

PRELIMINARY APPROVAL DEVELOPMENT PLAN

Transportation Planning requested a 3-way stop to protect pedestrian at the crosswalk near the site. Any signal modifications must be approved by KYTC. Costs incurred that relate to modifications shall be the responsibility of the developer. Lane assignments at the signal on site will have a direct relationship to the signal.

BY: *James Hales*
DATE: *7-8-15*

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



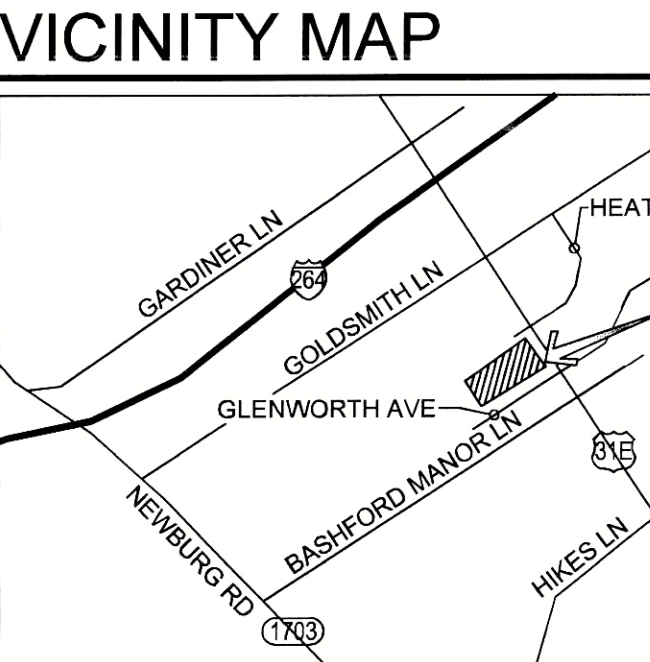
REVISION	RECORD	DESCRIPTION
NO	DATE	

Civil & Environmental Consultants, Inc.
5889 Montclair Blvd. - Cincinnati, OH 45150
513-985-0226 - 800-759-5614
www.civilce.com

Costco Wholesale
Louisville, Kentucky

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

METRO
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. *K2015-1008*
APPROVAL DATE: *7/8/15*
EXPIRATION DATE: *7/27/17*
SIGNATURE OF PLANNING & ZONING



PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027
3408 BARDSTOWN ROAD
LOUISVILLE, KY 40218

PROJECT ADDRESS: 3408 BARDSTOWN ROAD
LOUISVILLE, KY 40218

SITE DATA:
COSTCO SITE AREA: 18.97 ACRES
WAREHOUSE: 17.97 ACRES (782,920 S.F.)
OUTLOT: 1.00 ACRES (43,400 S.F.)
RIGHT-OF-WAY (Existing): 0.07 ACRES (3,200 S.F.)
RIGHT-OF-WAY (Proposed): 0.15 ACRES (6,392 S.F.)
JURISDICTION: CITY OF LOUISVILLE
PARCEL/TAX BLOCK/LOT #: 061000580000
ZONING: C-2, C-1, R-7 AND R-4
Proposed RE-ZONING: 5.078 AC. R-4 AND R-7 TO C-2

EXISTING NEIGHBORHOOD (N) AND SUBURBAN MARKETPLACE CORRIDOR (SMC) FORM DISTRICT, PROPOSED ALL SMC

EXISTING LAND USE: VACANT/PARKING LOT
PROPOSED LAND USE: RETAIL

SETBACKS
FRONT: 25' (63.98' (FUEL))
SIDE: 75'
REAR: 139.45'

CURRENT OWNER: PLAYA PLAZA LLC
6100 DUTCHMANS LANE, 6TH FLOOR
LOUISVILLE, KY 40205

BUILDING DATA:
TOTAL BUILDING AREA: 161,822 S.F.
INCLUDES: WAREHOUSE: 150,886 S.F.
OPTICAL: 532 S.F.
LIQUOR P.D.: 4,577 S.F.
ENCLOSED CANOPY: 5,660 S.F.
PUMP ROOM: 367 S.F.

