

VARIANCE REQUESTED

1 VARIANCE REQUESTED TO ENCOACH 15' INTO THE REQUIRED 30' NON-RESIDENTIAL TO RESIDENTIAL 30' SETBACK PER TABLE 5.3.2 OF THE LAND DEVELOPMENT CODE.

WAIVER REQUESTED

A VARIANCE REQUESTED FOR THE EXISTING 1-1/2 STORY SINGLE FAMILY RESIDENCE TO ENCOACH INTO THE REQUIRED 15' LBA ALONG THE WEST PROPERTY.

PARKING CREDITS

10% TARC CREDIT SECTION 9.1.3.F OF THE LAND DEVELOPMENT CODE.
 10% PARKING CREDIT BEING WITHIN 1/2 MILE OF 10 BASIC SERVICES LISTED IN APPENDIX 5A OF THE LAND DEVELOPMENT CODE.
 10% PARKING CREDIT FOR PROVIDING 3 TIMES THE MINIMUM REQUIREMENT OF THE LDC FOR LONG AND SHORT TERM BIKE PARKING IN APPENDIX 5A OF THE LAND DEVELOPMENT CODE.

PROJECT SUMMARY

EXISTING ZONE	R-5
PROPOSED ZONE	OR
EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING USE	SINGLE FAMILY/VACANT
PROPOSED USE	MEDICAL OFFICE
SITE ACREAGE	0.50 ACRES (21,787 SF)
EXISTING BUILDING	1,070 SF (1-1/2-STORY)
PROPOSED BUILDING SF	4,270 SF
TOTAL BUILDING	5,340 SF
BUILDING HEIGHT	30' MAXIMUM
VIA	352 SF
ILA REQUIRED (5%)	559 SF
ILA PROVIDED	

PARKING SUMMARY

MEDICAL OFFICE (5,340 S.F.)	
MIN. (1 SPACE/250 S.F.)	21 SPACES
MAX. (1 SPACE/150 S.F.)	36 SPACES
PARKING CREDITS	
MIN.	15 SPACES

PROPOSED PARKING PROVIDED	
PROPOSED STANDARD PARKING:	16 SPACES
PROPOSED HANDICAP PARKING:	2 SPACES
TOTAL PROPOSED PARKING PROVIDED:	18 SPACES

BICYCLE SPACE REQUIRED	
LONG TERM PARKING	NONE
SHORT TERM PARKING	2
TOTAL SPACES REQUIRED:	2 SPACES

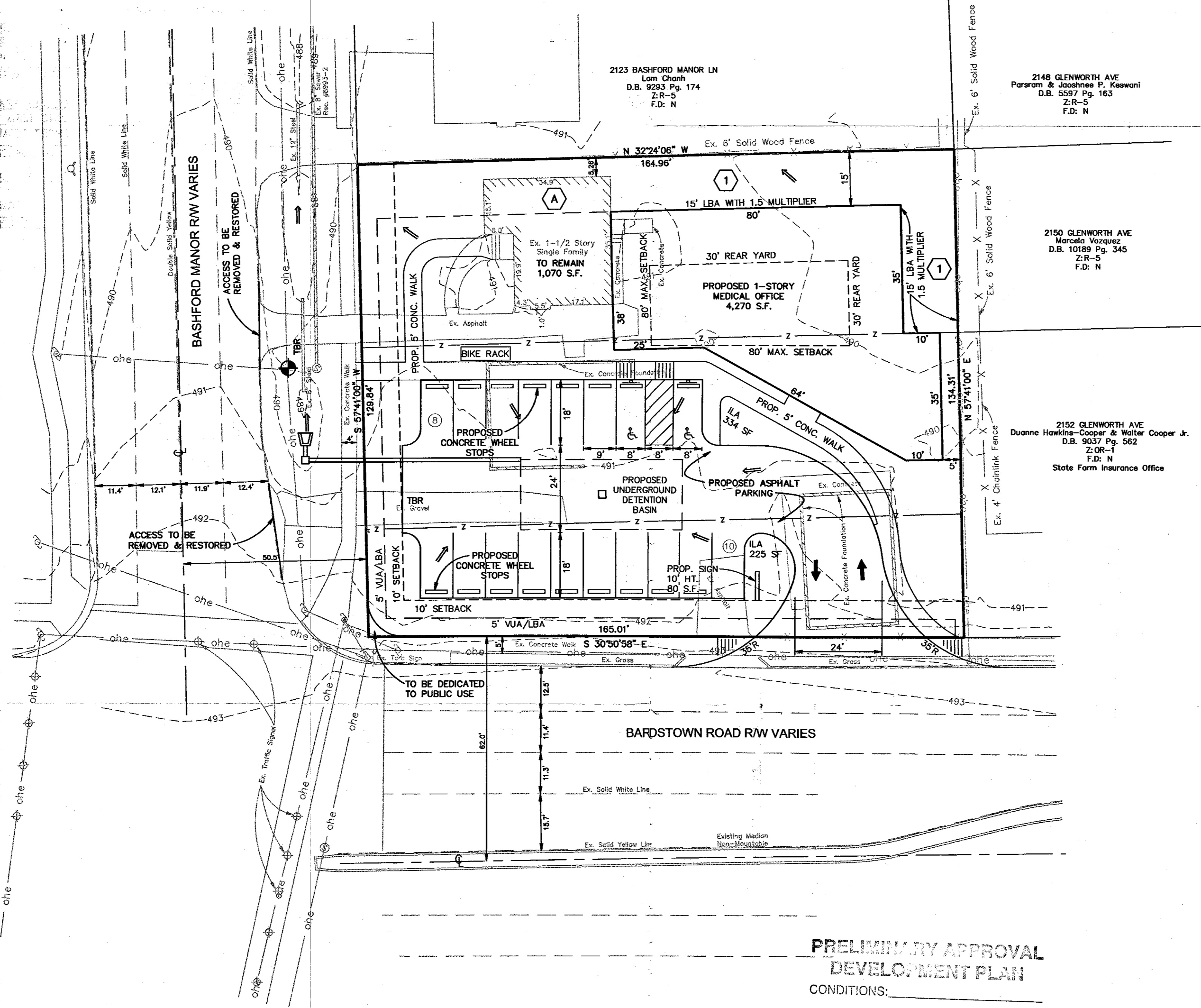
BICYCLE SPACE PROVIDED	
LONG TERM PARKING	NONE
SHORT TERM PARKING	6*
TOTAL SPACES PROVIDED:	6 SPACES

