

20-AMEND-0002

7425 St Andrews Church Rd



Louisville Metro Development Review Committee

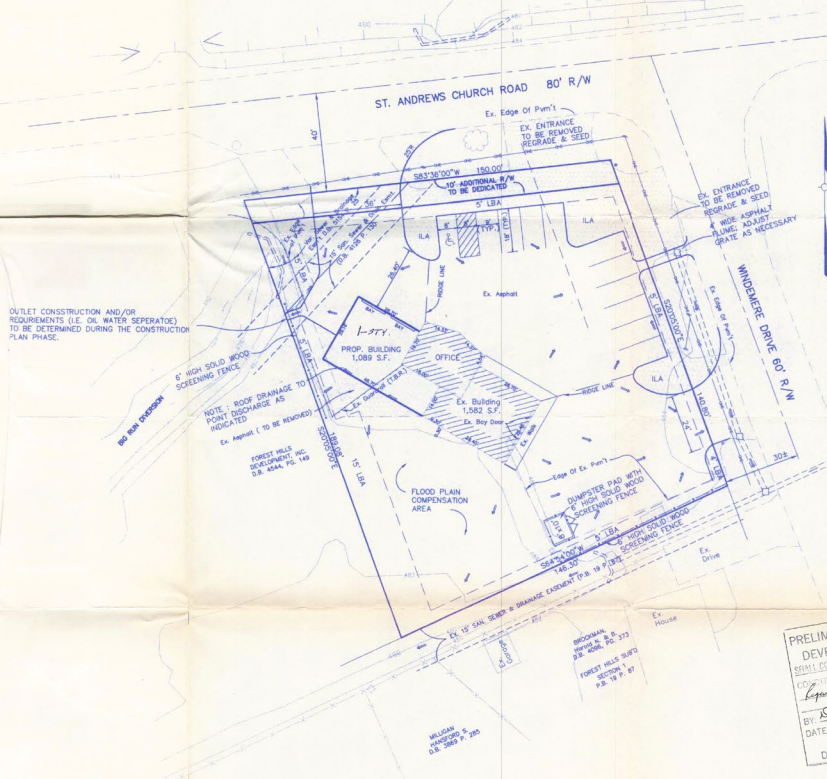
Jay Lockett, AICP, Planner I

July 29, 2020

Requests

- **Modification of Binding Elements.**

Previously Approved Plan



LEGEND

—	OVERHEAD ELECTRIC	EXISTING ZONING
○	LIGHT POLE	PROPOSED ZONING
□	TELEPHONE	EXISTING USE
▭	EXISTING PAVEMENT TO BE REMOVED	PROPOSED USE
—	UTILITY POLE	TOTAL EMPLOYEES
—	QUADRANT	PARKING REQUIRED

CONDITIONS OF APPROVAL SEE NOTES

R. Smith 2/1/99

DATA

TOTAL SITE AREA	0.55 AC
EXISTING ZONING	C-2
PROPOSED ZONING	AUTO REPAIR
EXISTING USE	AUTO REPAIR
PROPOSED USE	AUTO REPAIR
TOTAL EMPLOYEES	4
PARKING REQUIRED	14 SPACES
TOTAL # BAYS	15 SPACES
VEHICULAR USE AREA	11,011 S.F.
INT. LAND REQ.	596 S.F.
INT. LAND PROP.	629 S.F.
OFFICE / SALES	596 S.F.

