

Case No. 17ZONE1013 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the detailed district development plan **ON CONDITION** that the plan will be revised to show that it meets the ILA requirements and all parking requirements, **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 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. 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.
7. No overnight idling or idling of trucks while loading or unloading equipment shall be permitted on-site.
8. Applicant shall submit a revised rendering of the proposed building to Staff that illustrates the mitigation of the waiver of animating features as discussed at the Planning Commission hearing held on September 7, 2017.

LEGEND

→	TRAFFIC DIRECTION ARROW	LG&E	LOUISVILLE GAS & ELECTRIC COMPANY
⊕	B.M.	CONC	CONCRETE
⊕	F.H.	RCP	REINFORCED CONCRETE PIPE
⊕	TF. S.	CMP	CORRUGATED METAL PIPE
⊕	M.B.	MH	MANHOLE
⊕	G.V.	BM	BENCH MARK
⊕	W.G.	I.E.	INVERT ELEVATION
⊕	W.M.	EX.	EXISTING
⊕	GUY	CR. ROCK	CRUSHED ROCK
⊕	U. POLE	R/W	RIGHT-OF-WAY
⊕	S.P.	TYP.	TYPICAL
⊕	TEL. PED.	CRST.	CRUSHED STONE
⊕	4" CEDAR	ℙ	PROPERTY LINE
⊕	20" TREE	C.L.	CHAIN LINK
⊕	GUARDRAIL	E.P.	EDGE OF PAVEMENT
⊕	EXISTING CONTOURS (1' INTERVAL)	C.B.	CATCH BASIN
⊕	B.T.	F.L.	FLOW LINE
⊕	FNC.	ELEC.	ELECTRIC
⊕	UNDRGRD.	G.P.	GATE POST
⊕	APPROX.	BLDG.	BUILDING
⊕	G.R.	APPROXIMATE	EXISTING TARC STOP
⊕	PROPOSED TREE FOR TREE CANOPY REQUIREMENTS	B.W.	BARBED WIRE
⊕		TACTILE WARNING STRIPS	

MSD EPSC STANDARD NOTES:

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 confined through the use of air fences.

All stream crossings must utilize low-water crossing structures per MSD Standard Drawing ER-02.

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.

NOTES

1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING EXISTING ROADS AND NEIGHBORING PROPERTIES.
2. THERE ARE NO PROPOSED ENTRANCES, DRIVEWAYS OR ASLEMS.
3. 2 LAYOUT BARS MUST BE PLACED IN NEW PAVING.
4. DEVELOPER SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, BRIDGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY RELOCATIONS (IF REQUIRED), FINAL SURFACE OVERLAY, BRIDGE, AND STRIPING ASSOCIATED WITH REQUIRED ROAD IMPROVEMENTS.
6. ALL OUTSIDE STORAGE AREAS TO SECTION 4.4.2.2 OF THE LDC.
7. THIS PROJECT IS SUBJECT TO MSB WATER QUALITY REGULATIONS UNDER THE INCORPORATED AREA OF DISTURBANCE EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE FOR THIS PRELIMINARY DEVELOPMENT PLAN THE AREA OF DISTURBANCE IS AT 28,211 S.F.
8. KYTC APPROVAL REQUIRED FOR INCREASED RAINFALL VOLUME PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
9. BARBED WIRE SHALL COMPLY WITH SECTION 4.4.3.4.4 OF THE LDC.
10. THERE WILL BE NO INCREASE IN SURFACE FLOW TO ADJACENT PROPERTIES FROM SITE.
11. A CONSTRUCTION SANITARY FACILITY REQUEST IS NOT NEEDED. THIS SITE IS ALREADY ON SANITARY SEWERS. THERE IS NO INCREASE IN DEMAND ANTICIPATED.
12. THERE IS NO LOCATION AVAILABLE TO PROVIDE REGULATION TO ADJACENT PROPERTIES. ON THE SOUTH THERE IS A LARGE DITCH AND ROUGH TOPOGRAPHY. ON THE NORTH AN EXISTING BUILDING RUNS MOST OF THE LENGTH OF OUR PROPERTY.
13. NO INCREASED SHEET FLOW VOLUME ON ADJACENT PROPERTIES. DRAINAGE SHALL BE DIRECTED TO EXISTING ON SITE STORM SYSTEMS AND DOWNSTREAM CAPACITY SHALL BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

INTERNAL LANDSCAPING CALCULATIONS:

PROPOSED VEHICULAR USE AREA (V.U.A.) = 12,659 SQ. FT.
 REQUIRED INTERNAL LANDSCAPE AREA (I.L.A.) = 7.5%
 REQUIRED I.L.A. = 12% X V.U.A.
 = .075 X 12,659 SQ. FT.
 = 949 SQ. FT.
 PROPOSED I.L.A. = 999 SQ. FT.

