

17 DEVPLAN 1126

Binding Elements – 17DEVPLAN1126

- 1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission and the City of Louisville except for land uses permitted in the established zoning district.
- 2. Signs shall be in accordance with chapter 8 of the Land Development Code
- No outdoor advertising signs (billboards), small free-standing (temporary) signs, pennants or banners shall be permitted on the site.
- 4. There shall be no outdoor storage on the site.
- 5. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff so that no light source is visible off-site. Lighting levels attributable to the fixtures located on the subject site shall not exceed two foot candles at the property line.
- 6. Before any permit including but not limited to building, parking lot, change of use or alteration permit is requested:
- a. The development plan must receive full construction approval from Develop Louisville and the Metropolitan Sewer District (700 West Liberty).
- b. The property owner/developer must obtain approval of a detailed plan for screening (buffering and landscape design) 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.
- c. 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 Office of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
- 7. 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. 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.
- 8. The proposed sidewalks and curbs as shown on the approved district development plan shall be constructed within six (6) months of legislative approval and if other portions of the sidewalks are damaged during the construction process, they shall be restored as required by Public Works.
- 9. The property owner/developer shall provide copies of these binding elements to tenants, contractors and other parties engaged in development of this project, and shall inform them of the content of these binding elements. Further, the property owner/developer shall require contractors to similarly notify all of their sub-contractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.

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APPROVAL DATE

EXPIRATION DATE

SIGNATURE OF ELAKAING COMMISSION

PLANNING

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