SANITARY SEWER DATA:
WM# 10671
MORRIS FORMAN WASTEWATER TREATMENT PLANT

PARKING DATA:

10' WIDE STALLS: 692 STALLS
ACCESSIBLE STALLS: 14 STALLS
TOTAL PARKING: 706 STALLS

NO. OF STALLS PER 1000 SF OF BUILDING AREA (164,169): 4.30 STALLS

MAX PARKING: 1 SPACE / 200 SF OF BUILDING AREA
164,169 / 200 = 821 STALLS

MIN PARKING: 1 SPACE / 300 SF OF BUILDING AREA
161,169 / 300 = 547 STALLS

PROPOSED PARKING: 706 STALLS

TYPICAL STALL SIZE: 10' x 20'

STORMWATER DATA:
EXISTING IMPERVIOUS AREA: 796,168 S.F. (96%)
PROPOSED IMPERVIOUS AREA: 653,514 S.F. (79%)

*NOTE: SITE IMPERVIOUS AREA WILL BE REDUCED FROM 96% TO 79%, THEREFORE, NO STORMWATER DETENTION IS REQUIRED.

REQUIRED WATER QUALITY VOLUME: 29,926 C.F.
PROVIDED WATER QUALITY VOLUME: 30,000 C.F.
ELEVATION: 485.00
DEPTH: 3.8'
SURFACE AREA: 18,700 S.F.

WQV = (P) * (REWQ) * Rv * A
WHERE:
REWQ (required water quality rain event) = 0.6"
Rv = 0.05 + 0.0009P
P (impervious cover %) = 74%
A (site area, S.F.) = 836,916 S.F.

VARIANCE/REQUESTS:

VARIANCES:

- VARIANCE FROM CHAPTER 5.3.2 C.2 TO PERMIT THE BUILDING TO BE LOCATED APPROXIMATELY 780' FROM THE PROPERTY LINE INSTEAD OF THE REQUIRED 270'.
- VARIANCE FROM TABLE 5.3.2 TO PERMIT ENCROACHMENTS INTO THE 5' SETBACK ALONG THE SOUTH PROPERTY LINE AND INTO THE 5' SETBACK ALONG THE NORTH PROPERTY LINE.
- VARIANCE FROM CHAPTER 5.3.3 TO PERMIT THE BUILDING FACADES TO TOTAL 310 SQUARE FEET INSTEAD OF THE ALLOWED 500 SQUARE FEET.

WAIVERS:

- WAIVER FROM CHAPTER 10.2.4 TO PERMIT ENCROACHMENTS INTO THE 25' BUFFER ALONG THE NORTH AND SOUTH PROPERTY LINES.
- WAIVER FROM 5.3.2.B AND 5.3.2.A.1 TO NOT PROVIDE VEHICULAR ACCESS TO ADJACENT NON-RESIDENTIAL PROPERTIES TO THE NORTH AND SOUTH.
- WAIVER FROM 8.1.2 TO NOT PROVIDE SHORT TERM BICYCLE PARKING.
- WAIVER FROM 10.2.1 TO PERMIT MORE THAN 120' BETWEEN L.A.S.
- WAIVER FROM CHAPTER 10.2 TO NOT PROVIDE 600' ANIMATING FEATURES, WINDOWS AND A VARIED ROOFLINE.
- WAIVER FROM SECTION 10.4.8 FOR THE EASEMENT OVERLAP EXCEEDING 50% IN A LANDSCAPE BUFFER AREA.

