

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the district development plan SUBJECT to the following binding elements: The applicant shall submit a plan for approval by the Planning Commission staff landscape architect showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading). Any modification of the tree preservation plan requested by the applicant may be approved by the Planning Commission staff landscape architect if the changes are in keeping with the intent of the approved tree preservation plan. The plan shall exhibit the following information:

a. Proposed site plan (showing buildings, edges of pavement, property/lot lines, easements, existing topography, and other significant site features (LOJIC topographic information is RESOLVED, that the Louisville and Jefferson County Planning Commission does hereby RECOMMEND to Fiscal Court of Jefferson County that the change in zoning from R-1 Residential Single Family to EZ-1 Enterprise Zone on property described in the attached legal description be APPROVED. A sidewalk shall be constructed along the north side of Trade Port Road extension, between the Greenbelt Highway and Back Pond Creek. Prior to development of each site or phase of this project, a detailed district development plan shall be submitted to the Planning Commission for approval. Each plan shall be in adequate detail and subject to additional binding elements. The additional binding elements may relate, but not be limited, to the following items:

a. screening, buffering, landscaping, tree preservation

b. density, floor area, size and height of buildings A six-foot tall berm shall be constructed in the LBA situated on the north /et side of Lots 17 and 18 at the time of lot development. If consistent with development are requirements, a six foot tall berm shall be constructed in the 40 foot LBA situated on the east side of Lots 18 and 19. Evergreen trees shall be planted along the berms to enhance the effectiveness of screening along these perimaters. KET NO. 9-58-96 (CONTINI ED) Buildings on Lots 17 and 18 that are greater than 20 feet in height shall be set back from the LBA along the north property line an additional 3 feet for each foot of building height greater than 20 feet Slaughterhouses and/or moany lot in this development. Outdoor lighting shall be dir residential properties. No outdoor advertising signs signs, pennants or banners 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, except for land uses permitted in the established zoning district. eliminary drainage considerations (retention/detention, tches/large swales, etc.).

Ication of all existing trees/tree masses existing on the sit lown by aerial photo or LOJIC maps.

Ication of construction fencing for each tree/tree mass signated to be press ved. cking operations shall not be per 9 Slaughterhouses and/or meatpacking operations shall not be permitted on any lot in this development. Outdoor lighting shall be directed down and away from surrounding residential properties. No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site. A 25 landscape buffer is required along the east property line of all the industrial lots north of Trade Port Road extension. No disturbance shall be permitted within the floodway of Black Pond Creek. A forty-foot landscape buffer area shall be provided along the east boundary line of Lots 18 and 10 The applicant shall submit a plan for approval by the Planning Commission staff landscape architect showing trees/tree masses to be preserved prior to beginning any construction procedure (i.e. clearing, grading). Any modification of the tree preservation plan requested by the applicant may be as proved by the Planning Commission staff landscape architect if the changes are in A sicewalk shall be constructed along the north side of Trade Port Road extension, between the Greenbelt Highway and Back Pond Creek. Buildings on Lots 17 and 18 that ae greater than 20 feet in height shall be set back from he LBA along the north property line an additional 3 feet fir each foot of building heigh greater than 20 feet. A sixfoot tall berm shall be constructed in the LBA situabd on the north side of Lots 7 and 18 at the time of lot development. If consistent with drainage requirements, a six-fcot tall berm shall be consructed in the 40 foot LBA situaed on the east side of Lots 18 and 19. Evergreen trees shall be planted along the berms to enhance the effectiveness of screening along these perimeters. The development plan must receive full construction approval from the Jefferson County Department of Public Works and Transportation (400 Fiscal Court Building) and the Metropolitan Sewer District (700 W. Liberty Street). eation of all existing ses/tree masses isting on the site as own by aerial photo LOJIC maps. Ication of instruction fencing for ich tree/tree mass signated to be eserved. eptable).
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The property own of the side of a detailed plan for screening (buffering/landscaping) as described in Article 12 prior to requesting a building permit. Such plar shall be implemented prior to occupancy of the site and shall be maintained thereafter. A major subdivision plat creating the lots and roadways as shown on the approved district development plan shall be recorded prior to issuance of any building permits. 3 certificate of occupancy, unless specifically waived by the Planning Commission.

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 subcontractors whose duties relate to the binding elements. The property owner/developer shall ensure their compliance with the binding elements.