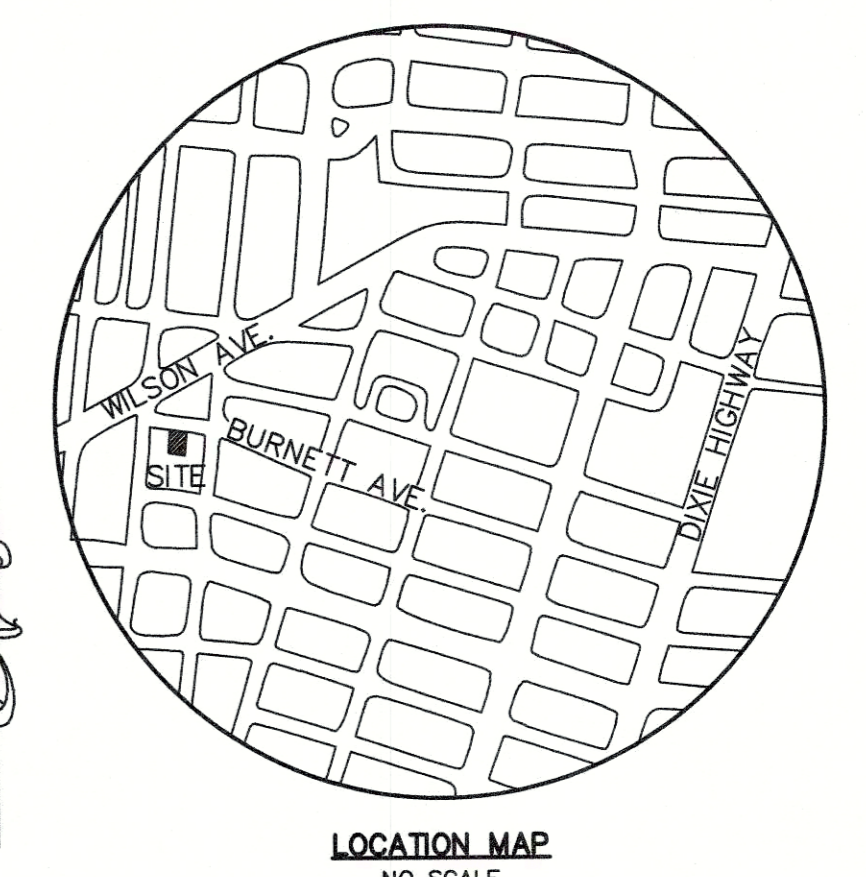
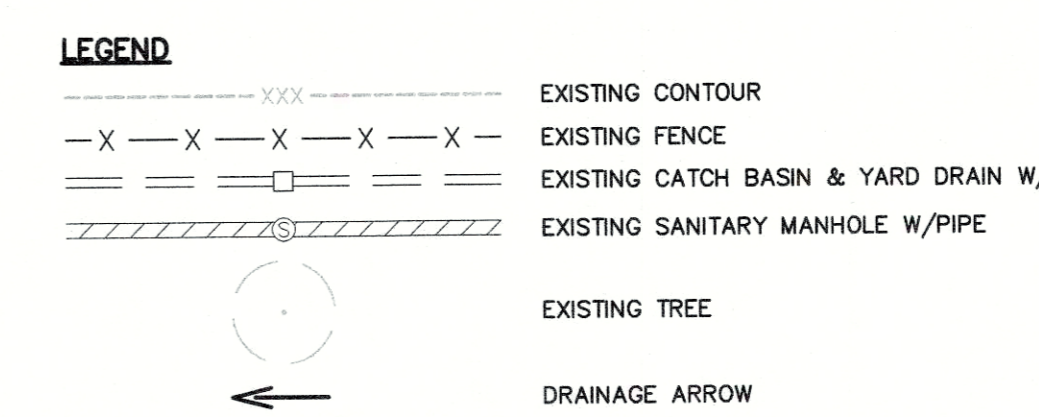


