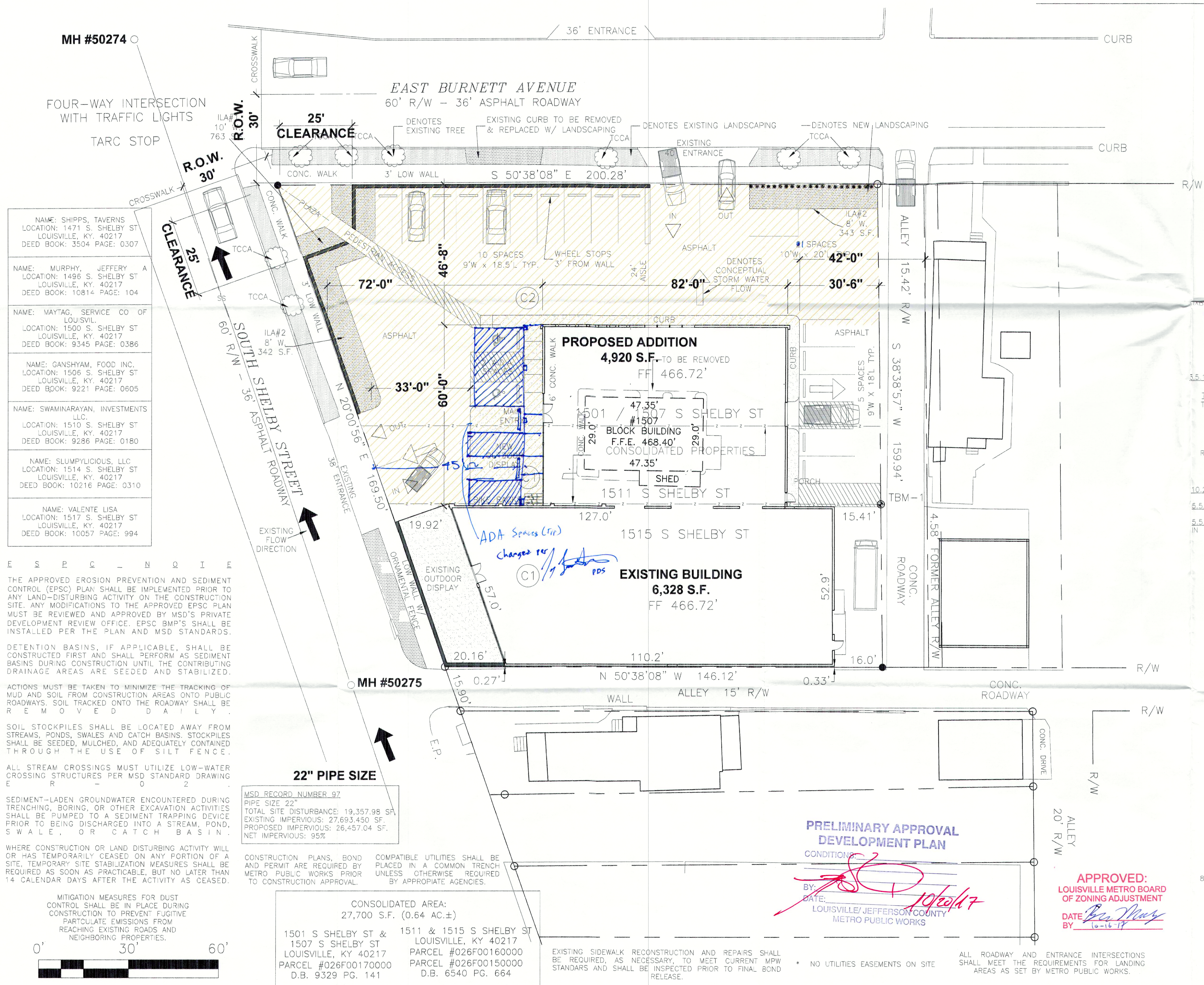




VARIANCES

3.5.1.A.2 TO EXCEED THE 5' CORNER LOT SET BACK BY 67'

TABLE 5.2.2 TO EXCEED MAXIMUM 25' SETBACK IN TRADITIONAL NEIGHBORHOOD FORM DISTRICT BY 47'

FOR (2) STREET ENTRIES OR CORNER ENTRY REQUESTED: (1) SECURE MAIN PUBLIC ENTRY

FOR PARKING IN FRONT OF BUILDING REQUESTED FOR ACCESSIBLE AND BICYCLE PARKING

WAIVERS

10.2.10 TO NOT PROVIDE REQUIRED VUA LBA ON PROPERTY PERIMETERS.

5.5.A.1.b TO NOT PROVIDE ENTRANCE FACING EAST BURNETT AVE.