SITE LAYOUT NOTES:

- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED DESIGN AND CIRCULATION SYSTEM SHALL BE PROVIDED FOR THE PROJECT.
- PERMITTING CLIP CLIPS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT THE SITE APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS.
- ADJACENT PROPERTIES SHALL BE REQUIRED TO RUN WITH THE LAND AND IN A FORM ADJACENT TO THE PLANNING COMMISSION LOCAL COUNCIL SHALL BE REQUIRED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REQUIREMENTS AND BE SUBMITTED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- CONCRETE DETENTION VOLUME SHALL BE PROVIDED FOR THE TOTAL BUILDING AREA (W/IN SQUARE FEET) IS REQUIRED TO BE PROVIDED IN AN ADJACENT AREA. TOTAL VOLUME AREA PROVIDED IS 18,700 SQUARE FEET. APPLICANT MUST UTILIZE THE PUBLIC ART FEE IN LIEU OF THIS REQUIREMENT.

LANDSCAPE REQUIREMENTS:

LANDSCAPE COVERAGE:
REQUIRED: NEW TREE CANOPY COVERAGE MUST BE 20% OF GROSS SITE AREA.
GROSS SITE AREA: 72,800 S.F.
20% GROSS SITE AREA TOTAL TREE CANOPY REQUIRED = 14,560 S.F.

3" CALIPER TREE: 20 TREES = 200,000 S.F.
12" TYPE A EVERGREEN TREES: 24 = 10,200 S.F.
12" TYPE B EVERGREEN TREES: 12 TREES = 52,800 S.F.
TOTAL TREE CANOPY PROVIDED: 318,200 S.F.

LANDSCAPE BUFFERS:
NOTES:
REQUIRED: BASED ON SITE AND ADJACENT ZONING, NO BUFFER REQUIREMENTS BECAUSE SITE IS ADJACENT TO BARDSTOWN ROAD AND ADJACENT COMMERCIAL.

5" CALIPER TREE: 20 TREES = 200,000 S.F.
12" TYPE A EVERGREEN TREES: 24 = 10,200 S.F.
12" TYPE B EVERGREEN TREES: 12 TREES = 52,800 S.F.
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EROSION PREVENTION & SEDIMENT CONTROL NOTES:

1. THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE MAINTAINED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF LOUISVILLE PUBLIC WORKS DEPARTMENT PRIOR TO IMPLEMENTATION.

2. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED FOR THE PLAN AND MTD STANDARD.