GENERAL NOTES

- (←) 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.
- ALL LUMINARIES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR 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 AREA.
- ALL DUMPSTERS AND SERVICES STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- CONSTRUCTION PLANS, BOND AND ENCOACHMENT PERMIT ARE REQUIRED BY KYTC AND/OR METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL, OR ANY WORK BEING PERFORMED IN THE LOUISVILLE METRO RIGHT-OF-WAY.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCOACHMENT PERMIT. LANDSCAPING ON PLANS WILL NEED TO BE REVIEWED FOR SITE DISTANCE.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISVILLE METRO LDC.
- ALL CONSTRUCTION AND SALE TRAILERS MUST BE PERMITTED BY THE DEVELOPMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF THE LOUISVILLE JEFFERSON COUNTY METRO ORDINANCE.
- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. THE PROPOSED BUILDING MUST CONNECT TO ITS OWN SANITARY PSC WITH A MINIMUM 6" SANITARY SEWER. OWNER MUST PROVIDE CONNECTION DOCUMENTS.
- VERIFICATION OF THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM WILL BE REQUIRED. THERE SHALL BE NO INCREASE IN RUNOFF TO STATE RIGHT OF WAY.
- A KARST SURVEY IS REQUIRED.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- THE ENTRANCE TO BARDSTOWN ROAD (US 31 E) WILL BE MADE A RIGHT IN/ RIGHT OUT BY USING THE FG 300 CURB SYSTEM IN THE MEDIAN OF BARDSTOWN ROAD IN FRONT OF THE ENTRANCE.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- IF THE ADJACENT PROPERTY TO THE NORTH IS REZONED OR REDEVELOPED, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITE AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION'S LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY.
- BOUNDARY INFORMATION SHOWN IS TAKEN FROM THE BOUNDARY SURVEY PREPARED BY SCHROLL LAND SURVEYING LLC DATED SEPTEMBER 15, 2014.
- BEARINGS ARE BASED ON GRID NORTH AS IT RELATES TO KENTUCKY STATE PLANE NORTH ZONE (NAD83).
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- UNDERGROUND DETENTION TO MEET MSD REQUIREMENTS.
- ON-SITE DETENTION WILL BE REQUIRED. POSTDEVELOPED PEAKS FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS OR TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA CURRENT STANDARDS. TACTILE WARNINGS WILL BE INSTALLED FOR THE INTERSECTION RAMP.
- A DEED OF CONSOLIDATION IS REQUIRED TO BE RECORDED PRIOR TO PERMITTING.

