



WAIVER BEING REQUESTED FOR CHICK-FIL-A

1. A Waiver is requested from Section 5.6.1.B.1 and 5.5.2.A.1 of the Louisville Metro Land Development Code for the Bardstown Road building facade.

CONDITIONAL USE PERMIT (GRANTED CASE# 12435)

1. APPROVED: A Conditional Use Permit to allow outdoor alcohol sales for on-site patio areas totaling 2,195 S.F. was granted.

WAIVERS (GRANTED CASE# 12435)

1. A Waiver was granted to exceed 10.211 Vehicular Use Area Interior Landscape Area. Alternative storm water drainage design is being incorporated to address water quality and rate of runoff. Interior Landscape Islands are being combined to provide for larger green areas that can be better utilized for green infrastructure.

2. A waiver was granted to exceed the maximum building footprint within the neighborhood form district per Table 5.3.2 of the L.D.C.

3. A waiver of the building facade treatment for buildings within the Neighborhood Form District was granted from Section 5.6.1.B.1 of the L.D.C.

VARIANCE (GRANTED CASE# 12435)

1. A Variance was granted to reduce the required yard from 75' to 54' per Table 5.3.2 of the Land Development Code.

MAXIMUM SETBACK ALTERNATIVE (CASE# 12435)

1. The maximum setback alternative is being applied per section 5.1.9 of the Land Development Code.

GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface.

2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0097 e dated December 5, 2006.

3. Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.

4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.

5. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

6. A Tree Preservation Plan will be submitted for approval to the Planning Commission for approval prior to beginning construction.

7. All dumpsters and service structures are to be screened per Chapter 10.

8. The Louisville Water Company will provide Domestic Water service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.

9. All lighting on the site shall be directed down and away from adjacent residential uses.

10. Sanitary sewer service will be provided by lateral connection and subject to applicable fees at the Cedar Creek WWTP.

11. Right of way to be dedicated prior to construction plan approval.

12. All existing driveways to be removed and restored.

13. All roadway and entrance intersections shall meet the requirements for landscaping as set by Metro Public Works.

14. Construction plans, bond, and permit are required prior to construction approval by Metro Public Works.

15. Compatible utility lines (electric, phone, cable) shall be placed in a common trench unless otherwise required by appropriate agencies.

16. Street trees shall be planted in a manner that does not affect public safety and maintains proper sight distance. Final location will be determined during construction approval process.

17. An encroachment permit and bond are required by Metro Public Works for roadway repairs on all surrounding access roads to the site due to damages caused by construction traffic activities. An encroachment permit and bond are required for all work done in the KYDOT right of way.

18. The minimum grade of all streets shall be 1% and maximum grade shall be 10%.

19. All street name signs and pavement markings shall conform with the manual on uniform traffic control devices (MUTCD) requirements and be installed prior to construction of the first residence or building on the street and shall be in place at the time of the bond release.

20. Right-of-way has been dedicated to Brentlinger Lane by D.B. 9471, Page 360.

21. All cut-de-sacs and bubble pavement widths, radii, sidewalk locations and offsets shall be in accordance with Metro Public Works standards and approved at the time of construction.

22. Curbs and gutter shall be provided along all streets in the development. Sidewalks shall be provided along all public streets where required by the development code.

23. Trees and shrubbery shall be trimmed or removed to provide site distance as required per Metro Public Works standards.

24. Bardstown Road and Brentlinger Rd. shall be improved as shown per the schematic road improvement drawing per Metro Public Works and KYTO requirements. Developer shall be responsible for utility relocations, final surface overlay, signage, striping and signal modifications associated with the road improvements. Improvements shall be completed prior to any request for Certificate of Occupancy.

25. Accumulation of water in which mosquito larvae breed or have the potential to breed are required to be treated with a mosquito larvicide approved by the Louisville Metro Health Department. Larvicides shall be administered in accordance with the product's labeling. Mosquito abatement on individual lots is the responsibility of the property owner in accordance with Chapter 97 of the Louisville Metro Code of Ordinances.

26. "No Idling" signs shall be installed outside of loading/unloading docks as required by the Air Pollution Control Board.

27. Mitigation measures for dust control shall be in place during operating and non-operating hours to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

28. Prior to construction approval, engineer to meet with MSD and downstream property owners to discuss and implement improvements to reduce flooding and erosion concerns.