TREE CANOPY CALCULATIONS:

EXISTING SITE AREA = 54,039 SQ. FT.
 EXISTING TREE CANOPY TO BE PRESERVED = 3,187 SQ. FT. = 3,187 / 54,039 = 6%
 REQUIRED NEW TREE CANOPY = 12% X TOTAL LOT AREA
 = .12 X 54,039 SQ. FT.
 = 6,484 SQ. FT.
 NEW TREE CANOPY REQUIRED = 6,809 SQ. FT.

PARKING STATISTICS

OFFICE = 2428 SQ. FT.
 MINIMUM REQUIRED PARKING SPACES: 1 SPACE PER 350 SQ. FT. = 2,438 / 350 = 7.0 SPACES
 MAXIMUM REQUIRED PARKING SPACES: 1 SPACE PER 200 SQ. FT. = 2,438 / 200 = 12.2 X 12 SPACES

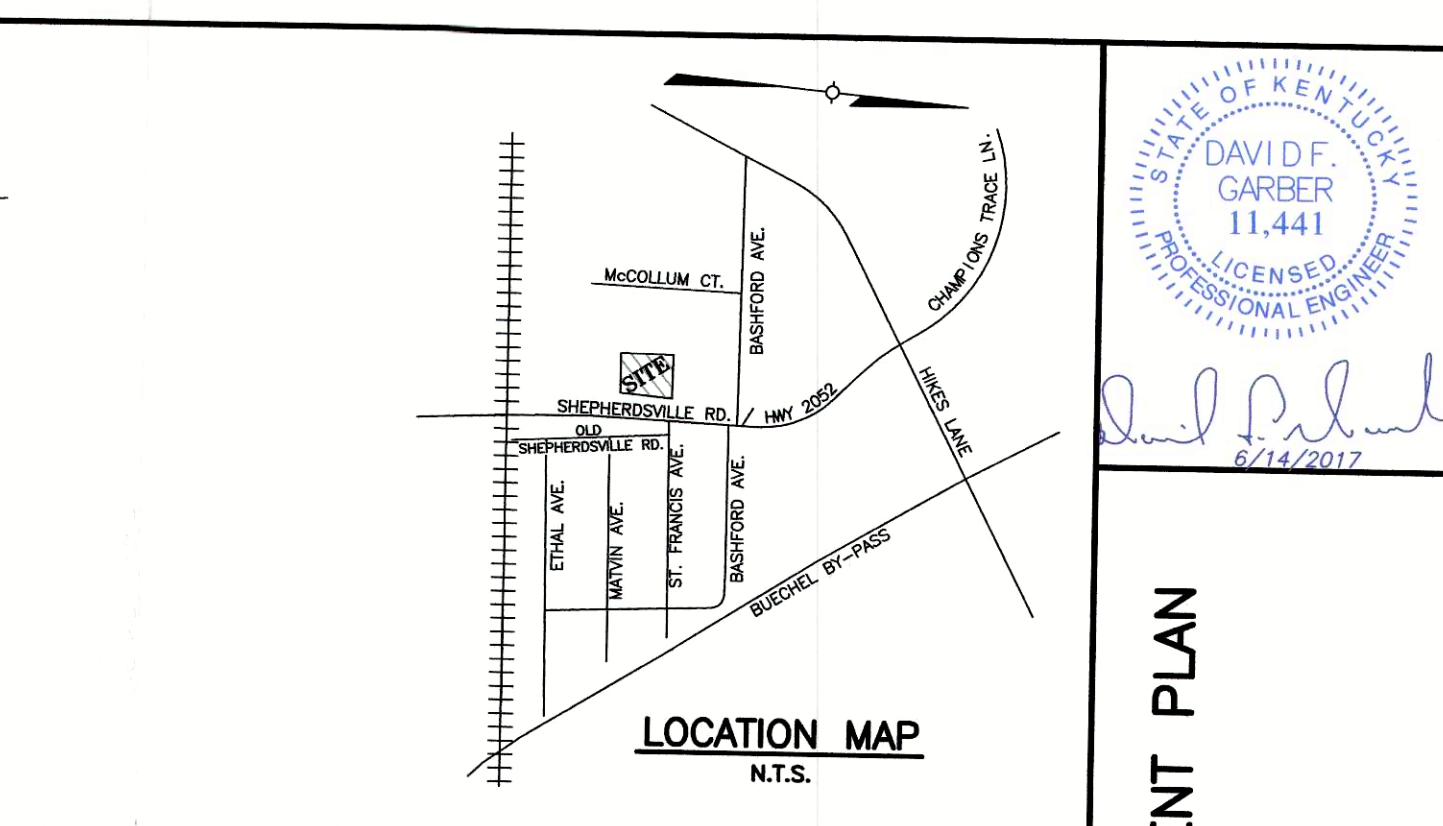
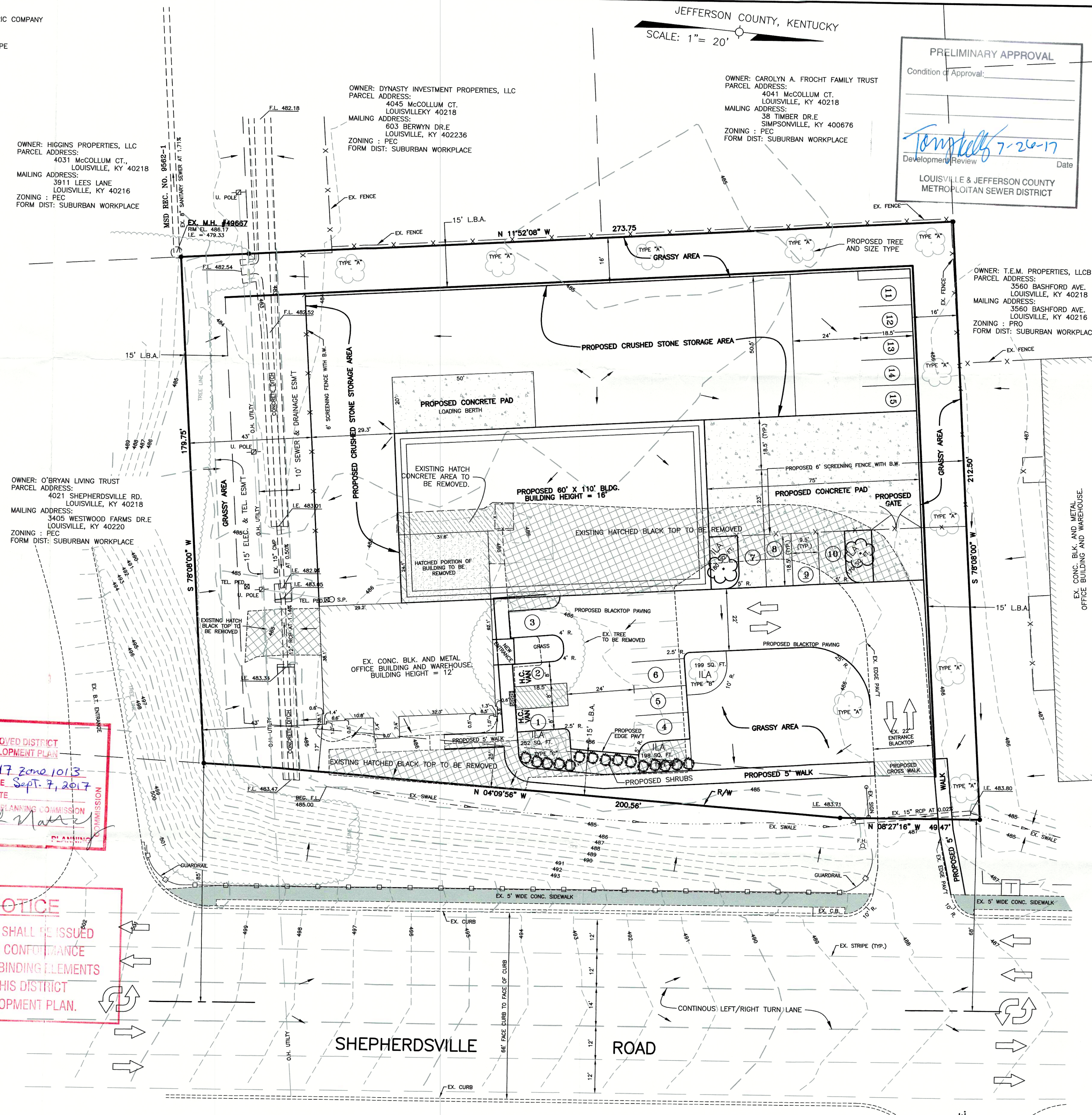
WAREHOUSE = 6,600 SQ. FT. (5 EMPLOYEES)
 MINIMUM REQUIRED PARKING SPACES: 1 SPACE / PER 1.5 EMPLOYEE = 5 / 1.5 = 3.3 X 3 SPACES
 MAXIMUM REQUIRED PARKING SPACES: 1 SPACE / PER 1 EMPLOYEE = 5 / 1 = 5

REQUIRED SPACES
 TOTAL MINIMUM REQUIRED SPACES: OFFICE MIN. + WAREHOUSE MIN. = 7 + 3 = 10 SPACES
 TOTAL MAXIMUM REQUIRED SPACES: OFFICE MAX. + WAREHOUSE MAX. = 12 + 5 = 17 SPACES
 TOTAL NUMBER OF PARKING SPACES PROVIDED: = 15 SPACES*

* - ADDITIONAL PARKING IS AVAILABLE IN CRUSHED STONE STORAGE AREA IF NEEDED. TOTAL NUMBER OF PARKING SPACES ALSO INCLUDES 1 HANDICAP SPACE.

