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PLANNING COMMISSION MINUTES

DECEMBER 15, 1983

DOCKET NO. 9-76-83 (continued)

feet to a point; thence North 14 degrees 48 minutes 36 seconds West, 247.25 feet to a point; thence South 86 degrees 48 minutes 16 seconds West, 1069.10 feet to a nail in Blankenbaker Road; thence along said road North 15 degrees 05 minutes 20 seconds West, 532.86 feet to the point of beginning, and containing 154.93 acres.

GENERAL DISTRICT DEVELOPMENT PLAN

On a motion by Commissioner Karzen, seconded by Commissioner Mullins, the following resolution was adopted:

WHEREAS, The General District Development Plan has received preliminary approval from the Transportation Engineering, Water Management and Fire Safety Sections of the Jefferson County Department of Public Works and Transportation; and

WHEREAS, The Planning Commission has recommended approval of the related zoning case and for the reasons stated in that recommendation; now, therefore, be it

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the General District Development Plan for Docket Number 9-76-83 with the following binding elements:

1. No building permit shall be allowed on any site until a detailed district development plan has been submitted to and approved by the Planning Commission in accordance with Section 1, Plan Certain Paragraph B 4 of the Zoning District Regulations. The detailed district development plan must be in adequate detail for the Planning Commission to evaluate the effect that the proposed development will have on the community and to determine what provisions of such plan should be made binding with respect to the use of the property. Binding elements of any such detailed district development plan may relate to any of the following:
 - a) location of buildings,
 - b) site layout with respect to circulation on the site,
 - c) access points to public streets,
 - d) landscaping, fencing and open space desirable for screening, buffering, or protective purposes,
 - e) a surface water drainage plan,
 - f) the location, size and height of sign,
 - g) each detailed district development plan must be approved by the Water Management Engineer, Transportation Engineering and Fire Safety Officer.
 - h) square footage of gross leaseable area.

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- 2. The preliminary subdivision plan for Knop Family Center (Docket No. 10-14-83) shall serve as the general district development plan.
- 3. No commercial development of the property will occur until the interchange at Blankenbaker Road and I-64 is completed.
- 4. Prior to record plat approval or issuance of building permits, the developer will implement a screening plan which has been approved by the Planning Commission. The screening plan shall cover the Tucker Station Road frontage on lots 68 and 69 as shown on the approved preliminary plan for Knop Family Center and on the approved general district development plan for Docket Number 9-76-83.
- 5. No building permits shall be issued more than one year from the date of approval of the plan or rezoning, whichever is later, or the property shall not be used in any manner.
- 6. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of any structure or site for the proposed use.
- 7. The above binding elements may be amended as provided for in the Zoning District Regulations.

The vote was as follows:

- Yes: Commissioners Hutchinson, Lurding, Birch, Karzen, and Mullins
- No: None
- Not Voting: Commissioners Auerbach and French who had left the meeting.