

20-AMEND-0002

7425 St Andrews Church Rd



Louisville Metro Development Review Committee

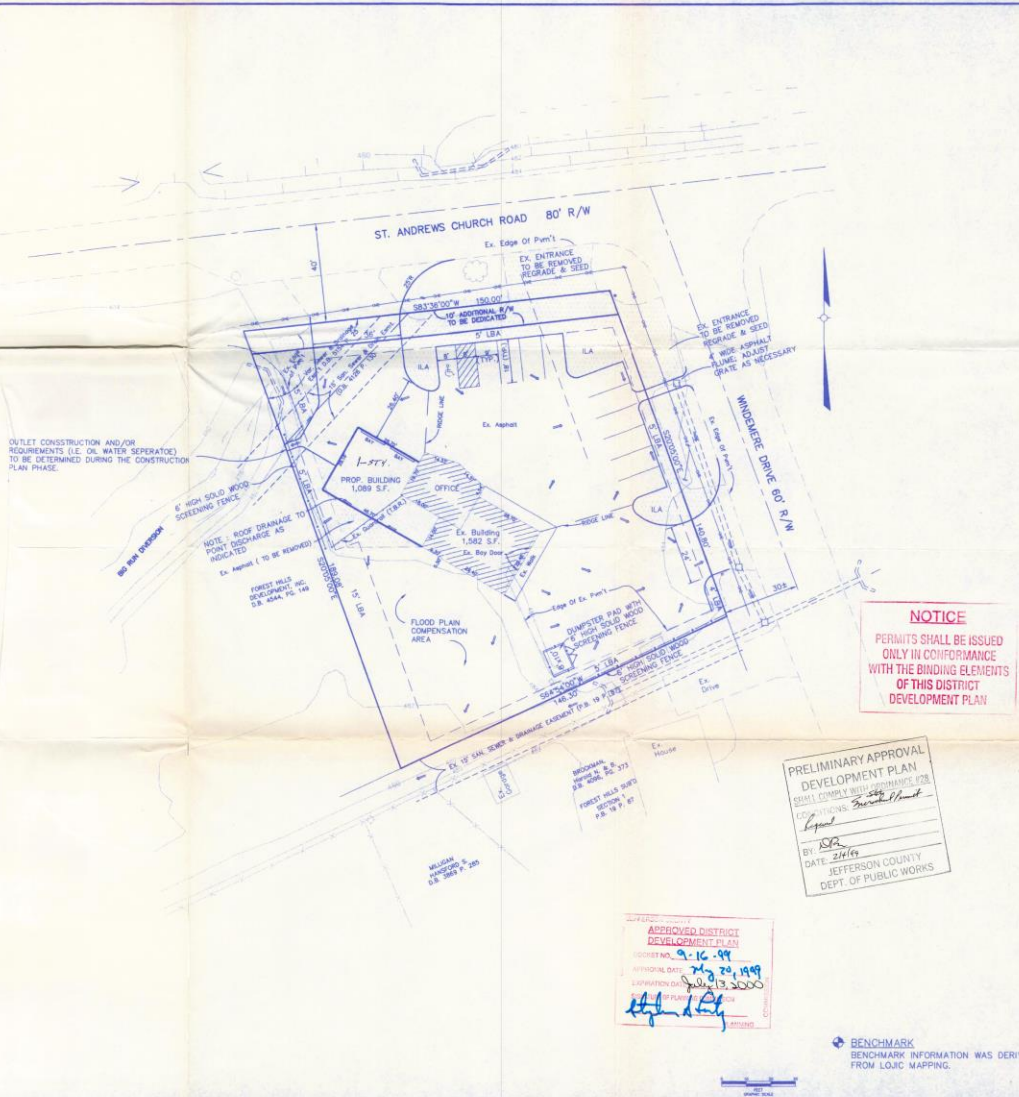
Jay Lockett, AICP, Planner I

July 29, 2020

Requests

- **Modification of Binding Elements.**

Previously Approved Plan



LEGEND

—	OVERHEAD ELECTRIC	RECOMMENDED APPROVAL
○	LIGHT POLE	EXISTING ZONING
○	TELEPHONE	EXISTING USE
□	EXISTING PAVEMENT TO BE REMOVED	PROPOSED ZONING
□	UTILITY POLE	PROPOSED USE
—	GUARDRAIL	TOTAL EMPLOYEES

DATE: 2/4/99
BY: R. Struble

DATA

TOTAL SITE AREA	0.55 AC
EXISTING ZONING	C-2
EXISTING USE	AUTO REPAIR
PROPOSED USE	AUTO REPAIR
TOTAL EMPLOYEES	4
TOTAL # BAYS	14 SPACES
PARKING REQUIRED	10 SPACES
PARKING PROPOSED	11,011 S.F.
GEN. USE AREA	596 S.F.
INT. LAND. REQ.	529 S.F.
INT. LAND. PROP.	596 S.F.
OFFICE / SALES	596 S.F.