29. If it is determined that there is a sight distance problem based on the existing grade profile of Brentlinger Lane and the proposed entrance elevation with the rear entrance from the Kohl's site onto Brentlinger lane, the developer agrees to design and construct needed changes to achieve acceptable sight distances at this location. The determination shall be made at the construction plan phase.

30. MSD Industrial Waste Department approval will be required.

31. All improvements to roads have been permitted under the Kohl's Development Permit.

32. The TARC bus shelter shall not restrict intersection sight distance at US316 (Bardstown Road) and Brentlinger Lane.

33. Where sidewalk is constructed in the State r/w it shall conform to the KY Dept of Hwy Standard Dwg & Std Spec for Rd & Bridge Construction, current editions.

34. There shall be no increase in drainage runoff to the State r/w. Calculations will be required for any runoff to the State r/w.

35. There shall be no commercial signs in the r/w.

36. There shall be no landscaping in the r/w without an encroachment permit.

37. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.

38. The first 100 feet of the Brentlinger 15' Landscape Buffer Area is a Parkway Buffer Area per Section 10.3.3.3 of the Louisville Metro LDC.

39. A Crossover Access and Shared Parking Agreement has been recorded per D.B. 9471, Page 369.

40. The Maximum Setback Alternative has been met for the entire development, refer to the Landscape Plan approved 8-10-09 L-12767.

PROJECT DATA	
TOTAL SITE AREA	= 13.2± Ac.
AREA OF ROW	= 0.7± Ac.
NET AREA	= 12.5± Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
TRACT 1 DATA (CHICK-FIL-A)	
TRACT 1 AREA	= 1.3± Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= VACANT
PROPOSED USE:	
RESTAURANT	= 4,195 SF
BUILDING HEIGHT	= 23' (25' MAX)
F.A.R.	= 0.07
TOTAL VUA	= 24,495 SF
ILA REQUIRED (7.5%)	= 1,837 SF
ILA PROVIDED	= 2,192 SF
TRACT 2 DATA (UNDER CONSTRUCTION)	
TRACT 2 AREA	= 8.1± Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL
PROPOSED USE:	
RETAIL	= 93,673 SF
F.A.R.	= 0.3
KOHL'S BUILDING HEIGHT	= 30'-10" (35' MAX)
TOTAL VUA	= 161,709 SF
ILA REQUIRED (7.5%)	= 12,128 SF
ILA PROVIDED	= 13,692 SF
TRACT 3 DATA (UNDER CONSTRUCTION)	
TRACT 3 AREA	= 2.0± Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL
PROPOSED USE:	
RETAIL	= 17,870 SF
(INCLUDES PATIO 1,245 S.F.)	
F.A.R.	= 0.2
BUILDING HEIGHT	= 30 FT MAX
TOTAL VUA	= 31,364 SF
ILA REQUIRED (7.5%)	= 2,352 SF
ILA PROVIDED	= 5,000+ SF
TRACT 1000 DATA (UNDER CONSTRUCTION)	
TRACT 1000 AREA	= 1.2± Ac.
EXISTING ZONING	= C-1
EXISTING FORM DISTRICT	= NEIGHBORHOOD
EXISTING USE	= RESIDENTIAL
PROPOSED USE	= DETENTION BASIN
PARKING DATA	
	MIN. MAX.
RESTAURANT 8,625 S.F. @ 1/125(min) 1/50(max)=	69 SP 173 SP
(INCLUDES 1245 SF PATIO)	
(2 BICYCLE SPACES PROVIDED)	
RETAIL 100,644 S.F. @ 1/300(min) 1/200(max)=	357 SP 536 SP
(11 BICYCLE SPACES PROVIDED)	
TOTAL PARKING REQUIRED	= 426 SP 709 SP
TOTAL PARKING PROVIDED	= 441 SPACES (INCLUDES 24 HC SP)
RECEIVED	
MAR 18 2010	
PLANNING & DESIGN SERVICES	
DEVELOPER:	
(TRACT 1)	
CHICK-FIL-A	
5200 BUFFINGTON ROAD	
ATLANTA, GA 30349-2098 LEXINGTON, KENTUCKY 40580	
SITE ADDRESS:	
7901, 7915, 7931, BARDSTOWN ROAD	
TAX BLOCK 56, LOTS 0128, 0127, 0128, 0129	
D.B. 9471, PG. 0360	
COUNCIL DISTRICT - 20	
FIRE PROTECTION DISTRICT - FERN CREEK	
RELATED LD&D PROJ # 06229	
RELATED PLAN COM CASE# 12435	
RELATED MSD WM# 6716 WM# 10191	

