



Eastwood Village Council

P.O. Box 92
Eastwood, Ky 40018-0092

Eastwood Village Council Binding Elements submission.

Project 22-ZONE-0170/22-CUP-0400/22-FFO-0009/23-VARIANCE-0005

The EVC (Eastwood Village Council), having attended several Neighborhood meetings, with developers and their Counsel, and after consulting with residents and representatives of Waterstone and the general community, has created the following Binding Elements we request in order to appear in support of the project at the upcoming Planning Commission Meeting:

7. *[The underlined language is added to the current proposed Binding Element #7 in the Staff Report with the full proposed language set forth]* The area to remain R-4 along the rear of the site shall be maintained in a wild state to the maximum extent possible in order to preserve habitat and environmentally sensitive areas within the Floyds Fork DRO. Vegetation, including canopy trees, understory trees and undergrowth, shall not be removed unless the vegetation constitutes a safety hazard or consists of invasive species, or is required to install or maintain utility easements and equipment. Any removal of vegetation shall be the minimum necessary for maintenance of utility easements and equipment, or the removal of hazardous or invasive plants and shall be in accordance with an approved Tree Preservation Plan. The R-4 area remaining on the site shall not be subdivided or used for any purpose aside from woodland preservation. To ensure the permanence of this Binding Element, prior to obtaining the certificate of occupancy, the applicant shall place a permanent restriction on this remaining R-4 portion of the site in the form of a conservation easement, transfer of title to a conservancy group, or a recorded deed restriction setting forth the restriction set forth herein.

8. No exterior storage will be allowed on Mini Storage property. Any storage of any type will be confined to interior storage units and within the facility walls. This includes, but not limited to, boats, trailers, campers, motorhomes, work vehicles, cars/suvs, semi's, rental cars and motorcycles.

While not a Binding Element, the EVC would ask that the developer work with KYTC to introduce a Right Hand Turning lane into the facility from East Bound US 60 (Shelbyville Rd.). Traffic at that point is consistently traveling in excess of 55 MPH and having a turn in / deceleration lane will help reduce collisions.