GENERAL NOTES

1. A LANDSCAPE SCREENING AND BUFFERING PLAN WILL BE SUBMITTED AND APPROVED BY THE JEFFERSON COUNTY PLANNING COMMISSION PRIOR TO CONSTRUCTION.
2. (---) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
3. THIS PROJECT IS SUBJECT TO ALL APPLICABLE MSD REVIEW FEES.
4. SITE IS SUBJECT TO MSD REGIONAL FACILITY FEE.
5. SANITARY SEWERS AVAILABLE BY CONNECTION AND ARE SUBJECT TO FEES.
6. ALL SITE LIGHTING WILL BE POINTED DOWN AND AWAY FROM ADJOINING PROPERTIES AND STREETS.
7. K.D.O.T. APPROVAL AND ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY WORK IN THE RIGHT OF WAY OF ST. ANDREWS CHURCH ROAD.
8. THIS SITE RESIDES IN THE 100 YR FLOOD PLAIN BOUNDARY OF BIG RUN DIVERSION & TRIBUTARY TO SMALL GREEN FLOOD ELEVATION FOR F.E.M.A. IS APPROXIMATELY 484.4'. DIVISION OF WATER APPROVAL IS REQUIRED FOR CONSTRUCTION IN A FLOOD PLAIN. A FLOOD PLAN PERMIT IS REQUIRED FROM MSD PRIOR TO CONSTRUCTION APPROVAL.
9. NO ADDITIONAL FILL WILL BE ALLOWED IN THE FLOOD PLAN. FLOOD PLAN COMPENSATION AT 1:1 WILL BE REQUIRED IF BLDG. IS FLOODPROOFED (BY).
10. A FLOOD ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE ENTIRE BUILDING MAY NEED TO BE FLOODPROOFED (BY OR BY) AS DETERMINED AT THE CONSTRUCTION PLAN PHASE. ARCH. PLANS MUST BE SUBMITTED PRIOR TO CONSTRUCTION APPROVAL.
11. AN APPLICATION IS REQUIRED PRIOR TO ISSUANCE OF CONSTRUCTION APPROVAL.
12. A DEED OF RESTRICTION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL IF BLDG. IS NOT FLOODPROOFED.
13. A DETAILED COST ESTIMATE OF ADDITION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL. THE ENTIRE BLDG. WILL BE IN COMPLIANCE WITH THE FLOOD PLAN ORDINANCE.
14. PRIOR TO OBTAINING SITE CONSTRUCTION PLAN APPROVALS FROM JOPM, DETAILED PLANS SHALL BE SUBMITTED TO JOPM DEPICTING THE ENTRANCE REMOVAL / RECONSTRUCTION, ADDRESSING DRAINAGE, AND THE DEVELOPER SHALL OBTAIN AN ENCROACHMENT PERMIT AND POST A BOND.

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

PRELIMINARY APPROVAL DEVELOPMENT PLAN
SEMI-COMPLY WITH ORDINANCE #28
CONDITIONS: [Handwritten]
BY: [Signature]
DATE: 2/1/99
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-16-99
APPROVAL DATE: 2/3/1999
COMMISSIONERS: [Signatures]
DATE: 2/3/1999

NOTE: BOUNDARY INFORMATION FROM SURVEY BY MARK A. JAGGERS, KY. REG. L.S. # 3078, DATED 11-22-96.

DOCKET # [Blank]
DISTRICT DEVELOPMENT PLAN
OF PLANNING & DEVELOPMENT SERVICES
CLASSIC MUFFLER
7425 ST. ANDREWS CHURCH ROAD
LOUISVILLE, KY 40216

OWNER/DEVELOPER:
JOSEPH RONALDO & KAREN ALBA FORD
7425 ST ANDREWS CHURCH ROAD
LOUISVILLE, KY 40216
(502) 937-7600

SEE BOOK 5100 PAGE 859
SEE BOOK 1000 LIST 157

DEI DESIGN ENGINEERING, INC.
1000 WILLOUGHBY & OFFICER COUNTY
5050 W. WILLOUGHBY BLVD. SUITE 200
LOUISVILLE, KY 40298
TEL: (502) 261-5555 FAX: (502) 261-1044
WWW.DEI-KY.COM

REVISIONS

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

DATE: 2/3/99
DRAWN BY: SAC
CHECKED BY: JMK
SCALE: 1/8" = 1'-0"

JOB NUMBER: 702-88
SHEET: 1
OF: 1

Proposed Changes to Binding Elements from case 9-16-99

2. Use of the subject site shall be limited to auto repair (no body work or auto painting, other than the incidental painting of small parts (rear view mirrors, etc. or touch up painting for dents or scratches) shall be permitted), **auto sales** and other uses permitted in the C-1 district. There shall be no other C-2 commercial use of the property unless prior approval is obtained from the Planning Commission. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.

~~3. The development shall not exceed 2,671 square feet of gross floor area. The hours of operation shall be from eight in the morning to eight in the evening, Monday through Saturday. Closed on Sunday.~~

Staff Findings

- The request is adequately justified and meets the standard of review. Auto sales would not represent a significant increase in intensity beyond the auto repair use that has historically existed on the subject site. Staff is unable to discern a rational basis for limiting the hours of operation to not include Sundays for the site.

Required Actions

- Approve or Deny the revisions to binding elements.