within the right-of-way
5. 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.
6. 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.

X:\A-Projects-2018\18078 - Flynn - Shelby Street Rezoning - Development Plan.dwg PLOT DATE: March 11, 2019 - 1:14pm



OWNER
BREITENSTEIN PROPERTIES, LLC.
1020 LOGAN STREET
LOUISVILLE, KY 40204

SITE DATA
1149 SOUTH SHELBY STREET
LOUISVILLE, KY 40204
D.B. 11252, PG. 240
TAX BLOCK 25A, LOT 4

TOTAL SITE AREA ±0.1 ACRES (4,506.25 SF)
FORM DISTRICT TRADITIONAL NEIGHBORHOOD
EX. ZONING C-1
EX. LAND USE COMMERCIAL (RETAIL - VACANT)
PR. ZONING C-2
PR. LAND USE COMMERCIAL (EVENT SPACE/TAVERN)
F.A.R. 0.51
EX. BUILDING 2,300 SF
1ST FLOOR = 1,800 SF
2ND FLOOR = 500 SF

SETBACK DATA
MIN. FRONT YARD 15'
MAX. FRONT YARD 25'
STREET SIDE YARD N/A
SIDE YARD NONE
REAR YARD 5'
MAX. BUILDING HEIGHT 45'

IMPERVIOUS AREA
PRE 4,506 SF
POST 4,226 SF
PERCENTAGE OF CHANGE 0.6%

DISTURBANCE AREA
TOTAL DISTURBANCE 1,750 SF

PARKING SUMMARY

EXISTING

RETAIL USE	2,300 SF
MINIMUM PARKING REQUIRED (1 SPACE/500 SF.)	5 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF.)	12 SPACES

PROPOSED

TAVERN AREA (1ST FLOOR)	1,800 SF
MINIMUM PARKING REQUIRED (1 SPACE/100 SF.)	18 SPACES
MAXIMUM PARKING PERMITTED (1 SPACE/50 SF.)	36 SPACES
OFFICE AREA W/ DECK (2ND FLOOR)	500 SF
MINIMUM PARKING REQUIRED (1 SPACE/500 SF.)	1 SPACE
MAXIMUM PARKING PERMITTED (1 SPACE/200 SF.)	3 SPACES

PER LDC SECTION 9.1.3.B.c - PARKING REQUIRED IS CALCULATED BASED ON THE DIFFERENCE OF THE EXISTING USE TO THE PROPOSED USE.

MINIMUM PARKING REQUIRED	19 SPACES
PARKING REDUCTION (BASED ON USE DIFFERENCE)	14 SPACES
PARKING REDUCTION (FOR TRAFFIC REDUCTION)	-1 SPACES
PARKING REDUCTION (FOR HISTORIC ELIGIBILITY REDUCTION)	-3 SPACES
PARKING REDUCTION* (20% SITE DESIGN CRITERIA REDUCTION)	-3 SPACES
TOTAL MINIMUM PARKING REQUIRED	7 SPACES
TOTAL MAXIMUM PARKING PERMITTED	39 SPACES

PARKING PROVIDED (ON-STREET) 1 SPACE
PARKING PROVIDED (EMPLOYEE / CUSTOMER) 6 SPACES
TOTAL PARKING PROVIDED 7 SPACES

*NOTE: SITE DESIGN CRITERIA REDUCTION BASED ON COMPLIANCE WITH NUMBERS 3 & 5 PER CHAPTER 5, APPENDIX 5A.

BICYCLE SUMMARY

SHORT TERM	REQUIRED	PROVIDED
LONG TERM	NONE	3 SPACES
LONG TERM	NONE	3 SPACES

NOTE: LONG TERM BIKE PARKING WILL BE PROVIDED UNDER THE PROPOSED DECK.