GENERAL NOTES

- A LANDSCAPE SCREENING AND BUFFERING PLAN WILL BE SUBMITTED AND APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION PRIOR TO CONSTRUCTION.
- (---) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- THIS PROJECT IS SUBJECT TO ALL APPLICABLE MSD REVIEW FEES.
- SITE IS SUBJECT TO MSD REGIONAL FACILITY FEE.
- SANITARY SEWERS AVAILABLE BY CONNECTION AND ARE SUBJECT TO FEES.
- ALL SITE LIGHTING WILL BE POINTED DOWN AND AWAY FROM ADJOINING PROPERTIES AND STREETS.
- K.I.D.O.T. APPROVAL AND ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY WORK IN THE RIGHT OF WAY OF ST. ANDREWS CHURCH ROAD.
- THIS SITE RESIDES IN THE 100 YR. FLOOD PLAN BOUNDARY OF BIG RUN DIVERSION A TRIBUTARY TO WALL GREEN FLOOD ELEVATION FOR F.E.M.A. IS APPROXIMATELY 454.4'. DIVISION OF WATER APPROVAL IS REQUIRED FOR CONSTRUCTION IN A FLOOD PLAIN. A FLOOD PLAN PERMIT IS REQUIRED FROM MSD PRIOR TO CONSTRUCTION APPROVAL.
- NO ADDITIONAL FILL WILL BE ALLOWED IN THE FLOOD PLAN. FLOOD PLAN COMPENSATION AT 1:1 WILL BE REQUIRED IF BLDG. IS FLOODPROOFED ONLY.
- A FLOOD ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE ENTIRE BUILDING MAY NEED TO BE FLOODPROOFED, DRY OR DRY-FILL AS DETERMINED AT THE CONSTRUCTION PLAN PHASE. ARCH. PLANS MUST BE SUBMITTED PRIOR TO CONSTRUCTION APPROVAL.
- AN APPLICATION IS REQUIRED PRIOR TO ISSUANCE OF CONSTRUCTION APPROVAL.
- A DEED OF RESTRICTION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL IF BLDG. IS NOT FLOODPROOFED.
- A DETAILED COST ESTIMATE OF ADDITION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. THE ENTIRE BLDG. WILL BE IN COMPLIANCE WITH THE FLOOD PLAN CRITERIA.
- PRIOR TO OBTAINING SITE CONSTRUCTION PLAN APPROVALS FROM JCFM, DETAILED PLANS SHALL BE SUBMITTED TO JCFM DEPICTING THE ENTRANCE REMOVAL / RECONSTRUCTION ADDRESSING DRAINAGE, AND THE DEVELOPER SHALL OBTAIN AN ENCROACHMENT PERMIT AND POST A BOND.

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

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 SHALL COMPLY WITH ORDINANCE #78
 COPIES TO BE SUBMITTED TO:
 Legal
 DATE 2/1/99
 JEFFERSON COUNTY
 DEPT. OF PUBLIC WORKS

APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET # 9-16-99
 APPROVAL DATE 2/23/99
 EXPIRE DATE 12/31/2000
 APPROVED BY [Signature]

NOTE: BOUNDARY INFORMATION FROM SURVEY BY MARK A. JAGGERS, KY. REG. L.S. # 3078, DATED 11-22-86.

DOCKET # 9-16-99
DISTRICT DEVELOPMENT PLAN
 OF
 CLASSIC MUFFLER
 7425 ST. ANDREWS CHURCH ROAD
 LOUISVILLE, KY 40216

OWNER/DEVELOPER:
 JOSEPH RONALD & KAREN ALBA FORD
 7425 ST. ANDREWS CHURCH ROAD
 LOUISVILLE, KY 40216
 (502) 937-7600

BENCHMARK
 BENCHMARK INFORMATION WAS DERIVED FROM LOGIC MAPPING.

SEED BOOK: 5108 PAGE 889
 TAX BOOK: 1003 LIST 137

Visit Benchmark Land Use Planning
 Boundary & Programming Service
 DESIGN ENGINEERING, INC.
 10000 Oldham Road, Suite 200
 Jeffersonton, VA 20149 40299
 1-800-368-3663
 E: info@benchmark.com



DEVELOPMENT PLAN CERTIFICATION
 I HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF KY.
 [Signature]



REVISIONS	DATE	BY	REASON

DATE: 2/22/99	BY: [Signature]
DRAWN BY: JSM	CHECKED BY: JSM
SCALE: 1"=50' (HORIZ.)	SCALE: 1"=40' (VERT.)
JOB NUMBER	702-88
SHEET	1
OF	1

Proposed Changes to Binding Elements from case 9-16-99

2. Use of the subject site shall be limited to auto repair (no body work or auto painting, other than the incidental painting of small parts (rear view mirrors, etc. or touch up painting for dents or scratches) shall be permitted), **auto sales** and other uses permitted in the C-1 district. There shall be no other C-2 commercial use of the property unless prior approval is obtained from the Planning Commission. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.

~~3. The development shall not exceed 2,671 square feet of gross floor area. The hours of operation shall be from eight in the morning to eight in the evening, Monday through Saturday. Closed on Sunday.~~

Staff Findings

- The request is adequately justified and meets the standard of review. Auto sales would not represent a significant increase in intensity beyond the auto repair use that has historically existed on the subject site. Staff is unable to discern a rational basis for limiting the hours of operation to not include Sundays for the site.

Required Actions

- Approve or Deny the revisions to binding elements.