

PLANNING COMMISSION MINUTES

AUGUST 5, 1982

DOCKET NO. 9-31-82 (continued)

BEGINNING at the intersection of the southerly line of Kerrick Lane as established by deed of record in Deed Book 2046, Page 523, in the office of the Clerk of the County Court of Jefferson County, Kentucky with the westerly line of Distler Road as established by deed of record in Deed Book 2039, Page 250, in said Clerk's office; thence with the southerly line of said Kerrick Lane, South 74 degrees 22 minutes 45 seconds East 130.70 feet to the northwesternmost corner of the tract conveyed to Joann Yates by deed of record in Deed Book 3591, Page 396, in said Clerk's office; thence with lines of said Yates tract, South 19 degrees 06 minutes 40 seconds West 150 feet and South 74 degrees 22 minutes 45 seconds East 60 feet to a point; thence South 19 degrees 06 minutes 40 seconds West 120 feet to a point; thence South 70 degrees 53 minutes 20 seconds East 59.88 feet to a point; thence South 19 degrees 06 minutes 40 seconds West 390.33 feet to a point; thence North 86 degrees 51 minutes 01 seconds West 435.60 feet to a point; thence North 8 degrees 58 minutes East 802.22 feet to a point; thence South 74 degrees 22 minutes 45 seconds East 311.28 feet to a point in the westerly line of Distler Road abovementioned; thence with said line, South 20 degrees 17 minutes 39 seconds West 40.13 feet to the point of beginning, containing 7.707 acres.

GENERAL DISTRICT DEVELOPMENT PLAN

On a motion by Commissioner French, seconded by Commissioner Birch, 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 9-31-82 with the following binding elements:

1. The development will be constructed in accordance with the approved district development plan. No further development will occur unless a district development plan is approved by the Planning Commission.
2. There will be no vehicular access to Distler Road or to Goepfers Road.

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3. Before a Certificate of Occupancy is issued:
 - a. The development plan must be reapproved by the Transportation Engineering, Water Management, and Fire Safety Sections of the Jefferson County Department of Public Works and Transportation.
 - b. The size and location of any development identification sign must be approved by the Planning Commission.
 - c. The developer must obtain approval of a plan for screening (buffering and landscaping) along the east property line. A six foot solid wooden fence will be erected as shown on the approved district development plan. The fence shall be continuous around the outfields of both ball diamonds. A gate may be installed for maintenance purposes.
4. The screening plan shall be implemented and maintained by the property owner.
5. No building permits shall be issued more than 1 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 the structure or land for the proposed use.
7. No public address system shall be installed or used on this site.
8. The portion of the property owned by Mr. Sydney Gagel and which is a part of this request shall be limited in use to off-street parking.
9. No games shall commence after 10:30 P. M.
10. The above binding elements may be amended as provided in the Zoning District Regulations.

The vote was as follows:

Yes: Commissioners Birch, Brumley, and French

No: Commissioner Lurding

Not Voting: Commissioners Hutchinson and Dauenhauer who abstained.

The motion carried.

The meeting adjourned at 7:00 P. M.

Chairman

Acting Executive Director/Secretary