5.5.1.A.3.g TO ALLOW ADA PARKING SPACE TO BE LOCATED IN FRONT OF THE BUILDING IN A TRADITIONAL FORM DISTRICT.

INTERIOR LANDSCAPE AREA (LDC 10.2.12)

11,647 VEHICULAR USE AREA W/
5% ILA REQUIRED = 582 SF
ILA#1=763 SF
ILA#2=343 SF
TOTAL PROVIDED = 1106 SF

6,328 SF EXISTING
4,920 SF ADDITION
11,248 SF TOTAL

9.1.1 AND 9.1.2 PARKING (REQUIRED FOR ADDITION ONLY)

MAX : 1 Space/200 SF MIN: 1 Space/300 SF =
4,920 SF / 300 = 16.4 Spaces
10% TARC Reduction = 1.6 Spaces
15 TOTAL REQUIRED

18 PROVIDED, 9'x18.5' W/24' AISLE TYP.
(2) A.D.A. SPACES
(2) DEDICATED BICYCLE SPACES (SHORT TERM)
LONG TERM BICYCLE PARKING INSIDE BUILDING

TREE CANOPY CALCULATIONS

EXISTING BUILDING 6,328 SF.
PROPOSED ADDITION 4,920 SF.
77% ADDITION
TRADITIONAL NEIGHBORHOOD CLASS A
PRESERVED TREE CANOPY AREA 5%
NEW TREE CANOPY AREA 0%
TOTAL TREE CANOPY COVERAGE AREA REQUIRED 5%
8 TYPE C TREES (3'-10" INCHES) X 1.25 (STREET TREES)
= 1480 S.F. CANOPY PRESERVED
1420 / 27,700 = 5%

APPROVED:
LOUISVILLE METRO BOARD
OF ZONING ADJUSTMENT
DATE: 10-16-17
BY: [Signature]

LOUISVILLE METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 17DEVPLAN1124
APPROVAL DATE: 10-12-17
EXPIRATION DATE: 10-12-19
SIGNATURE OF PLANNING COMMISSION
[Signature]
COMMISSION
PLANNING

RECEIVED
OCT 13 2017
DESIGN SERVICES
WM#5202

**PRELIMINARY APPROVAL
DEVELOPMENT PLAN**
CONDITIONS:

BY: [Signature]
DATE: 10/26/17
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.

* NO UTILITIES EASEMENTS ON SITE

MSD RECORD NUMBER 92
PIPE SIZE 22"
TOTAL SITE DISTURBANCE: 19,357.98 SF
EXISTING IMPERVIOUS: 27,693,450 SF
PROPOSED IMPERVIOUS: 26,457.04 SF
NET IMPERVIOUS: 95%

CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.

COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

CONSOLIDATED AREA:
27,700 S.F. (0.64 AC.±)

1501 S SHELBY ST &
1507 S SHELBY ST
LOUISVILLE, KY 40217
PARCEL #026F00170000
D.B. 9329 PG. 141

1511 & 1515 S SHELBY ST
LOUISVILLE, KY 40217
PARCEL #026F00160000
PARCEL #026F00150000
D.B. 6540 PG. 664

E P S C - N Q I E

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 EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING E R 0 2

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING 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.

MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

PROPOSED SITE PLAN
SCALE: 1/16" = 1'

Binding Elements - 17DEVPLAN1126

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission and the City of Louisville except for land uses permitted in the established zoning district.
2. Signs shall be in accordance with chapter 8 of the Land Development Code
3. No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.
4. There shall be no outdoor storage on the site.
5. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff so that no light source is visible off-site. Lighting levels attributable to the fixtures located on the subject site shall not exceed two foot candles at the property line.
6. Before any permit including but not limited to building, parking lot, change of use or alteration permit is requested:
 - a. The development plan must receive full construction approval from Develop Louisville and the Metropolitan Sewer District (700 West Liberty).
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering and landscape design) 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 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 Office 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 office 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. The proposed sidewalks and curbs as shown on the approved district development plan shall be constructed within six (6) months of legislative approval and if other portions of the sidewalks are damaged during the construction process, they shall be restored as required by Public Works.
9. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.

APPROVED
FOR THE CITY OF LOUISVILLE
DATE: 11/11/11

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