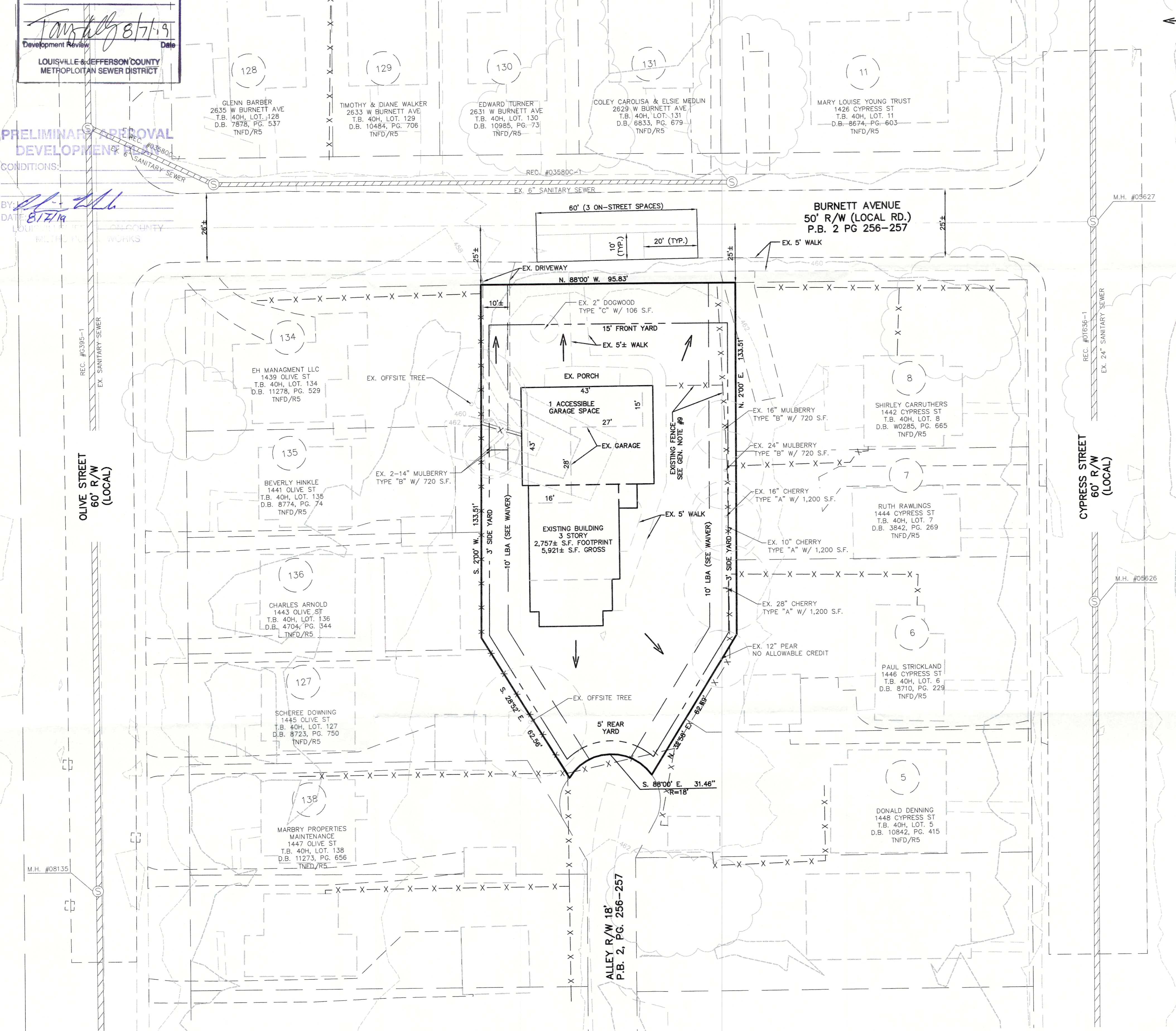
PRELIMINARY APPROVAL
 Condition of Approval:
 Date: 8/7/19
 Development Review:
 Louisville & Jefferson County Metropolitan Sewer District

