

PRELIMINARY STAFF REPORT

Public Hearing Date: June 2, 1988

ZONING DOCKET NO. 9-17-88C

SUBDIVISION DOCKET NO. 10-7-88
Kensington Place Subdivision

Owner: Rodger Kentucky Corp.
c/o Samuel R. Rechter

Developer: Kennsington
Group LTD.

Engineer: Schimpeler-Corradino
Associates

Jurisdiction City of Louisville

Zoning Change Request: Ordinance
to change the zoning from R-5
Residential Single Family to C-M
Commercial/Manufacturing and M-2
Industrial at 4200 Illinois Avenue
containing 42.04 acres, having a
related subdivision request, Docket
No. 10-7-88 and being in the City
of Louisville.

Conditional Use Permit: An application
for a Conditional Use Permit for
underground storage space.

Subdivision Request: Preliminary
Plan

Existing Use: Quarry

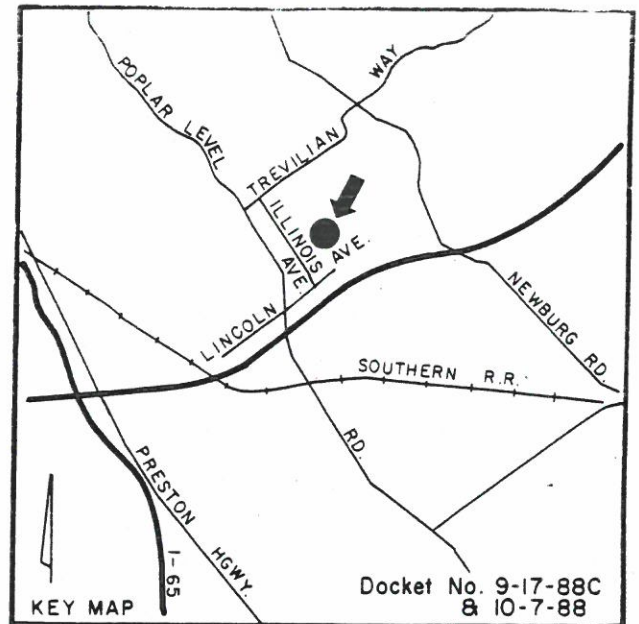
Area: 42.04 acres

Proposed Use: Industrial Park
(office, retail,
warehousing/
industrial and
light industrial)

Number of Proposed Buildable Lots: 76
(71 residential, 4 industrial/office)

Number of Common Open Space Lots: 4

Gross Acreage: 99.45 acres (26.27 acres
for residential single
family use)



PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

Gross Density of Single Family Subdivision: 2.70 dwelling units
per acre

Net Acreage: 92.98 acres (21.99 acres for residential single
family use)

Net Density of Single Family Subdivision: 3.23 dwelling units per
acre

Maximum Density Allowed in Zone: 7.26 dwelling units per acre

Surrounding Land Use and Zoning:

North - Quarry and Louisville Zoo, vacant, single family
residential; R-5

South - Single family residential, ball field, club house (Social
Male Chorus) I-264; R-5

East - Vacant, single family residential; R-5

West - K-Mart, retail, parking lot, single family residential; C-1,
R-5

(See attached land use map for specific locations and uses)

ZONING ORDINANCE

The existing R-5 Residential Single Family District allows agricultural uses, churches, schools, libraries, parks and playgrounds, and single family dwellings up to a density of 7.26 units per acre.

The proposed C-M Commercial/Manufacturing District allows uses permitted in the C-2 Commercial and M-1 Industrial Districts. These include, among other uses, furniture storage, public transportation passenger terminals, public utility buildings and facilities, blacksmiths, carpenter and cabinet making shop, research laboratories, motion picture production, and scenery construction. Single and multi-family dwellings are allowed up to a density of 435.6 units per acre.

The proposed M-2 Industrial District allows, among other uses, aluminum extrusion, animal pounds, automobile assembly and repair, boat manufacture and repair, concrete products, distilleries, lumber yards, sheet metal products and tire retreading.

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

Previous Requests on Same Property:

Camp Zachary Taylor Subdivision. Recorded in P.B. 2, page 309 on April 27, 1921 (on a portion of the subject site).

