

Case No. 16ZONE1010 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 and to the City Jeffersontown for review and approval dependent upon the jurisdiction for portions of the site; any changes/additions/alterations not so referred shall not be valid.
2. Signs shall be in accordance with Chapter 8. The only permitted freestanding sign shall be a monument style sign, located as shown on the approved development plan/sign plan. The sign shall not exceed 60 square feet in area per side and 6 feet in height. No sign shall have more than two sides.
3. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banner 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. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Develop Louisville Construction Permit Review, Transportation Planning Review and the Metropolitan Sewer District.
 - b. 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.
 - c. The Conditional Use Permit granted under case number 8499 shall be abandoned by the Board of Zoning Adjustment.
6. If a building permit, parking lot permit, or site disturbance permit is not issued within two years of the date of approval of the plan, the proposed expansion shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.

7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
8. 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.
9. The façade elevations shall be in accordance with applicable form district standards and shall be approved by PDS staff prior to construction permit approval.
10. No overnight idling of trucks shall be permitted on site.
- ~~11. Per the approved plan dated April 4, 2016 and Transportation Planning requirements and standards, the applicant shall provide the following: widen Blankenbaker Road to provide 24' of total pavement width (minimum 2 ft. widening) with 6-8 foot shoulders from Electron Drive to meet the 23' section just north of Shining Water Dr. Existing driveways affected by the improvements, shall be modified or restored as required. Full width pavement overlay is required for all areas of widening.~~
11. Per the approved plan dated April 4, 2016 and Transportation Planning requirements and standards, the applicant shall provide the following: a contribution of up to 13% of the construction costs (labor and materials) of improving Blankenbaker Road to provide 24' of total pavement width (minimum 1ft. widening) with 6-8 foot shoulders from Electron Drive to Plantside Drive. The contribution shall be made to Louisville Metro Public Works upon presentment of final costs incurred by Louisville Metro in the construction of the road improvements. There shall be no direct access from the subject property to Blankenbaker Road until the earlier of the above improvements being made or the granting of an encroachment permit by the appropriate permitting authority.

WAIVER REQUESTED:

1. A Waiver is requested from Sections 10.2.4 & 5.5.4.B.1 of the Louisville Metro Land Development Code to waive the 50' Landscape Buffer Area to a 15' Landscape Buffer Area and to waive the 6 ft. berm on the south property line between the PEC and R-4 properties.

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. There shall be no commercial signs in the Right of Way.
3. There shall be no landscaping in the Right of Way without an encroachment permit.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Right-of-way dedication by deed or minor plat must be recorded prior to construction approval by Transportation Planning.
8. No KARST features were found during a site visit by Kevin Young, RLA on 3/9/16.

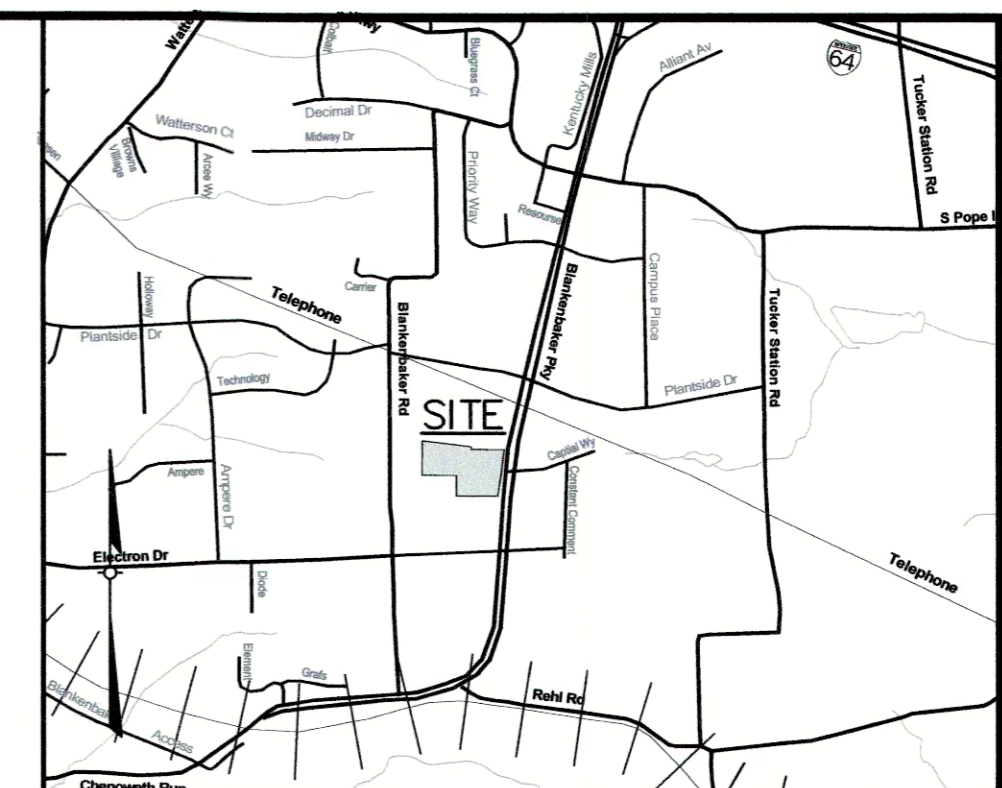
MSD NOTES:

1. Sanitary sewer service for the 56,765 SF building expansion will be provided by connection. The sanitary sewer service for the two proposed warehouse buildings will be provided by Lateral Extension & subject to applicable fees.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C.0064 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. The site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
5. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2.10, 25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
6. 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 Management Practices.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. MSD construction bond will be required prior to construction plan approval.
9. Runoff from the proposed warehouses to be directed to on-site detention basins.
10. No increase in velocity at the point of discharge at the property line.

PROJECT DATA

TOTAL SITE AREA	= 14.4± Ac.
PROPOSED R/W DEDICATION AREA (BLANKENBAKER PKWY)	= 0.2± Ac.
PROPOSED R/W DEDICATION AREA (BLANKENBAKER ROAD)	= 0.1± Ac.
NET SITE AREA	= 14.1± Ac.
TRACT 1 AREA (PEC TO REMAIN)	= 9.8± Ac.
TRACT 2 AREA (R-4 TO PEC)	= 4.3± Ac.
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING ZONING	= PEC/R-4
PROPOSED ZONING	= PEC
EXISTING/PROPOSED USE	= OFFICE/WAREHOUSE
EXISTING RETAIL AREA (LOCATED IN EX. WAREHOUSE)	= 1,770 SF
EXISTING WAREHOUSE AREA	= 44,806 SF
EXISTING OFFICE AREA (LOCATED IN EX. WAREHOUSE)	= 12,479 SF
PROPOSED OFFICE AREA	= 14,400 SF
PROPOSED WAREHOUSE AREA	= 139,208 SF
TOTAL BUILDING AREA	= 212,663 SF
F.A.R.	= 0.34 (1.0 MAX. ALLOWED)
BUILDING HEIGHT	= 2 STORY (50' MAX. ALLOWED)