REVISIONS	
BY	
DESCRIPTION	
DATE	
NO.	
SURVEYOR'S SEAL	
ENGINEER'S SEAL	
PROJECT DATA	
FILE NAME: 09108-RDDDP.dwg	SCALE: AS SHOWN
DATE: 12-28-09	CHECKED BY: JH
OWNER	
BARDSTOWN ROAD DEVELOPMENT, LLC	
P.O. BOX 12128	
LEXINGTON, KY 40580	
TRACT 1 CHICK-FIL-A	
SHEET	
1	
OF 1	

BINDING ELEMENTS

CASE NO. 10787, 12435, 12632, 13397, 13661

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. The development shall not exceed 114,493 square feet of gross floor area. Tract 1 shall not exceed 4,195 square feet, Tract 2 shall not exceed 93,673 square feet, and Tract 3 shall not exceed 16,625 square feet. *Amended by the DRC, February 10, 2010, Case # 13661*
3. Signs shall be in accordance with Chapter 8 or as presented at the December 11, 2008, public hearing. The signs on Tract 1, Tract 2, and Tract 3 shall not exceed (60 square feet in area and 6 feet in height).
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 Louisville Metro Department of Inspections, Permits and Licenses, 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 building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter. In addition, irrigation of landscaped areas will be included. The owner shall replace any dead landscaping within 90 days, unless a written extension time is granted by the Planning and Design staff landscape architect.
 - c. A Tree Preservation Plan prepared in accordance with Chapter 10 of the LDC shall be reviewed and approved.
 - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
5. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
6. 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.
7. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the December 11, 2008 Planning Commission Hearing.
8. 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.
9. The property owner/developer must adhere to the detailed concept landscape plan for screening (buffering/landscaping) as submitted to The Fairways at Glenmary Neighborhood Association on August 20, 2008, and as described in the proposed plan rendering which is attached to these binding elements. Such plan shall be implemented prior to occupancy of the site and shall be maintained in perpetuity thereafter by the applicant and developer, their heirs, successors, and assigns, contractors, subcontractors, and other parties engaged in development and maintenance of the site. The bald cypress trees shown on the concept landscape plan shall be a minimum of 6-8 feet tall and the Colorado spruce a minimum of 4-6 feet tall at the time of planting.

10. The fence in the buffer zone between the development and the adjacent patio homes shall be a 5-board horse fence and shall be extended in a southerly direction along the westernmost boundary of the Fairways of Glenmary ("Fairways") to a stone column that will be erected by the developer at the northwest corner of the intersection of Major Lane and Glenway Place, with the actual site determined by the placement of utilities in the area. Said stone column shall be constructed of material closely matching that used in the existing identifying sign for Fairways and contain a granite identifying stone with "Fairways of Glenmary" etched into it. Fairways shall maintain this column, as well as the one listed in binding element no. 11.
11. A second stone column, matching the first, with the exception of the identifying stone, shall be erected by the developer at the southwest corner of the intersection of Major Lane and Glenway Place with the actual site determined by the placement of utilities in the area. The aforementioned 5-board horse fence shall continue in a southerly direction from this column along the westernmost boundary of Fairways to the northernmost point on the existing Fairways identification sign.
12. Existing shrubs and flowers in the areas of the proposed new stone columns shall be moved in order to allow the 5-board horse fence to be erected behind them. This cost is to be borne by Fairways with a one-time \$1,000.00 cash allowance given by the developer to Fairways for this purpose.
13. Major Lane shall be designed to prevent the use of it (Major Lane) by delivery trucks. The applicant shall work with Metro Public Works to install "no truck traffic" signs along Major Lane.
14. A 4-board horse fence shall be installed between the detention basin and the Fairways at Glenmary property as shown on the detailed landscape plan presented at the public hearing to ensure the safety of small children.
15. There shall be no outdoor music (live, piped, radio, or amplified), outdoor entertainment, or outdoor PA systems audible past the property line.
16. 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 and the maintenance of the site, the applicant and developer, their heirs, successors, and assigns, contractors, subcontractors, and other parties engaged in development shall be responsible for compliance with these binding elements.
17. No overnight idling of trucks shall be permitted on-site.
18. Upon commencing of the operations of businesses on the site:
 - a. Trucks may only park on the site for a maximum time period of six (6) hours.
 - b. Semi-trailers with no tractors shall not be stored on the site except in the loading dock well.
 - c. Trash collection containers shall be screened with the same building materials as the buildings they serve or shall be located inside the building.
 - d. Trash collection times shall be restricted to weekdays between the hours of 7:00 am and 7:00 pm.
19. No business shall be open to the public before 6:00 a.m. or after 11:00 p.m., except for previously advertised special events for the 93,673 square foot retail store only. The number of advertised occasions shall not exceed 60 days per calendar year, in which the 93,673 square foot retail store shall be permitted to remain open until 12:00 midnight, up to 50 days per calendar year, and 24 hours up to 10 days per calendar year. Upon a change in use of the 93,673 square foot retail store on-site, this binding element shall be amended to permit a change in use of the aforementioned structure. *Amended by the DRC, June 3, 2009, Case # 12632*
20. Security and other lighting for any and all commercial buildings closest and/or adjacent to the neighboring patio homes in Fairways shall shine toward the walls of the commercial building.
21. The developer/property owner shall install a concrete pipe sized appropriately per MSD standards in the MSD easement located along the boundary between the site and the Fairways to provide storm water flow to the creek at the eastern end of the Fairways property. The existing 8-inch pipe shall be removed. Yard inlets shall be installed at 200' maximum intervals to insure proper surface water drainage. Access to the ditch shall be restricted to the area behind and to the north of Unit #1 in the Fairways.