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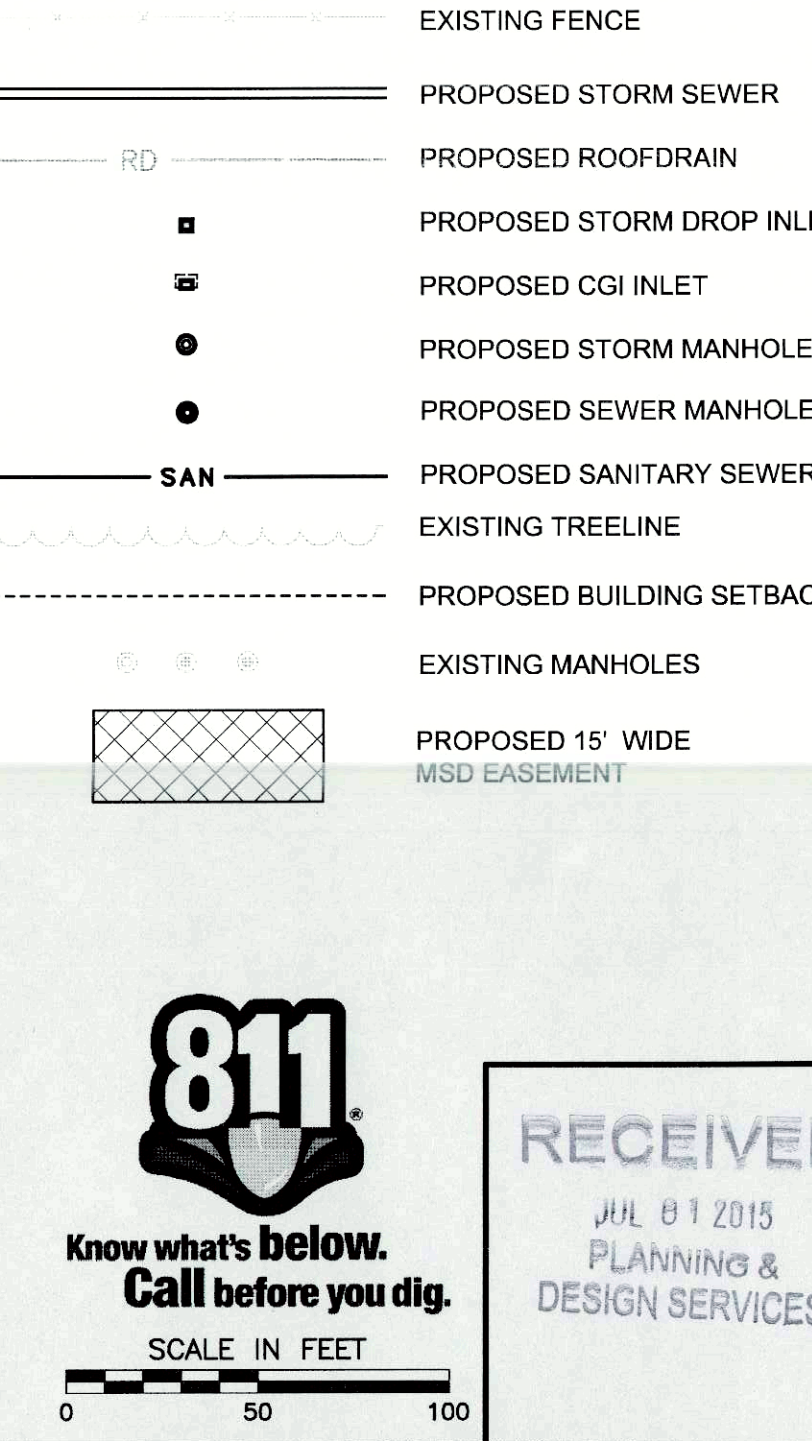
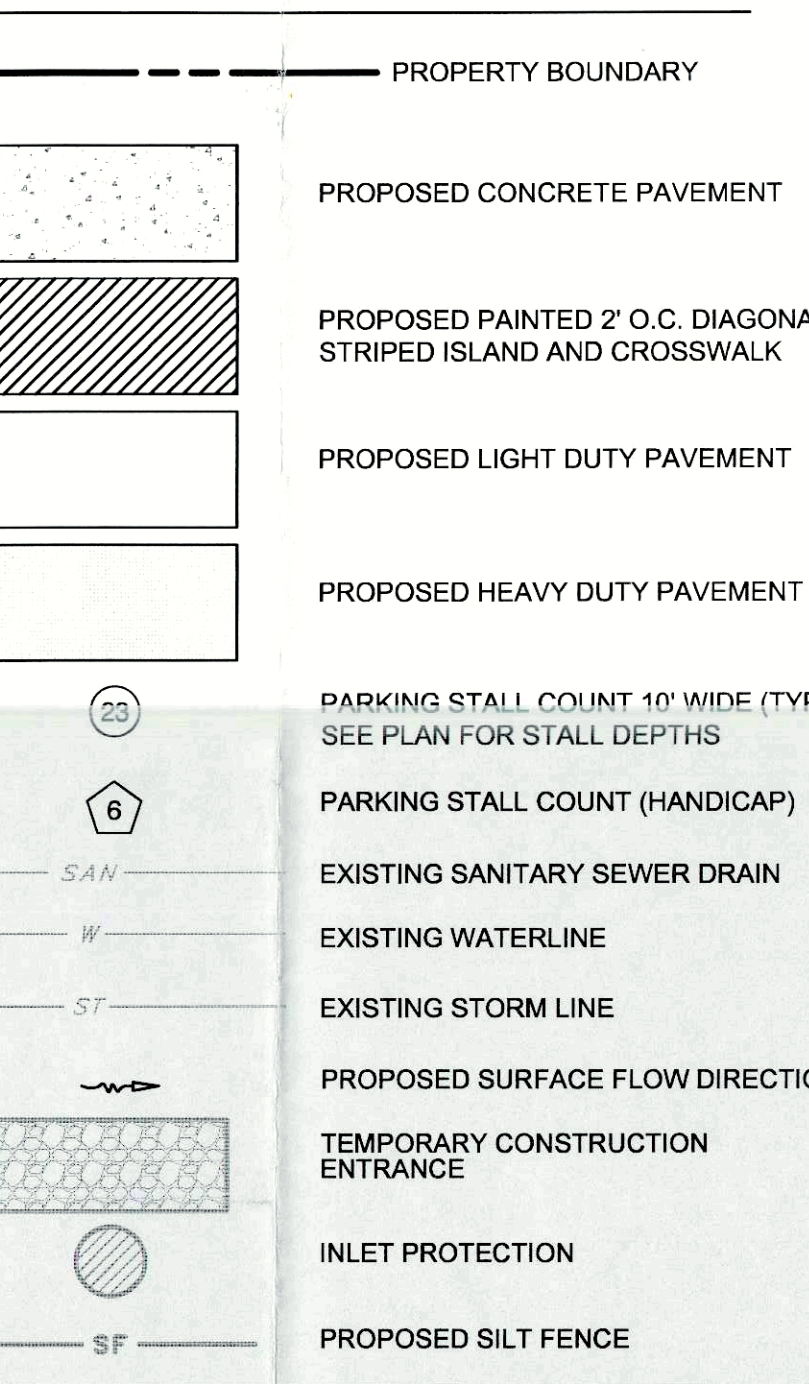
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LEGEND