TREE CANOPY CALCULATIONS

GROSS SITE AREA	4,506.25 SF
CANOPY COVERAGE CLASS	CLASS A
TREE CANOPY REQUIRED	450 SF (10%)
TREE CANOPY PRESERVED	0 SF (0%)
TREE CANOPY TO BE PLANTED	450 SF (10%)
TOTAL TREE CANOPY PROVIDED	450 SF (10%)

LANDSCAPE DATA

PROPOSED V.I.A.	1,429 SF
L.L.A. REQUIRED	NONE
L.L.A. PROVIDED	NONE

GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #4 FIRE DISTRICT.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJUTING RESIDENTIAL AREAS.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPROPRIATE AGENCIES.

MSD NOTES

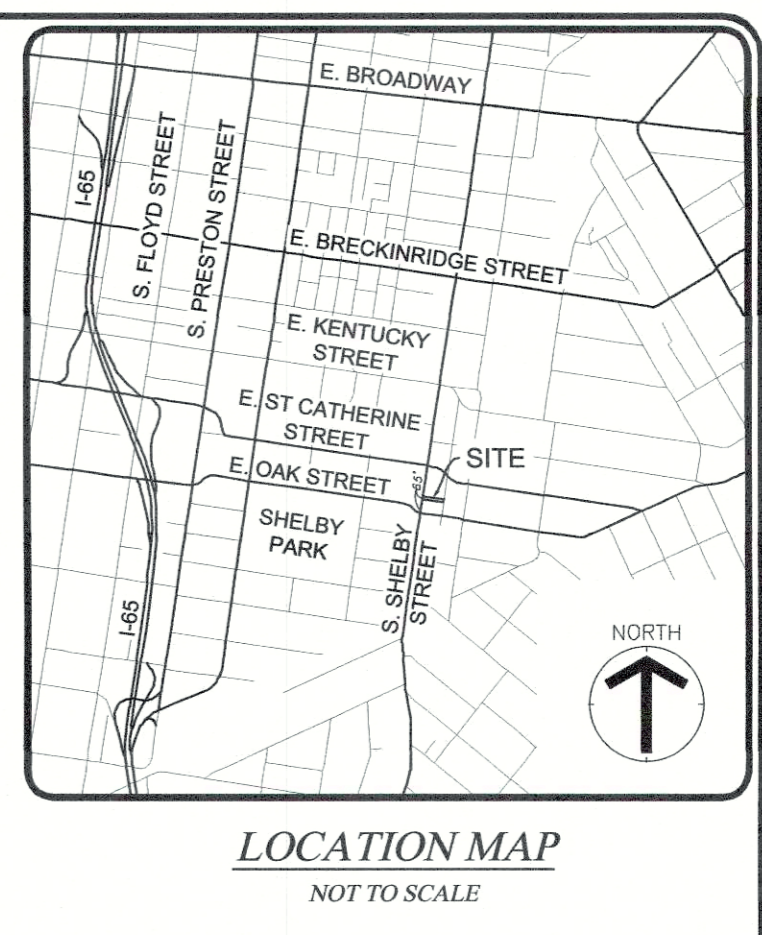
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER SERVICE WILL BE PROVIDED BY EXISTING PSC CONNECTION. SANITARY SEWER FLOW WILL BE TREATED AT THE MORRIS FORMAN WATER QUALITY TREATMENT CENTER.
- DRAINAGE: DRAINAGE PATTERN DEPICTED BY ARROWS (---) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES, CHANNELS AND WATER QUALITY METHODS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. USE OF EX. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSD.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (211110042E REV. DECEMBER 5, 2006).
- AN EPSC PLAN WILL BE SUBMITTED TO MSD FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.

TRANSPORTATION NOTES

- ALL PROPOSED WALKS SHALL BE MINIMUM OF 5 FEET WIDE OR A WIDTH AS NOTED ON THIS PLAN AND/OR AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE RAMPS WITH HATCHING ACROSS DRIVE LANES AS REQUIRED BY MPW.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- ALL ENTRANCES, PARKING AND DRIVE LANES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMIT AND BOND ARE REQUIRED BY MPW FOR ANY WORK WITHIN RIGHT-OF-WAY.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR 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.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- IF THE LIMESTONE CURBS IN THE ALLEY ARE DISTURBED THEY WILL BE REMOVED, PALETTIZED, AND DELIVERED TO PUBLIC WORKS FOR REUSE.