PRELIMINARY APPROVAL
 DEVELOPMENT CONDITIONS:

BY: [Signature]
 DATE: 8/7/19
 Louisville & Jefferson County Metropolitan Sewer District



MINDEL SCOTT
 SURVEYING & PLANNING & LANDSCAPE ARCHITECTURE
 5151 Jefferson Blvd., Louisville, KY 40219
 502-485-1508 | mindelscott.com



SITE DATA:

| | |
|--|--------------------------|
| FORM DISTRICT | TRADITIONAL NEIGHBORHOOD |
| EXISTING ZONING | R5 |
| PROPOSED ZONING | OR-1 |
| EXISTING LAND USE | VACANT |
| PROPOSED LAND USE | BOARDING AND LODGING |
| GROSS LAND AREA | 0.36 ± AC. |
| BOARDING UNITS | 8 UNITS |
| EXISTING BUILDING HEIGHT (MAX. 45') | 30' ± |
| BUILDING AREA | |
| OFFICE SPACE (TENANTS ONLY) | 1,200 ± S.F. |
| 8 UNITS TOTAL | 4,721 ± S.F. |
| | 5,621 ± S.F. |
| FLOOR AREA RATIO (MAX. ALLOWED 3.0) | 0.38 |
| PARKING REQUIRED | 3-12 SPACES |
| BOARDING UNITS | |
| MINIMUM (.75 SPACE/BOARDING UNIT) | 6 SPACES |
| MAXIMUM (1.5 SPACE/BOARDING UNIT) | 12 SPACES |
| PARKING REDUCTIONS | |
| 9.1.3.F.2 | 10% (-0.6 SPACES) |
| 9.1.3.F.8 | 20% (-1.2 SPACES) |
| 9.1.3.F.9 (APPENDIX 5A CONDITIONS 1 & 4) | 20% (-1.2 SPACES) |
| PARKING PROVIDED | |
| CAR PARKING | 4 SPACES |
| (INCLUDES 1 ACCESSIBLE & 3 ON-STREET SPACES) | |
| BICYCLE PARKING | 2 |
| LONG TERM (PROVIDED INSIDE BUILDING) | 2 |
| SHORT TERM | 0 |
| TREE CANOPY DATA: | |
| GROSS SITE AREA | 15,577 ± S.F. |
| TREE CANOPY CATEGORY | CLASS B |
| EXISTING TREE CANOPY | 5,866 ± S.F. (37%) |
| EXISTING TREE CANOPY TO BE PRESERVED | 5,866 ± S.F. (37%) |
| TOTAL TREE CANOPY REQUIRED | 1,557 ± S.F. (10%) |
| TOTAL TREE CANOPY PROVIDED | 5,866 ± S.F. (37%) |

*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS ARE BASED UPON TREE AREAS SHOWN.

IMPERVIOUS AREA:

| | |
|--------------------------|--------------|
| EXISTING IMPERVIOUS AREA | 5,258 ± S.F. |
| PROPOSED IMPERVIOUS AREA | 5,258 ± S.F. |
| TOTAL | 5,258 ± S.F. |

APPROVED DISTRICT DEVELOPMENT PLAN
 METRO
 DOCKET NO. _____
 APPROVAL DATE _____
 EXPIRATION DATE _____
 SIGNATURE OF PLANNING COMMISSION _____
 PLANNING COMMISSION