Charles Schuff's Subdivision. Recorded in P.B. 1, page 17 on November 25, 1903 (on a portion of the subject site).

Related Cases: (Refer to zoning map for exact location)

9-79-78: R-4 to R-9 (OR-3). Planning Commission recommended approval. Fiscal Court approved.

9-81-83: R-5 to C-1. Planning Commission approved. Board of Aldermen approved.

9-49-85: R-5 to C-2. Planning Commission recommended approval. Board of Aldermen approved.

9-38-87: R-5 to R-7 and C-1. Planning Commission recommended denial. Pending before Board of Aldermen.

9-9-88V: R-7 to C-2 amended to M-2. Deferred at the request of the applicant.

Poplar Level Subdivision. Recorded in P.B. 6, page 66. Approved on April 27, 1927.

Lanham Subdivision. Recorded in P.B. 7, page 107. Approved on August 24, 1936.

10-6-43: Colonial Hill Subdivision. Recorded in P.B. 9, page 1. Approved on December 18, 1945.

SUMMARY OF AGENCY COMMENTS

Metropolitan Sewer District - March 7, 1988

"Preliminary Approval/Storm Water Review/Sanitary Review - Conditions of Approval: Geotechnical Analysis of underground support system is to be re-evaluated by engineer prior to construction approval."

City of Louisville Department of Inspections, Permits & Licenses - March 8, 1988

"Preliminary Development Site Plan Approval (Not for Construction) - Funding arrangements for the improvements to the intersection of Poplar Level and Taylor Avenue to be finalized before the public hearing.

"Locked gates to be installed at both ends of emergency access easement between residential and industrial developments."

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

Air Pollution Control District - April 20, 1988

"Based on the staff recommendation and the air quality analysis referred to therein, the Air Pollution Control Board on April 20, 1988 approved a conditionally favorable recommendation to the Louisville & Jefferson County Planning Commission for the above proposed project. Please refer to conditions referred to in the Board Report."

ZONING SITE INSPECTION COMMITTEE

March 23, 1988

Access to the site will be provided by Illinois Avenue. This street is approximately 20 feet wide and is in fair to good condition. Access to the site is through an area significantly different in density of intensity. The proposed development may have an adverse impact on the nearby residential property because of height, size, density, noise, traffic and hours of operation. The surrounding area consists of City Zoo, single family, ball field, vacant land and K-mart. The proposed development does differ significantly in size, height, mass or scale from the adjacent development. As many trees as possible on the site should be protected. Relocation of warehouse away from single family area would create greater harmony between the development and the neighborhood.

Complete reports from Commissioners are located in the docket file.

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES

March 24, 1988

DOCKET NO. 9-17-88C

The developer proposes a multi-use industrial park which includes office, retail, warehousing and light industrial and a conditional use permit for underground space to be used for light industrial uses. Single family residential uses are also proposed as part of this development. The requested change in zoning includes 42 acres, 8.19 acres to be requested to be rezoned to C-M Commercial Manufacturing and 3.85 acres to be rezoned to M-2 Industrial. The general information statement filed with the request has stated 29.21 acres will be rezoned from R-5 to C-M and 3.80 acres from R-5 to M-2 for the entry area to the underground quarry. It also states that the 21.61-acre balance of the surface property will remain R-5 with 17 acres being traded to the City of Louisville for future expansion of the Louisville Zoo in return for 20 acres to be included in this development for a single family subdivision. The underground space conditional use permit request contains 96.3 acres. The proposed subdivision for single family use includes 26 acres, to remain R-5.

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

Staff stated that the development plan should be considered as a concept plan with detailed site plans required for each individual site. Each office building must provide one loading berth at the time of detail plan submission. Staff further stated that a traffic analysis report has been submitted to the Planning Commission, the Department of Inspections, Permits and Licenses and the Air Pollution Control District, as well as, the Louisville Department of Public Works.

In the review by the applicant's representative at the meeting today, he stated that they will grade and provide a 25 foot buffer and hedge planted around the entire district. They will design the industrial structures to appear as office buildings which will be compatible with proposed office buildings to be constructed on the site. They plan brick facade structures. They will be working with all agencies having jurisdiction over the development of the site including the City Public Works Department regarding Taylor Avenue specifications and the City of Louisville Division of Fire, regarding evacuation of the underground space. The representative of the Louisville Water Company stated that the Louisville Water Company will meter from the surface, and below surface, the water system will be private.