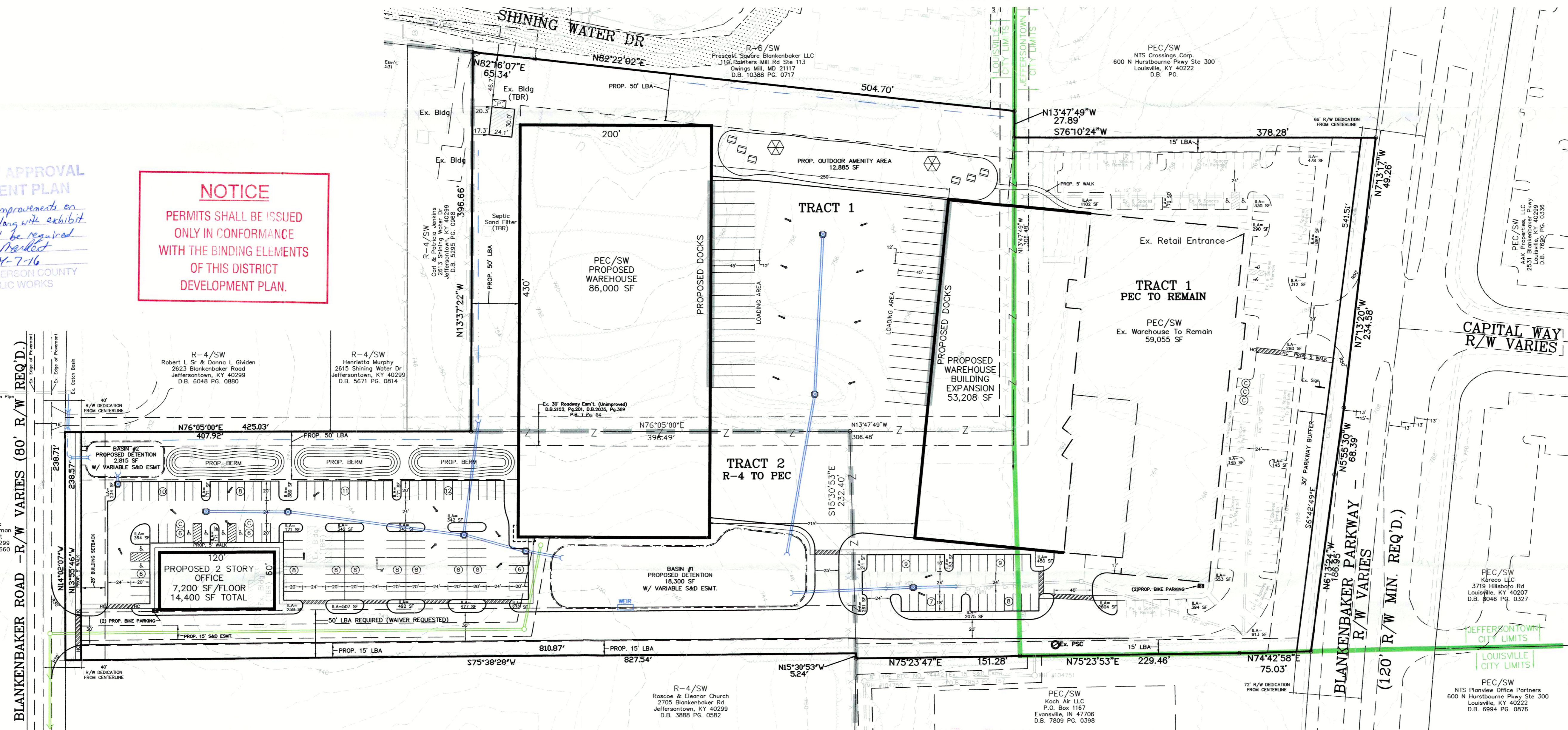
PARKING REQUIRED	MIN.	MAX.
EXISTING RETAIL (WITHIN EXISTING WAREHOUSE)	= 6 SP	9 SP
1,770 SF/300 SF MIN.		
1,770 SF/200 SF MAX.		
OFFICE	= 76 SP	134 SP
26,879 SF/350 SF MIN.		
26,879 SF/200 SF MAX.		
WAREHOUSE	= 100 SP	150 SP
150 EMP./1.5 EMPLOYEES MIN.		
150 EMP./1 EMPLOYEE MAX.		
TOTAL PARKING REQUIRED	= 182 SP	293 SP
PARKING PROVIDED	= 117 SPACES	
EXISTING PARKING	= 154 SPACES	
PROPOSED PARKING	= 271 SPACES	
TOTAL PARKING PROVIDED	= 271 SPACES	
	(10 HC SP INCLUDED)	
	(5 CARPOOL SP INCLUDED)	
BIKE PARKING REQUIRED/PROVIDED	= 4 SHORT TERM/7 LONG TERM	
(LONG TERM BIKE PARKING SHALL BE PROVIDED INSIDE THE BUILDING)		
TOTAL VEHICULAR USE AREA	= 217,416 SF	
INTERIOR LANDSCAPE AREA REQUIRED(7.5%)	= 16,306 SF	
INTERIOR LANDSCAPE AREA PROVIDED	= 17,420 SF	
OUTDOOR AMENITY AREA PER SECTION 5.1.2.2	= 10,995 SF	
OUTDOOR AMENITY AREA REQUIRED	= 12,885 SF	
OUTDOOR AMENITY AREA PROVIDED	= 12,885 SF	



A PORTION OF THE SITE IS LOCATED IN THE CITY OF JEFFERSONTOWN AND IS SUBJECT TO THE JULY 2004 LAND DEVELOPMENT CODE.

PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS: Road Improvements on Blankenbaker Rd along with exhibit showing extent will be required.
 BY: Jimmy Bessell
 DATE: 4-7-16
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

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



DETENTION BASIN CALCULATIONS

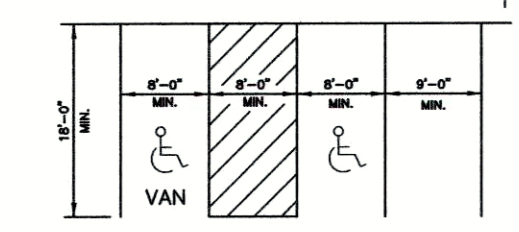
$X = \Delta CRA/12$
 $\Delta C = 0.75 - 0.23 = 0.52$
 $A = 14.4$ ACRES
 $R = 2.8$ INCHES
 $X = (0.52)(14.4)(2.8)/12 = 1.75$ AC.-FT.
 REQUIRED 76,108 = CU.FT.
 PROVIDED BASIN #1 = 18,300 SQ.FT.
 PROVIDED BASIN #2 = 2,815 SQ.FT.
 TOTAL = BASIN #1 18,300 SQ. FT. @ APPROX. 5 FT. DEPTH = 91,500 CU. FT.
 = BASIN #2 2,815 SQ. FT. @ APPROX. 2 FT. DEPTH = 5,630 CU. FT.
 = TOTAL PROVIDED CU. FT. OF DETENTION = 97,130 CU. FT.
 = 97,130 CU.FT. > 76,108 CU.FT.

