

## **Case No. 22-ZONE-0013 – General District Development Plan Binding Elements**

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the requested General District Development Plan with Binding Elements, **SUBJECT** to the following Binding Elements:

1. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a Detailed District Development Plan in accordance with chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional Binding Elements.
2. The development shall be in accordance with the approved Preliminary Subdivision Plan. No further subdivision of the land into a greater number of lots than originally approved shall occur without approval of the Planning Commission.
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. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits.
6. Tree Canopy Credit Areas (TCCAs) as shown on the General Development Plan shall not be developed in any manner.
7. The sidewalk along Lees Lane shall be expanded to 10 feet to accommodate the Louisville Loop as the other lots develop.
8. No idling of trucks shall take place within 200 feet of residential structures. No overnight idling of trucks shall be permitted on-site.
9. All street name signs shall be installed prior to requesting a Certificate of Occupancy for any structure. The address number shall be displayed on a structure prior to requesting a Certificate of Occupancy for that structure.
10. When Limits of Disturbance are shown on the plan, a note shall be placed on the Preliminary Plan, Construction Plan and the Record Plat that states, "Construction fencing shall be erected at the edge of the Limits of Disturbance area, prior to any grading or construction activities. The fencing shall remain in place until all construction is completed. No parking, material storage, or construction activities shall be permitted within the fenced area."
11. The developer shall be responsible for maintenance of all drainage facilities and undeveloped lots ensuring prevention of mosquito breeding, until such time as the drainage bond is released.
12. 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.

### **Case No. 22-ZONE-0013 – Detailed District Development Plan Binding Elements**

**RESOLVED**, the Louisville Metro Planning Commission does hereby **APPROVE** the requested Detailed District Development Plan with Binding Elements, **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 Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet for any work done in the Lees Lane right-of-way.
  - 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 Certificate of Occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A Tree Preservation Plan in accordance with chapter 10 of the Land Development Code shall be reviewed and approved prior to obtaining approval for site disturbance.
  - e. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the February 16, 2023 Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.

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.

**GENERAL NOTES:**

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
10. Benchmark and topographical information shown hereon were derived from survey. Boundary information was taken from survey.
11. The sidewalk along Lees Lane will be expanded to 10 ft. as the other lots develop. Boundary information was taken from survey.
12. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.

**MSD NOTES:**

1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
2. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
3. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
4. The site is within the 100 year flood plain per FIRM Map No. 21111 C 0071 F dated February 26, 2021.
5. Drainage pattern depicted by arrows (→) is for conceptual purposes.
6. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
7. Site will be subject to MSD Regional Facilities Fee. Verification of capacity is required under the levee is required prior to MSD construction plan approval. MSD floodwall review may be required during the construction plan review.
8. Any required fill in the floodplain shall be compensated on site at a ratio of 1.5:1.
9. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
10. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
11. ACOE approval may be required prior to MSD construction plan review.
12. If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.

**PROJECT DATA**

TOTAL SITE AREA = 95.7± Ac. (4,168,673 SF)  
 R/W DEDICATION AREA = 0.3± Ac. (13,913 SF)  
 ROW AREA = 3.4± Ac. (147,982 SF)  
 NET SITE AREA = 92.0± Ac. (4,006,778 SF)  
 LOT 1 AREA = 21.75± Ac. (947,365 SF)  
 EXISTING ZONING = E2-1  
 PROPOSED ZONING = SEE PLAN  
 EXISTING FORM DISTRICT = SUBURBAN WORKPLACE  
 PROPOSED FORM DISTRICT = NEIGHBORHOOD



REVISIONS	
NO.	DESCRIPTION
1	REVISED PER AGENCY COMMENTS
2	REVISED PER AGENCY COMMENTS
3	REVISED LAYOUT
4	REVISED LAYOUT
5	REVISED PER AGENCY COMMENTS
7	REVISED LOT 1 REZONING