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

- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
 - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
 - A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE DEVELOPMENT LIES IN THE LOUISVILLE FIRE DISTRICT 1.
 - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
 - NO DUMPSTER IS PROPOSED. TRASH WILL BE TAKEN TO THE CURB IN CANS FOR REGULAR PICKUP.
 - EXISTING FENCE ALONG SITES EASTERN AND WESTERN PROPERTY LINES TO BE REPLACED WITH 6" PRIVACY FENCE. PRIVACY FENCE SHALL NOT ENCRUGH INTO THE FRONT YARD SETBACK.
- MSD NOTES:**
- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
 - WASTEWATER: SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
 - EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
 - NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0040E).
 - NO SITE CONSTRUCTION PROPOSED WITH THIS PLAN, ANY FUTURE SITE CONSTRUCTION WILL REQUIRE A REVISED DETAILED DISTRICT DEVELOPMENT PLAN.
- PUBLIC WORKS AND KTC NOTES:**
- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
 - COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
 - THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
 - ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
 - EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE COMPLETED, AS REQUIRED, TO MEET CURRENT METRO PUBLIC WORKS STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

- WAIVER REQUESTS:**
- A WAIVER IS REQUESTED FROM TABLE 10.2.4 OF THE LDC TO REDUCE THE REQUIRED PLANTING DENSITY WITHIN THE BUFFER AREA FOR A TOTAL OF 5 TREES TO BE PLANTED WITHIN THE 10' LBA. TREES TO BE PLANTED 33' ON CENTER FROM THE NEAREST EXISTING TREE. AN INCREASED SCREEN WILL BE PROVIDED IN THEIR PLACE, CONSISTING OF AN 8" PRIVACY FENCE.
 - A WAIVER IS REQUESTED OF 10.2.4 OF THE LDC TO ALLOW THE EXISTING DRIVEWAY TO ENCRUGH INTO THE 10' PERIMETER LBA ALONG THE SITES WEST PROPERTY LINE AND OMIT THE PLANTING REQUIREMENT.

OWNER/DEVELOPER
2630 BURNETT LLC
 3204 LIBERTY WAY
 JEFFERSON, IN 47130

DETAILED DISTRICT DEVELOPMENT & REZONING PLAN
W. BURNETT AVE.
 2630 W. BURNETT AVENUE, LOUISVILLE, KY 40210
 TAX BLOCK 40H, LOT 9
 DEED BOOK 11.319, PAGE 418

| | |
|-------------------------------------|--|
| Revisions | |
| 04/29/19 PER AGENCY COMMENTS | |
| 06/20/19 PER AGENCY COMMENTS | |
| 07/16/19 ADDED DIMENSIONS TO GARAGE | |
| 08/1/19 REVISED WAIVER #1 | |

Vertical Scale: N/A
 Horizontal Scale: 1"=20'
 Date: 4/8/19
 Job Number: 3582

Sheet
1
 of 1

RECEIVED
 7/19 02 2019
 PLANNING & DESIGN SERVICES

CASE #19ZONE1008
 MSD WM #9000
 GRAPHIC SCALE 1"=20'
 0 5 10 20 40

19ZONE1008

Binding Element
Case No. 19ZONE1008

RESOLVED, that the Louisville Metro Planning Commission does hereby **APPROVE** the Detailed District Development Plan **SUBJECT** to the following Binding Elements shown in the staff report and to add language to binding element number 4, 8, 9:

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. The residential character of the structure shall be maintained. Changes to the following items shall not be made without prior approval of the Planning Commission or its designee:
 - a. Roof line
 - b. Building material
 - c. Porch
 - d. Windows
 - e. Exterior Paint

A grey color provided by the applicant is approved by the Planning Commission.

5. 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 Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.

Binding Element
Case No. 19ZONE1008

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. A type-A tree of a species on the Preferred Plant List shall be provided within the LBA at the south-western corner of the property in the event that the existing off-site tree shown on the development plan is ever removed from the adjacent property.
9. Property owner and its successors in title, its tenants, assigns, or anyone else acting as a landlord for this property agree to follow all terms within this binding element (hereinafter referred to collectively as "property owner").
 - a. Property owner shall subject all applicants for tenancy to a criminal background check.
 - b. Property owner shall not rent to any person who has been convicted by any court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802) or KRS Chapter 218A.
 - c. Property owner shall not rent to any person who has been convicted by any court of competent jurisdiction of a felony of the following nature: violent crimes or sex offenses. Property owner shall not rent to any tenant who is a registered sex offender.