In response to residents present from the Schuff Lane area concerned about traffic on the narrow road, the applicant's representative responded that they will improve the width of Schuff Lane. They further agreed to meet with residents of the Schuff Lane area and plan to conduct future meetings with area residents. He further stated that they plan 71 homes with lots ranging in size from 12,000 to 13,000 square feet in area and 80 feet in width.

The Committee by general consensus set the public hearing for June 2, 1988 and requested the developer's representative and staff to accompany Commission members who wished to conduct a site inspection of the proposed development.

David Ripple, Ronald Kletter, Glenn Price, Jr., Michael Vincenti and Allen Steinbock were present.

DOCKET NO. 10-7-88

This is a related subdivision request for Docket No. 9-17-88C and was discussed simultaneously with the change in zoning request. Staff stated that the developer plans to create 80 lots, 71 of which will be for single family use and four recreational lots which are labeled lots 200 through 203 on the plan. Five lots are proposed for commercial manufacturing or industrial development.

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

Staff further stated that the southeast portion of the site is zoned R-5 and the average lot size is 13,500 square feet of area. Staff stated primary access to the single family portion of the development is from Schuff Lane with an emergency access from the subdivision through the proposed industrial/commercial section, which will be locked. Access limitations to Illinois Avenue and Lincoln Avenue are noted on the plan.

The Committee by general consensus set the public hearing for June 2, 1988 with the related change in zoning request.

David Ripple, Ronald Kletter, Glenn Price, Jr., Michael Vincenti and Allen Steinbock were present.

CHANGE CRITERIA

KENTUCKY REVISED STATUTE 100.213

COMPREHENSIVE PLAN

The following guidelines of the Comprehensive Plan appear to be applicable to this request (See Staff Report Appendix for full text).

E-1	environmental limitations	Apparent Compliance
E-5	stream channels	Construction Detail
E-6	drainage control	Construction Detail
E-7	grading	Construction Detail
E-8	erosion and sedimentation	Construction Detail
E-9	buffer streams	Construction Detail
E-10	12% or greater slopes	Construction Detail
E-11	20% or greater slopes	Construction Detail
E-14	indirect air pollution source	More Information Needed
E-15	dust control	Construction Detail
E-20	unique natural areas	Apparent Compliance
U-1	existing utilities	Apparent Compliance
U-2	adequate water supply	Apparent Compliance
U-3	adequate sewage treatment	Apparent Compliance
T-1	adequate streets	Apparent Compliance
T-4	high intensity/transit	Apparent Compliance
T-5	adequate right-of-way	Apparent Compliance
T-7	adequate access	Apparent Compliance
T-8	internal circulation	Apparent Compliance
T-9	access through lower intensity	More Information Needed
T-11	off-street parking/loading	Apparent Compliance
R-1	protect neighborhoods	More Information Needed
I-1	industrial subdivision	Apparent Compliance
I-3	nonindustrial uses in subdivision	Apparent Compliance
I-4	design	More Information Needed
I-5	transportation access	More Information Needed

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

I-6	nuisances	More Information Needed
I-7	hazardous and offensive uses	More Information Needed
I-8	next to residential/mixed uses, expansion	More Information Needed
I-10	air emissions, wastewater, solid wastes	More Information Needed
I-11	prime industrial sites	Apparent Compliance
C-1	location	More Information Needed
C-2	design	More Information Needed
C-3	buffering	More Information Needed
C-5	commercial centers	More Information Needed
C-6	mixed land use	More Information Needed
C-8	large volumes people/traffic	More Information Needed
C-11	commercial incentives	More Information Needed
O-1	office centers	Apparent Compliance
O-3	mixed land uses	More Information Needed
O-5	design	More Information Needed
O-7	large volumes people/traffic	More Information Needed
F-8	adequate fire protection	Apparent Compliance
G-1	equitable cost sharing	Apparent Compliance

PRELIMINARY STAFF ANALYSIS

The applicant proposes a multi-use development on a site used primarily for quarry operations that predate zoning regulations. The total site above ground involves approximately 102.42 acres. The entire site including property proposed for rezoning and property proposed to remain R-5 is shown on a subdivision plat. Proposed uses, rezoning and acres for each are:

Single family subdivision (Lots 1 through 71)	26.27 acres to remain R-5
Industrial Park including four lots for office, retail, warehousing and light industrial. (Lots 98, 99, 100 & 102)	29.21 acres R-5 to CM
Industrial Park for light industrial and primary vehicular entrance to underground space (Lot 101)	3.85 acres R-5 to M-2
City owned recreation and open space including Derby City League Playing Field and Zoo property (Lots 200, 201, 202 & 203)	36.11 acres four lots to remain R-5
Underground storage (Shown on plat for subsurface)	96.3 acres

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

The single family subdivision to be named Kensington Place consists of 19.97 acres of land acquired in a trade with the City of Louisville and 6 acres of land that is part of the quarry company property, a total of 26.27 acres. (The City acquired 17 acres for expansion of the zoo in the the land swap.)

The subdivision, Kensington Place proposes 71 single family lots ranging in size from 12,000 to 13,000 square feet. Access to the subdivision is from Schuff Lane and interior circulation is provided by 50' rights-of-way with 24' of pavement, curbs and gutters. The roadways may be described as an "H" shape with three cul-de-sacs serving 11, 19 and 20 lots respectively. A portion of one lot (#71) located in the floodway fringe of the 100-year floodplain will be filled to bring it out of the floodplain. Access to the subdivision via Schuff Lane is through the 100-year floodplain of Beargrass Creek. In the event that Schuff Lane is flooded, emergency access is provided by a forty foot easement through the industrial park. The easement will be paved with twenty-foot wide concrete/grass pavers and a gate will be provided (key is in possession of the Fire Department).

Natural stream channels will not be altered. Lots on north and east borders of the subdivision are characterized by steep slopes approaching twenty percent.

Other portions of the subdivision to remain R-5 owned by the City are Derby City League Playing Field, 7.46 acres, and tracts reserved as open space, one of 17.55 acres on the north and two others, 4.71 and 6.39 acres respectively, located east and northeast.

The applicants propose rezoning of 29.21 acres from R-5 to C-M Commercial Manufacturing District. Four lots are shown on a conceptual plan. Detailed district development plans will be submitted to the Planning Commission for approval prior to building permit issuance for individual lots.

For illustrative purposes the applicants show:

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

<u>Lot#</u>	<u>Acreage</u>	<u>Uses and Square Footage</u>	<u>Parking Spaces</u>
98	6.98	Warehousing and light industrial 85,000	115
99	6.41	Office Retail 130,000 15,000	350
100	8.19	Warehousing and light industrial 130,000	310
102	5.44	Office Retail 95,000 5,000	260

Lot number 101, 3.80 acres is proposed for rezoning to M-2 Industrial District and the plan shows the main entrance for the underground development and warehousing/light industrial of 60,000 square feet with 90 parking spaces.

Guidelines to be addressed relate to the C-M and M-2 requested zone changes.

Environmental Guideline E-14 urges reasonable actions to ensure that new development is not an indirect source of air pollution that will cause significant air quality degradation, such as roadway and/or intersection improvement, staggered work hours or reduced intensity of development. The applicant and others have agreed to make road improvements to address APCD's concerns. The proposal appears to be in agreement with Guideline E-14; however, the applicant should explain the transportation modifications which will be made.

Transportation Guideline T-1 requires that all development and land use changes have adequate street facilities to handle anticipated traffic. The applicant has submitted a traffic analysis and is working with the City of Louisville to improve Taylor Avenue by widening to include three lanes. Taylor Avenue and Illinois Avenue appear to be the streets that will handle the anticipated traffic.

Transportation Guideline T-9 discourages street access to development through areas of lower intensity and density development. Access to the site will primarily be from Taylor Avenue, a local street. The Site Inspection Committee has indicated that access to the site is significantly different in density or intensity. The applicant should offer information to ensure that the proposal is in conformance with Guideline T-9.