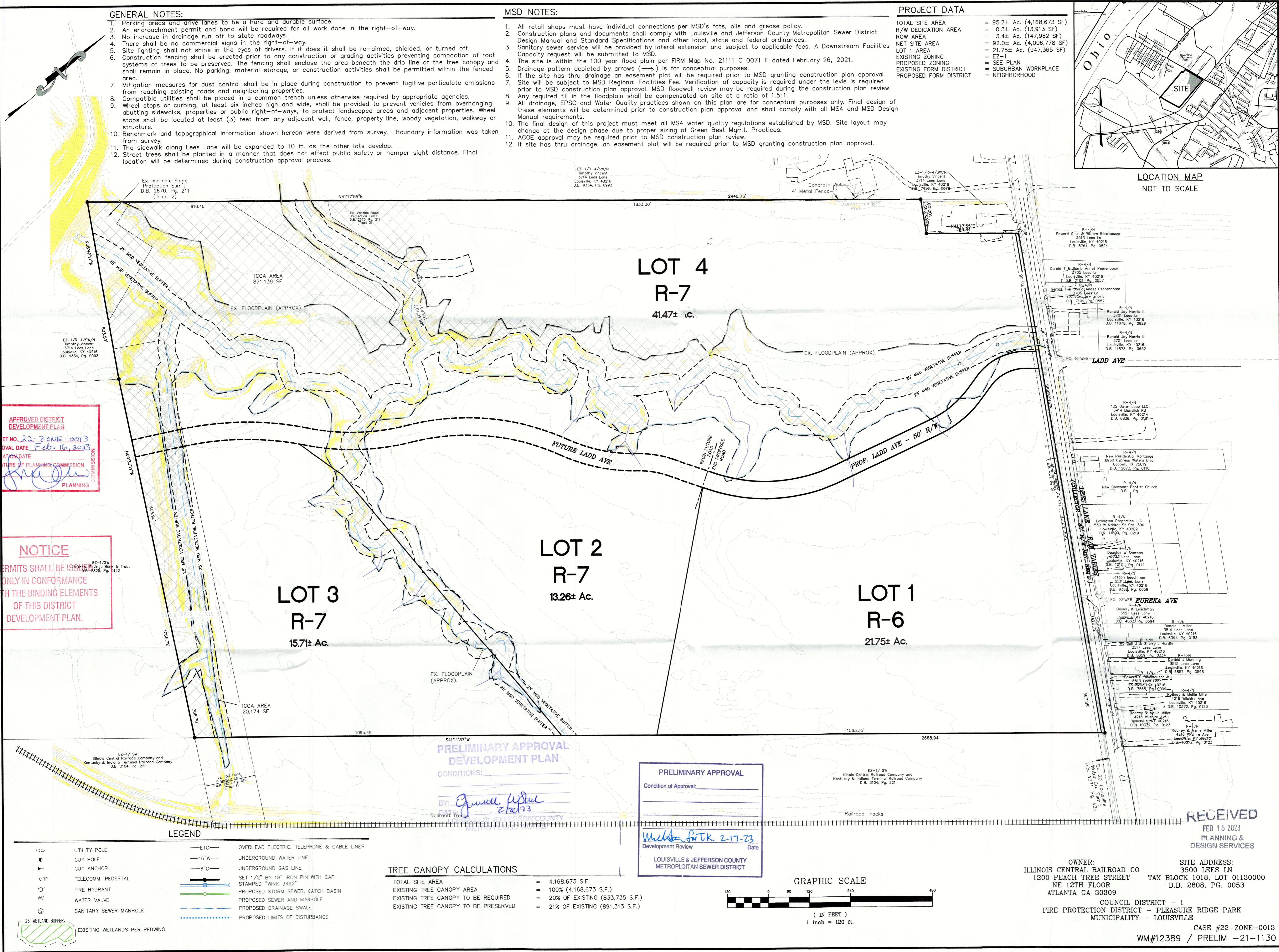
DATE	BY
3/7/22	JH
3/28/22	JH
4/11/22	JH
7/11/22	JH
8/15/22	JH
1/3/23	JH

PROJECT DATA	
FILE NAME: 20284-D00P	SCALE: AS SHOWN
DATE: 8/30/21	DRAWN BY: JH
CHECKED BY: DT	

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 ENGINEERING • LAND SCAPING • LANDSCAPE ARCHITECTURE  
 505 WESTBURY DRIVE, SUITE 202, LOUISVILLE, KY 40203  
 TEL: 502.446.9271 FAX: 502.446.9271  
 WEB SITE: WWW.LD-D.COM

**GENERAL DEVELOPMENT PLAN**  
**LDG LEES LANE**  
 OWNER/DEVELOPER  
**LDG DEVELOPMENT, LLC**  
 1469 S. 4TH STREET  
 LOUISVILLE, KY 40208

JOB NO. **20264**  
 SHEET **1** OF **2**



**LOUISVILLE METRO PLANNING COMMISSION**  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOC# NO. 22-ZONE-0013  
 APPROVAL DATE Feb. 16, 2023  
 EXPIRATION DATE  
 SIGNATURE OF PLANNING COMMISSION