SITE LAYOUT PLAN			
DATE	BY	CHECKED BY	DATE
JUN 01 2015	DRWN BY: <i>JK</i>	CHECKED BY: <i>JK</i>	134-002
DWG SCALE:	AS NOTED	PROJECT NO:	
APPROVED BY:		HAND SIGNATURE (ON FILE)	

DRAWING NO.: **C200**

Case No. 15ZONE1008 Binding Elements

RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the requested change in form district; change in zoning; Variances #1, #2, and #3; Waivers #1, #4, #5 and #6; the General Detailed District Development Plan; the proposed binding elements including a change to binding element #13 as specified at this hearing; and a change to binding element #12 (strike the words "Single Family residences" from that binding element to include all types of abutting residences, and adding the words "within 200 feet of residential properties") and the General and Detailed District Development Plan, **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. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
3. The building on the site shall not exceed 164,169 square feet of gross floor area (this does not include the out lot).
4. There shall be no direct vehicular access to Adele Avenue or Sumner Road.
5. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
6. 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.
7. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration 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. The landscaping shall be substantially the same as depicted in the concept landscape plan as presented at the July 30, 2015 Planning Commission meeting.

8. 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.
9. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
10. 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.
11. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the July 30, 2015 Planning Commission meeting.
12. No idling of trucks shall take place within 200 feet of ~~single-family residences~~ residential properties. No overnight idling of trucks shall be permitted on-site.
- ~~13. The applicant is utilizing the Public Art fee in lieu as outlined in Chapter 5.12.2.A.3. The fee shall be paid to the Louisville Public Space Art Fund before the issuance of a building permit for the site.~~
- 13 The applicant is utilizing the Public Art fee in lieu as outlined in Chapter 5.12.2.A.3. The fee in lieu shall be calculated based on the square footage required for the outdoor amenity area, multiplied by the square foot value of the parcel of land as determined by its actual documented value at the time of development. The fee shall be paid to the Louisville Public Space Art Fund before the issuance of a building permit for the site."
- 14 Long term bicycle parking will be provided inside the building.
- 15 Vehicular and pedestrian cross-connectivity shall be provided to the abutting lots to the north and south upon redevelopment with compatible uses of the abutting properties. Exact location of the connection shall be reviewed in consultation with the owner and developer upon re-development of the adjacent lots to determine the safest and most efficient layout for the circulation.