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. 14 ZONE1041
 APPROVAL DATE March 19, 2015
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 PLANNING COMMISSION



TREE CANOPY CALCULATIONS
 SITE AREA: 0.50 AC (21,787 SF)
 EXISTING TREES PRESERVED: 0 S.F. (0%)
 REQUIRED TREE CANOPY: 4,357 S.F. (20%)
 REQUIRED NEW TREE CANOPY: 4,357 SF (20%)
 NEW TREE CANOPY TO BE PROVIDED:
 7 ~ 1 3/4" TYPE A TREES (720 SF EACH) = 5,040 SF
 TOTAL TREE CANOPY: 5,040 SF (23%)

INCREASED IMPERVIOUS SURFACE
 PRE-DEVELOPED IMPERVIOUS SURFACE = 3,157 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 13,023 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 9,866 S.F.

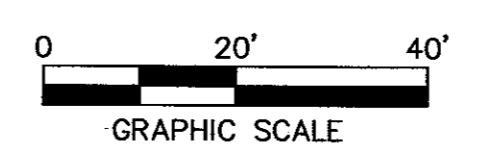
INCREASED RUNOFF CALCULATIONS
 Cpre = 0.33
 Cpost = 0.78
 AREA = 0.500 AC
 (0.78 - 0.33) X 2.9/12 X 0.500 AC = 0.052 AC-FT

BENCHMARK TEMPORARY BENCHMARKS
 RAILROAD SPIKE IN POWER POLE
 ELEVATION 490.94 NAVD 88 DATUM

- LEGEND**
- EX. UTILITY POLE
 - EX. CONTOUR
 - EX. OVERHEAD ELECTRIC
 - EX. SANITARY SEWER
 - DIRECTION OF STORM WATER FLOW
 - PROPOSED SIGN ON POST
 - EXISTING TRAFFIC SIGNAL
 - PROPOSED TACTILE WARNINGS STRIPS

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

PRELIMINARY APPROVAL
 DEVELOPMENT PLAN
 CONDITIONS:
 BY: [Signature]
 DATE: 2-5-15
 LOUISVILLE/ JEFFERSON COUNTY METRO PUBLIC WORKS



CASE #14ZONE1041
DEVELOPMENT PLAN
 (FOR ZONING MAP AMENDMENT)

OF
HAQ MEDICAL OFFICE
 3506 BARDSTOWN ROAD
 A.K.A.
 2127 BASHFORD MANOR LANE
 LOUISVILLE, KENTUCKY 40218

FOR
 OWNER/DEVELOPER:
 HAQS LLC
 203 ASH RUN ROAD
 LOUISVILLE, KENTUCKY 40245
 D.B. 10247, PG. 170
 T.B. 0727, LOT 0079, 0033 & 0070 SUB. LOT 0003

WM #11043

14055dev.dwg



108 Daventry Lane
 Suite 300
 Louisville, Ky 40223
 t: (502) 327-7073
 f: (502) 327-7066

HAQ MEDICAL OFFICE

OWNER/DEVELOPER:
 HAQS LLC
 203 ASH RUN ROAD
 LOUISVILLE, KENTUCKY 40245
 D.B. 10247, PG. 170 SUB. LOT 0003
 T.B. 0727, LOT 0079, 0033 & 0070 SUB. LOT 0003

DATE: 8/25/14
 DRAWN BY: T.D.M.
 CHECKED BY: D.L.E.
 SCALE: 1"=20' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

PREAPP COMMENTS 9/19/14
PDS COMMENTS 9/30/14
PDS COMMENTS 11/1/14
PDS COMMENTS 11/8/14
BUILDING REVISED 1/26/15

RECEIVED
 FEB 02 2015
 PLANNING & DESIGN SERVICES

DEVELOPMENT PLAN

JOB NUMBER
14055

1
 OF
 1

142011041

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the District Development Plan and the binding elements for Case No. 14ZONE1041 based on the staff report (pages 3 and 4) and the applicant's statement **SUBJECT** to the following Binding Elements:

Proposed 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 5,340 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. The existing access point is to be closed and access to the site be made from the new curb cuts as shown on the development plan.
5. 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.
6. 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 Louisville Metro Department of Inspections, Permits and Licenses, 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.
 - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of

the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.

7. 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.
8. There shall be no outdoor music live, piped, radio or amplified) or outdoor entertainment or outdoor PA system (audible beyond the property line.
9. 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.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the March 5, 2015 Planning Commission meeting.
11. The applicant will work with TARC, during the construction design phase of the proposal, on the location of a concrete pad on Bashford Manor Lane. The pad shall be constructed by the applicant. A Public Facilities Easement will be dedicated to include the portion of the concrete pad that will be within the parcel.