22. In order to protect the Fairways neighborhood from other nuisances associated with construction, the developer/property owner shall assure that:
 - a. Trees on the Fairways property line shall be protected as part of the tree preservation protection plan. As required by this plan, tree protection fencing shall be installed prior to construction activity. Trees will be required to be removed where the storm water pipe exits the detention basin onto the Fairways property.
 - b. Dumpsters and portable toilets shall be placed in the northwest or northeast corner of the site;
 - c. Dirt and mud buildup shall be periodically cleaned from dedicated public and internal private streets; and
 - d. Construction equipment shall be operated only between the hours of 7:00 am and sundown.
23. If Metro Public Works determines at construction plan approval that a sight-distance problem exists at Brentlinger Lane and the proposed rear entrance to the Kohl's site, the applicant shall design and construct modifications to Brentlinger Lane and/or the rear entrance to achieve acceptable sight-distance requirements at this location.
24. Bardstown Road and Brentlinger Lane shall be improved as shown per the schematic road improvement drawing per Metro Public Works and KYTC requirements. The developer shall be responsible for utility relocations, final surface overlay, signage, striping, and signal modifications associated with the road improvements. Improvements shall be completed prior to any request for a certificate of occupancy.
25. Prior to issuance of the C.O., the portion of the Major Lane extension shown on the approved plan for this site shall be dedicated by major subdivision plat. Further, at time of construction plan approval, additional right of way shown on the approved plan along Brentlinger Lane shall be dedicated by major or minor plat.
26. Erosion control measures shall be placed along the drainage ditch on Mr. Herrick's property, as determined to be appropriate by the developer in conjunction with MSD. The drainage improvement work and improvements by the developer on the Herrick property are to be as approved with work mounted by MSD.
27. The applicant shall fill in any gaps in the existing tree line to provide a continuous screen along the south side of the detention basin. The applicant shall work with the staff landscape architect to provide a continuous evergreen screen along the east property line. The screen shall consist of a double row of trees north of Major Lane and a single row of trees south of Major Lane. Trees shall be a minimum of 7 feet tall at the time of planting and shall be spruce or other hardy evergreen species, not to include pine.
28. The development plan for case 10787 shall be revised to demonstrate compliance with the site development and design standards of the Neighborhood Form District, or to obtain a waiver of any standards, which cannot be met, and for which relief is available, including the size of the building. The Planning Commission or its designee is directed to apply the existing site design standards in the Land Development Code to the revised development plan. The revised development plan shall be presented for consideration by the Planning Commission (or committee thereof) within 180 days of final action by the legislative body.
29. The materials and design of proposed structures on Tract 1 shall be substantially the same as depicted in the rendering as presented at the February 10, 2010 Development Review Committee meeting. *Added by the DRC, February 10, 2010, Case # 13661*