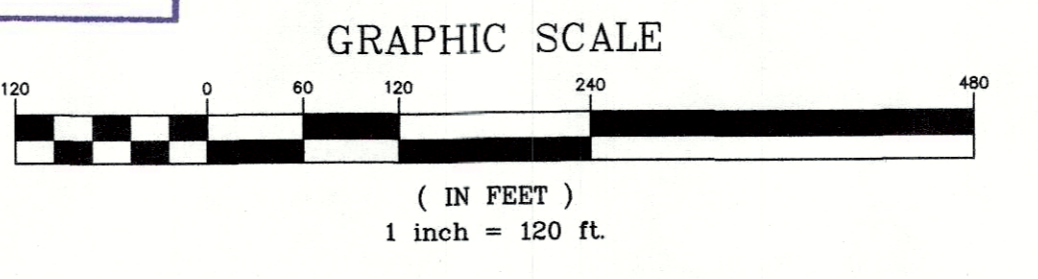
**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: *[Signature]*  
 DATE: 2/16/23

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
 Development Review Date: *[Signature]* 2-17-23  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 4,168,673 S.F.
EXISTING TREE CANOPY AREA	= 100% (4,168,673 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 20% OF EXISTING (833,735 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 21% OF EXISTING (891,313 S.F.)



**LEGEND**

○	UTILITY POLE	— ETC —	OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES
●	GUY POLE	— 16" W —	UNDERGROUND WATER LINE
●	GUY ANCHOR	— 6" G —	UNDERGROUND GAS LINE
○ TP	TELECOMM. PEDESTAL	— 1/2" BY 18" IRON PIN WITH CAP STAMPED "WINK 3492" —	
○	FIRE HYDRANT	— PROPOSED STORM SEWER, CATCH BASIN	
WV	WATER VALVE	— EXISTING SEWER AND MANHOLE	
⊙	SANITARY SEWER MANHOLE	— PROPOSED DRAINAGE SWALE	
⊙	25' WETLAND BUFFER	— PROPOSED LIMITS OF DISTURBANCE	

**RECEIVED**  
 FEB 15 2023  
 PLANNING & DESIGN SERVICES

**OWNER:** ILLINOIS CENTRAL RAILROAD CO  
 1200 PEACH TREE STREET  
 NE 12TH FLOOR  
 ATLANTA GA 30309

**SITE ADDRESS:** TAX BLOCK 1018, LOT 01130000  
 D.B. 2808, PG. 0053

**COUNCIL DISTRICT - 1**  
**FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK**  
**MUNICIPALITY - LOUISVILLE**

CASE #22-ZONE-0013  
 WM#12389 / PRELIM -21-1130

**GENERAL NOTES:**

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- 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 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.
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- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark and topographical information shown hereon were derived from survey. Boundary information was taken from survey.
- The sidewalk along Lees Lane will be expanded to 10 ft. as the other lots develop.
- Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
- A cross-access agreement shall be recorded between Lots 1 and 2 at the time of Lot 2 is developed.

**MSD NOTES:**

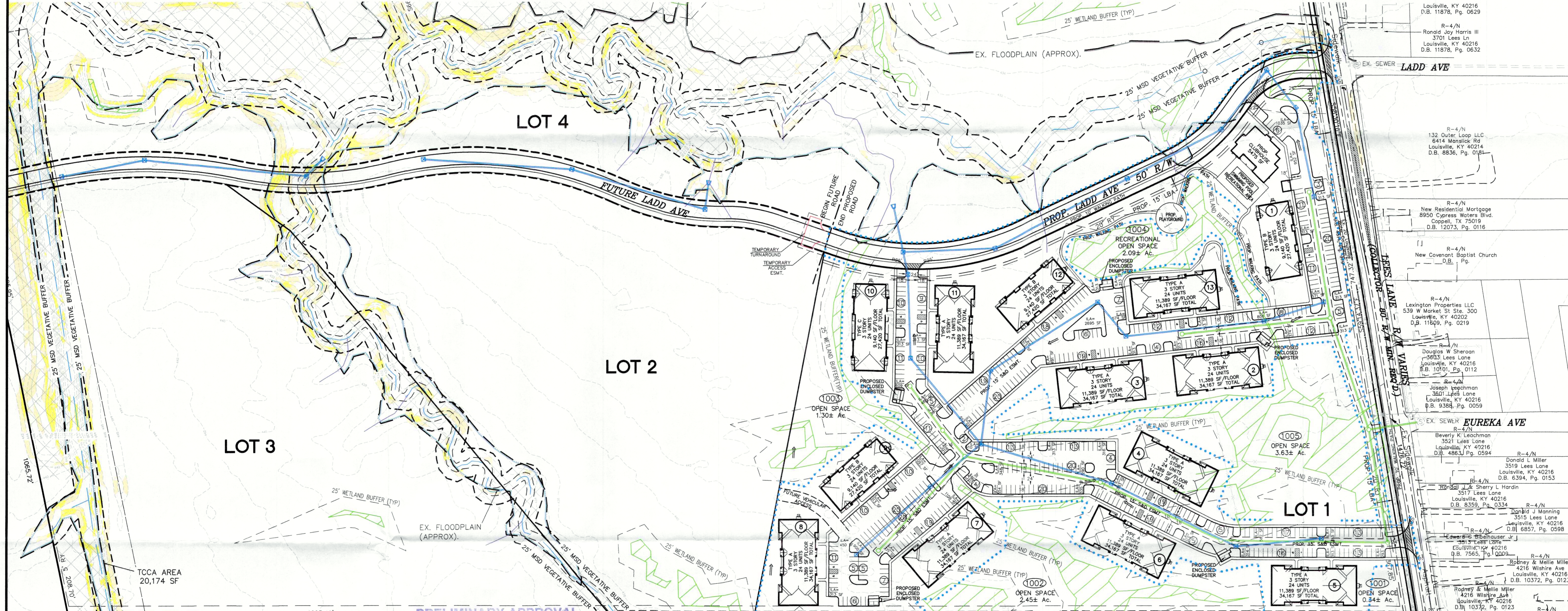
- All retail shops must have individual connections per MSD's fats, oils and grease policy. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
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- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
- ACOE approval may be required prior to MSD construction plan review.
- If site has thru drainage, an easement plat will be required prior to MSD granting construction plan approval.

