

Case No. 17ZONE1014 Binding Elements:

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development plan, **SUBJECT** to the following binding elements:

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 Develop Louisville, 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 creating the lot lines as shown on the development plan. 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.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

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. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.
7. 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.
8. Right-of-way dedication shall be required, 65' from centerline of payment within 30 days of Metro Council approval for the re-zoning. Right-of way may be dedicated by a Deed of conveyance or minor plat.
9. The gate to access the property shall be open from 6am to 6pm (or open and close of business) to eliminate any queue of Semi trucks on Dixie Hwy.
10. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.
11. Each individual trailer may not be stored on the property for longer than 7 consecutive days.
12. Use shall be limited to empty tractor trailer parking and storage as proposed at the August 3, 2017 Planning Commission meeting. Any change of use on the property shall require approval by Metro Council.

PRELIMINARY APPROVAL
Condition of Approval: _____
Tangley 8-2-17
Date: _____
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

LOUISVILLE METRO PLANNING COMMISSION
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 17 Zone 1041
APPROVAL DATE August 3, 2017
EXPIRATION DATE _____
SIGNATURE OF PLANNING COMMISSION
Randy M. Hatter

Applicant to provide 15' LBs on north and south property lines

SITE PLAN LEGEND

- MEDIUM HEIGHT SHRUB
- SMALL HEIGHT SHRUB
- EXTENSION OF ENTRANCE CONCRETE
- REQUESTED LANDSCAPE BUFFER WAIVER

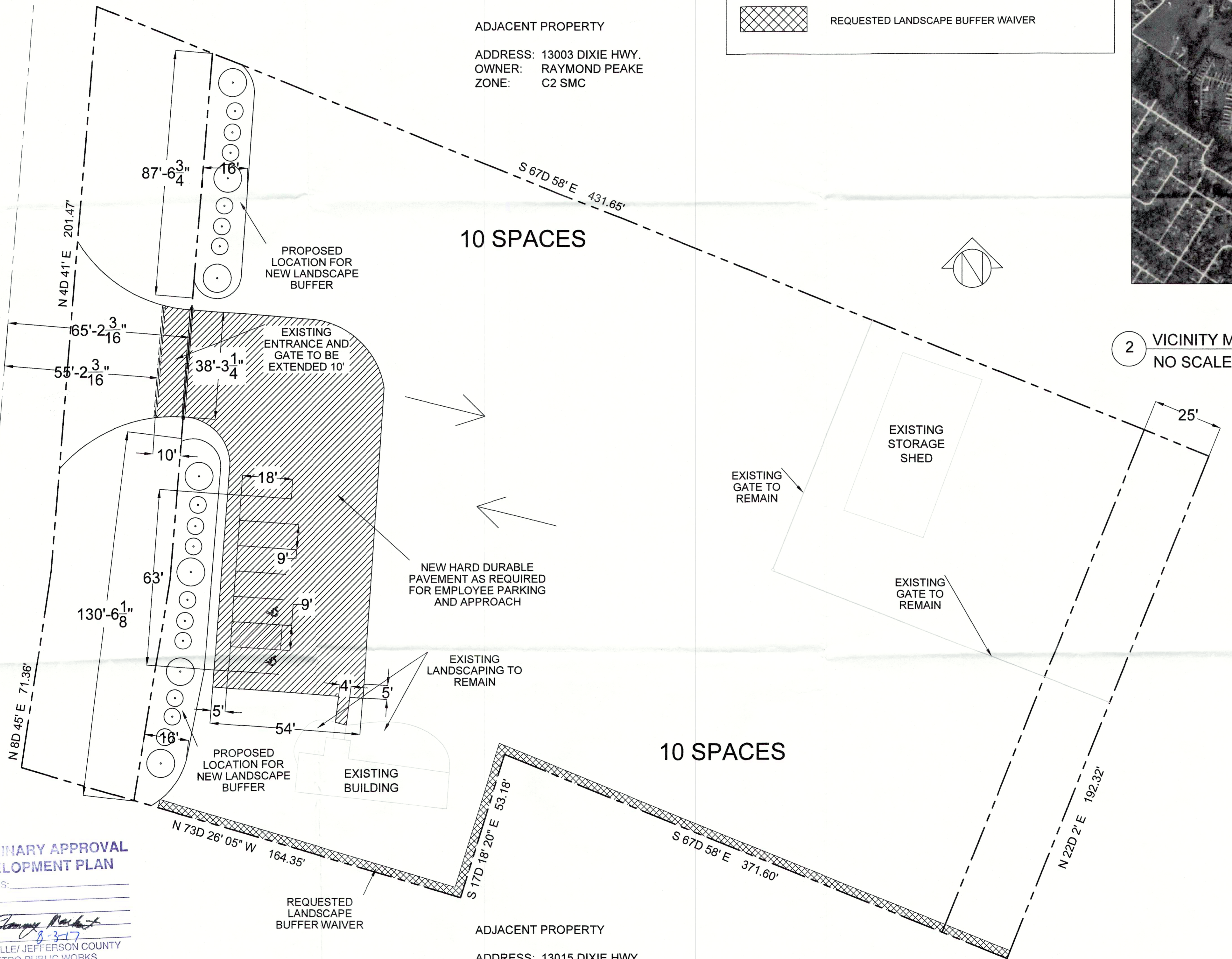


Cardinal Transportation
13013 Dixie Hwy.
Louisville, KY 40272

ADJACENT PROPERTY

ADDRESS: 13003 DIXIE HWY.
OWNER: RAYMOND PEAKE
ZONE: C2 SMC

DIXIE HWY.



2 VICINITY MAP
NO SCALE

SITE STATISTICS

CURRENT ZONING:	C2
PROPOSED ZONING CHANGE:	M2
*NOTE: NO CONSTRUCTION IS PROPOSED WITH THIS ZONING CHANGE.	
ADJACENT PROPERTIES:	C1 / C2
VEHICLE USE AREA:	TRAILER SPACES = 20 20,625 S.F.
PARKING:	MIN = 1 SPACE / 1.5 EMPLOYEES MAX = 1 SPACE / 1 EMPLOYEE MAX SHIFT = 6 EMPLOYEES
ACRES:	1.87250
LANDSCAPING:	TOTAL LOT: 87,540 S.F. REQUIRED LANDSCAPING = 5% OF LOT = 4,377 S.F. EXISTING LANDSCAPING = 700 S.F. PROPOSED LANDSCAPING = 3,700 S.F. TOTAL LANDSCAPING = 4,400 S.F.
OWNER INFORMATION:	ROCKY MEHIC CARDINAL TRANSPORTATION PO BOX 9515 LOUISVILLE, KY 40209 502-772-2711

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS: _____
BY: *Tangley*
DATE: 8-3-17
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

ADJACENT PROPERTY

ADDRESS: 13015 DIXIE HWY.
OWNER: DOUGLAS WILLIAMS
ZONE: C1 SMC

DRAWN BY	LAJ	
CHECKED BY	LAJ	
DATE	8/21/2017	
REV.	DESCRIPTION	DATE

SHEET TITLE
SITE PLAN
AS1.0

1 SITE PLAN
1/20" = 1'-0"

RECEIVED
JUL 27 2017
PLANNING & DESIGN SERVICES