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

NOTE:
 ALL WORK WITHIN RIGHT-OF-WAY SHALL REQUIRE REVIEW AND AN ENCROACHMENT PERMIT FROM KENTUCKY TRANSPORTATION CABINET.



PURPOSE:
 THE PURPOSE OF THIS RE-ZONING IS TO RE-ZONE PROPERTY FROM "PRO" ZONING DISTRICT (PLANNED RESEARCH OFFICE) TO "PEC" ZONING DISTRICT (PLANNED EMPLOYMENT CENTER).

EXISTING USE: BUSINESS PROMOTIONS COMPANY

PROPOSED USE: CONTRACTORS OFFICE, WAREHOUSE AND STORAGE AREA.

OWNERSHIP & SITE STATISTICS:

OWNER: THE WILLIAMS GROUP, LLC
 DEED BOOK 9512 PAGE 536
 4011 SHEPHERDSVILLE RD. LOUISVILLE, KY 40218

DEVELOPER: F.W. OWENS COMPANY, INC.
 4800 POPLAR PLACE STE. 200 LOUISVILLE, KY 40213

PROPERTY ADDRESS: 4011 SHEPHERDSVILLE RD. LOUISVILLE, KY 40218

PARCEL I.D.: 210400370000

FORM DISTRICT: SW (SUBURBAN WORKPLACE)

SET BACKS: FRONT YARD: 25 FT.
 SIDEYARD: NONE
 REAR YARD: NONE

NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM 21111C0060E DATED DEC. 5, 2006.

TOTAL SITE AREA: 54,039 SQ. FT. OR 1.2406 ACRES

LOT DEVELOPMENT NOTES:

1. LOT HAS AN EXISTING MSD PROPERTY SERVICE CONNECTION.
2. EXISTING IMPERVIOUS AREA = 14,050 SQ. FT. (EXISTING IMPERVIOUS AREA INCLUDES EXISTING BLACKTOP PAVED AREAS, CONCRETE SIDE WALKS AND EXISTING BUILDINGS)
3. PROPOSED GRASSY AREA = 20,172 SQ. FT.
4. PROPOSED IMPERVIOUS AREA
 - a. PROPOSED CRUSHED STONE = 11,786 SQ. FT.
 - b. PROPOSED BLDG. = 9,123 SQ. FT.
 - c. PROPOSED PAVEMENT = 12,968 SQ. FT.
 - TOTAL = 33,877 SQ. FT.
5. NEW IMPERVIOUS AREA = 33,877 SQ. FT.
 EXISTING IMPERVIOUS = 14,050 SQ. FT.
6. INCREASE OF 19,827 SQ. FT. OF IMPERVIOUS AREA (SEE NOTE 11).
7. NO CHANGE IN DRAINAGE PATTERN WILL OCCUR.
8. TOTAL DISTURBANCE AREA IS 29,011 SQ. FT.
9. MSD & KYTC APPROVALS ARE REQUIRED BEFORE CONSTRUCTION APPROVAL IS GRANTED.
10. SITE IS SUBJECT TO REGIONAL FACILITY FEES.

SITE INFORMATION

DEVELOPER: F.W. OWENS COMPANY, INC.
 4800 POPLAR PLACE DR. LOUISVILLE, KY, 40213
 502-637-4225

OWNER: THE WILLIAMS GROUP, LLC
 DEED BOOK 7408 PAGE 399
 4011 SHEPHERDSVILLE RD. LOUISVILLE, KY 40218

PROPERTY ADDRESS: 4011 SHEPHERDSVILLE RD.

PARCEL I.D.: 210400370000

ZONING: PRO

FORM DISTRICT: SW (SUBURBAN WORKPLACE)

NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FIRM 21111C0060E DATED DEC. 5, 2006.

TOTAL SITE AREA: 1.2406 ACRES

RECEIVED
 JUL 24 2017
 DESIGN SERVICES

GARBER - CHILTON ENGINEERS & LAND SURVEYORS, INC.
 Civil - Drainage - Structural - Investigative - Land Surveying - GPS
 2248 Commerce Parkway - La Grange, Kentucky 40031 - 502.222.9216

SCALE: 1" = 20'
 DRAWN: WAK
 CHECKED: DFG
 DATE: 3-10-2016
 FILE: 17-10591
 REVISION:

05/19/2017	AGENCY REQUESTS
06/8/2017	AGENCY REQUESTS
07/20/2017	H.C. PARKING

PROJECT I.D.: 17-10591
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