**PROJECT DATA**

TOTAL SITE AREA	= 95.7± Ac. (4,168,673 SF)
R/W DEDICATION AREA	= 0.3± Ac. (13,913 SF)
ROW AREA	= 3.4± Ac. (147,982 SF)
NET SITE AREA	= 92.0± Ac. (4,006,778 SF)
LOT 1 AREA	= 21.75± Ac. (947,365 SF)
EXISTING ZONING	= E2-1
PROPOSED ZONING	= R-6
EXISTING FORM DISTRICT	= SUBURBAN WORKPLACE
PROPOSED FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
TOTAL NO. OF UNITS	= 312 UNITS
BUILDING HEIGHT	= 38' (35' MAX. ALLOWED)
BUILDING AREA	= 5,475 SF
POOL HOUSES	= 423,930 SF
APARTMENTS	= 429,405 SF
TOTAL BUILDING AREA	= 429,405 SF
PROPOSED DENSITY (LOT 1)	= 14.34 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)

<b>PARKING REQUIRED</b>	MIN.	MAX.
1 SP/UNIT MIN. (312 UNITS)	= 312 SP	
2 SP/UNIT MAX. (312 UNITS)		= 624 SP
<b>TOTAL PARKING PROVIDED</b>	= 563 SPACES	(26 HC SP INCLUDED)
<b>OPEN SPACE REQUIRED</b>	= 3.3 Ac.	
<b>OPEN SPACE PROVIDED</b>	= 9.81 Ac.	
<b>RECREATIONAL OPEN SPACE REQUIRED</b>	= 1.63 Ac. (50% OF REQUIRED)	
<b>RECREATIONAL OPEN SPACE PROVIDED</b>	= 2.09 Ac.	(PICNIC TABLES, CLUBHOUSE, POOL)
<b>TOTAL VEHICULAR USE AREA</b>	= 192,904 SF	
<b>INTERIOR LANDSCAPE AREA REQUIRED</b>	= 14,268 SF	
<b>INTERIOR LANDSCAPE AREA PROVIDED</b>	= 23,469 SF	
<b>EXISTING IMPERVIOUS</b>	= 0 SF	
<b>PROPOSED IMPERVIOUS</b>	= 373,794 SF	

- VARIANCE REQUESTED**
- A Variance is requested from LDC 4.8.3 to allow encroachments into the required 25' wetland buffer.
  - A Variance is requested from LDC 5.3.1 to exceed the maximum building height by 3 ft.