TREE CANOPY CALCULATIONS (CLASS "C" 0-40%)

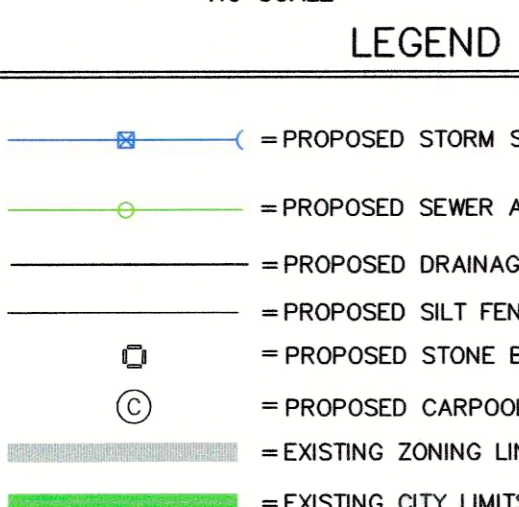
TOTAL SITE AREA = 615,298 S.F.
 EXISTING TREE CANOPY = 131,740 S.F.
 TOTAL TREE CANOPY AREA REQUIRED = 20% (123,060 S.F.)
 EXISTING TREE CANOPY TO BE PRESERVED = 0% (0 S.F.)
 PROPOSED TREE CANOPY TO BE PLANTED = 20% (123,120 S.F.)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

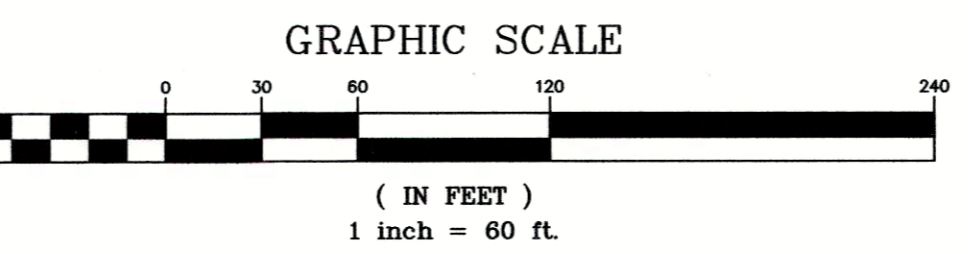
The approved erosion prevention and sediment control (EPC) plan shall be implemented prior to any land-disturbing activity on the construction site. Any modifications to the approved EPC plan must be reviewed and approved by MSD's private development review office. EPC BMP's shall be installed per the 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 needed 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 ER-02.
 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 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.
 All storm drainage shall conform to MSD standard specifications.
 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 dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.



TYPICAL PARKING SPACE LAYOUT NO SCALE



LOUISVILLE METRO
 APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. 16 ZONE 1010
 APPROVAL DATE May 19, 2016
 EXPIRATION DATE
 SIGNATURE OF PLANNING COMMISSION
 PLANNING



RECEIVED
 APR 04 2016
 PLANNING & DESIGN SERVICES

OWNER:
 MOB INVESTMENTS LLC
 P.O. BOX 34170
 LOUISVILLE, KY 40232

OWNER:
 PRESCOTT SQUARE BLANKENBAKER LLC
 110 PAINTERS MILL RD STE 113
 OWINGS MILL, MD 21117

SITE ADDRESSES:
 2550 BLANKENBAKER PKWY
 LOUISVILLE, KY 40299
 TAX BLOCK 0039, LOT 0548
 D.B. 7926, PG. 0487
 2703 BLANKENBAKER ROAD
 TAX. BLOCK 0039, LOT 0312
 D.B. 10521 PG. 0198

SITE ADDRESS:
 2609 SHINING WATER DR.
 LOUISVILLE, KY 40299
 TAX BLOCK 0039, LOT 1132
 D.B. 10434, PG. 0516

CURRENT CASE #16Z0NE1010
 RELATED CASE #15Z0NE1034
 WM #7987

COUNCIL DISTRICT - 20
 FIRE PROTECTION DISTRICT - JEFFERSONTOWN

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT DATA
 FILE NAME: 15041-000P
 DATE: 4-4-16
 SCALE: AS SHOWN
 CHECKED BY: KMY
 DRAWN BY: H/BSB

ENGINEER'S SEAL
 SURVEYOR'S SEAL

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
 505 WINDYBUSH DRIVE SUITE 100
 LOUISVILLE, KY 40207
 PHONE: 502-444-9774
 FAX: 502-444-9774
 WEB SITE: WWW.LD&D.COM

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
AIR HYDRO POWER EXPANSION
 DEVELOPER
AIR HYDRO POWER
 2550 BLANKENBAKER PARKWAY
 LOUISVILLE, KY 40299

JOB NO. 15041
 SHEET 1 OF 1