EROSION 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 SWPP PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. SWPPP BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADSWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH USE OF SILT FENCE.
- 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 GROUND WATER ENCOUNTERED DURING THE TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.



PRELIMINARY APPROVAL
Condition of Approval:
Tammy Kell 4-3-19
Date
Development Review
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

EXISTING BUILDING
1,800 SF (1ST FLOOR)
500 SF (2ND FLOOR)
2,300 SF TOTAL

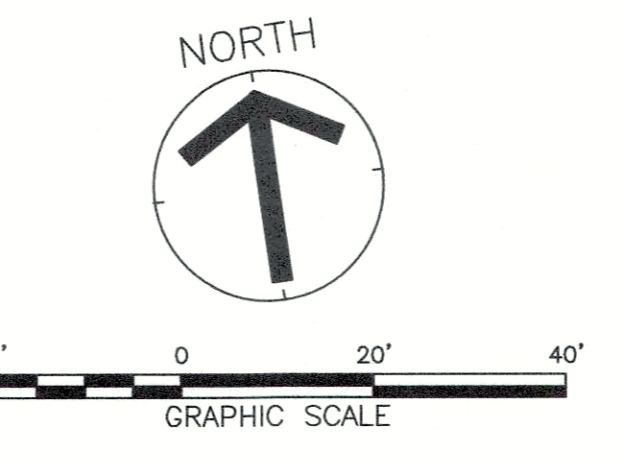
LEGEND

EX. TREE	EX. FIRE HYDRANT	EX. LIGHT POLE	EX. UTILITY POLE	EX. SIGN
EX. PROPERTY LINE	EX. FENCE	EX. SANITARY SEWER	EX. PROPERTY SERVICE CONNECTION	EX. CONCRETE
EX. PAVEMENT	EX. GRAVEL	EX. BUILDING	PR. EDGE OF PAVEMENT	PR. CONCRETE
PR. PAVEMENT				

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: *ASO*
DATE: *04/03/19*
LOUISVILLE & JEFFERSON COUNTY METRO PUBLIC WORKS

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

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 19 Zone 1000
APPROVAL DATE: May 9, 2019
EXPIRATION DATE:
SIGNATURE OF PLANNING COMMISSION



UTILITY NOTE:
ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY KENTUCKY 811 (PHONE NO. 811) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Detailled by
1	3/11/19	AGENCY COMMENTS (1ST REVIEW)	JDC

The New Look For Digging Safely in Kentucky
Kentucky 811
Call 811 Before You Dig

BENCHMARK
TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS DERIVED FROM GIS DATA AND DOES NOT CONSTITUTE A SURVEY. A DETAILED SURVEY WILL BE PERFORMED AT TIME OF CONSTRUCTION PLAN PREPARATION.

CASE# 19ZONE1000 WM# 11935

HERITAGE ENGINEERING, LLC
642 South 4th Street
Louisville, KY 40202
(502) 582-1413 Fax

FLYNN
CONSTRUCTION SERVICES
10801 ELECTRON DRIVE, SUITE 102
LOUISVILLE, KY 40299
PHONE: (502) 450-9975

REZONING PLAN
GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN
FOR
SHELBY STREET EVENT SPACE/LOUNGE
1149 SOUTH SHELBY STREET
LOUISVILLE, KY 40203

JOB NO: 18078
HORIZ. SCALE: 1"=20'
VERT SCALE: N/A
DESIGNED BY: JDC
DETAILED BY: JDC
CHECKED BY: SWH
DATE: JANUARY 11, 2019

RECEIVED
MAR 11 2019
DESIGN SERVICES

SHEET
C04