**LOUISVILLE METRO**  
**APPROVED DISTRICT DEVELOPMENT PLAN**  
 DOCKET NO. 22-ZONE-0013  
 APPROVAL DATE Feb. 16, 2023  
 EXPIRATION DATE \_\_\_\_\_  
 SIGNATURE OF PLANNING COMMISSION \_\_\_\_\_  
 PLANNING

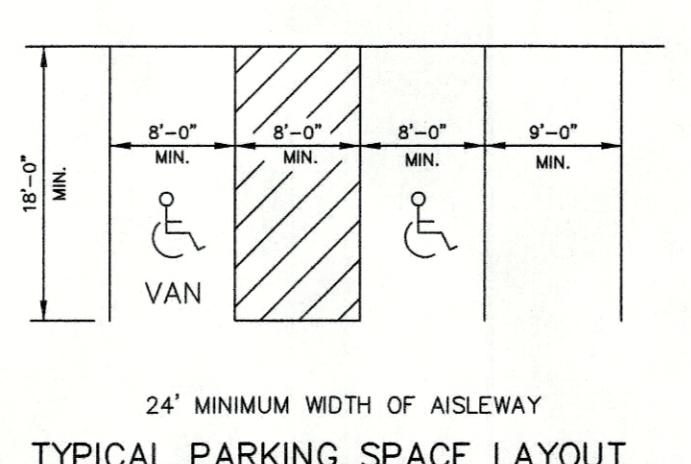
**PRELIMINARY APPROVAL DEVELOPMENT PLAN**  
 CONDITIONS:  
 BY: Quinn Wilson  
 DATE: 2/16/23  
 LOUISVILLE-JEFFERSON COUNTY METRO PUBLIC WORKS

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

**PRELIMINARY APPROVAL**  
 Condition of Approval:  
M. J. K. 2-17-23  
 Development Review Date  
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

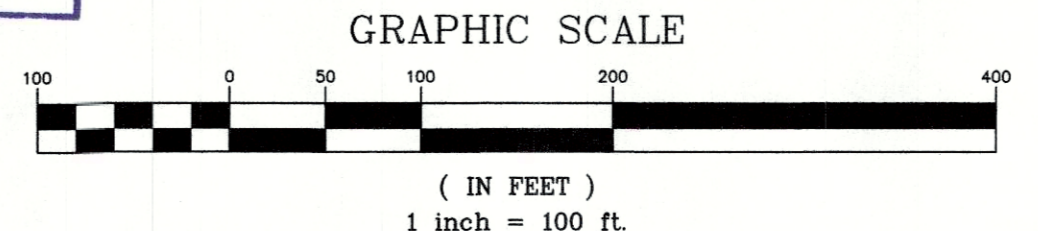
**LEGEND**

○	UTILITY POLE	— ETC	OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES
●	GUY POLE	— 16" W	UNDERGROUND WATER LINE
▲	GUY ANCHOR	— 6" G	UNDERGROUND GAS LINE
○ TP	TELECOMM. PEDESTAL	—	SET 1/2" BY 18" IRON PIN WITH CAP STAMPED "WINK 3492"
○	FIRE HYDRANT	—	PROPOSED STORM SEWER, CATCH BASIN
W	WATER VALVE	—	PROPOSED SEWER AND MANHOLE
○	SANITARY SEWER MANHOLE	—	PROPOSED DRAINAGE SWALE
○	EXISTING WETLANDS PER REDWING	—	PROPOSED LIMITS OF DISTURBANCE



**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA	= 4,168,673 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (1,402,256 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (1,402,256 S.F.)



**OWNER:**  
 ILLINOIS CENTRAL RAILROAD CO  
 1200 PEACH TREE STREET  
 NE 12TH FLOOR  
 ATLANTA GA 30309

**SITE ADDRESS:**  
 3500 LEES LN  
 TAX BLOCK 1018, LOT 01130000  
 D.B. 2808, PG. 0053

**COUNCIL DISTRICT - 1**  
**FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK**  
**MUNICIPALITY - LOUISVILLE**

CASE #22-ZONE-0013  
 WM#12389 / PRELIM -21-1130

**LD&D**  
**LAND DESIGN & DEVELOPMENT, INC.**  
 ENGINEERING - LAND SURVEYING - ARCHITECTURE - SCULPTURE  
 507 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40202  
 TEL: 502.440.9779 FAX: 502.440.9774 WEB: SITE: WWW.LD&D.COM

**LDG LEES LANE**  
 OWNER/DEVELOPER  
**LDG DEVELOPMENT, LLC**  
 1469 S. 4TH STREET  
 LOUISVILLE, KY 40208

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/7/22	PER AGENCY REVIEW COMMENTS
2	1/3/23	REVISED LOT 1 TROWING FROM R-7 TO R-6
3	2/14/23	ADDED TEMPORARY ACCESS ESMT

**PROJECT DATA**

FILE NAME: 20284-DDP  
 DATE: 8/30/21  
 SCALE: AS SHOWN  
 CHECKED BY: DT  
 DRAWN BY: JH

**PROFESSIONALS SEAL**

**DETAILED DISTRICT DEVELOPMENT PLAN/PRELIMINARY SUBDIVISION PLAN**

JOB NO. **20264**

SHEET **2** OF **2**