Residential Guideline R-1 encourages protection of neighborhoods from adverse impacts of development and land use change. A substantial number of single family homes are located west of the

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

property proposed for rezoning. Although the quarry operations have existed there for years the proposal will most likely generate a significant increase in area traffic that could be perceived as a nuisance and reduction in property values. Homes on Taylor Avenue would be affected to the greatest degree, however they have already had to adjust to a discount store shopping center. The applicant should address the extensive warehousing, light industrial, office and retail uses in relation to the residential neighborhood and should show reasons that industrial and other non-residential uses are more appropriate in this location than residential and recreational uses. Compliance with Guideline R-1 should be assured.

Industrial Guideline I-5 discusses relationship of industrial development to capacity of transportation facilities and Commercial Guideline C-8 and Office Guideline O-7 address relationship of traffic volume generated by such uses to existing transportation facilities. Poplar Level Road, a major arterial, is approximately 800' west of the site. The Poplar Level Road - Watterson Expressway intersection is also near, however the site is actually located on local streets, Lincoln Avenue, Illinois Avenue and Taylor Avenue. The applicant should address the existing transportation facilities as means of access to the proposed development and should ensure compliance with Guidelines I-5, C-8 and O-7.

We may note that the proposal shows 275,000 square feet of warehousing and light industrial uses, 225,000 square feet of offices and 20,000 square feet of commercial use. We have chosen to address guidelines that relate to the dominant use in terms of square footage, industrial, first.

Industrial Guideline I-8 advocates expansion of existing industry only in non-residential areas unless surrounding development can be protected for nuisances. Guideline I-6 requires all measures necessary to prevent industrial uses from causing nuisances and Guideline I-7 seeks to locate industries that are potentially offensive away from residential areas. Guideline I-10 seeks assurances that air emissions and disposal of industrial wastewater and solid wastes will meet environmental standards and that storage, handling and disposal of waste materials be done in a safe and environmentally sound manner. Assurances that the proposed expansion of industrial uses will be an acceptable addition to the neighborhood should be explained to provide assurance of compliance with Guidelines I-8, I-6, I-7 and I-10.

Office Guideline O-3 addresses location of office use in mixed land use areas and within residential areas if traffic congestion is not created, nuisances are not perpetrated and development of structures in not incompatible. The applicant should address the issues outlined in Guideline O-3 and should demonstrate compliance.

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

Commercial Guideline C-1 advocates location of commercial use in the center of the intended service area. Guideline C-4 seeks to prevent strip commercial situations and to prevent traffic problems. Guideline C-5 seeks to restrict commercial uses to planned centers except in special circumstances and Guideline C-6 allows commercial uses in instances such as in planned industrial subdivisions where the commercial uses mainly serve people working in the industry. The applicant should discuss the inclusion of 20,000 feet of commercial space (about 2/3 the size of a football field) and should demonstrate compliance with Guidelines C-1, C-4, C-5 and C-6.

Design considerations for industrial, office and commercial uses are outlined in Guidelines I-4, O-5 and C-2. Buffering of commercial uses is addressed in Guideline C-3. Under each of the guidelines addressing design and buffering, applicants are advised to provide structures that are compatible with surrounding development, to preserve natural vegetation, to provide safe and attractive circulation patterns, to include amenities for customers, employees and others and to prevent visual nuisances such as signs. The applicant should describe the proposed physical appearance of the above-ground facilities to assure compliance with Guidelines I-4, O-5, O-2 and O-3.

The applicant must provide additional information to establish that the proposal is in conformance with Guidelines E-14, R-1, I-4, I-5, I-6, I-7, I-8, I-10, O-3, O-5, O-7, C-1, C-2, C-3, C-4, C-5, and C-6.

CONDITIONAL USE PERMIT

This is an application for a Conditional Use Permit for underground storage space in an M-2 Industrial District.

The applicant proposes to utilize 96.3 acres of limestone mixes to provide approximately 160,000 square feet of space for warehousing/- industrial uses and 1,570,000 square feet for bulk warehousing.

The applicant's reasons for this request are as follows:

"The granting of the Conditional Use Permit will allow the adaptive reuse of this property in accordance with the Guidelines of the Louisville and Jefferson County Comprehensive Plan and the Zoning District Regulations. The proposal will enable the redevelopment of the non-conforming quarry property, while at the same time ensuring many benefits to the immediate area and the community at-large. The benefits from the granting of the Conditional Use Permit include the creation of some 580 jobs for the underground space operation, the donating of 17.55 acres to the Louisville Zoo for future expansion,

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

the creation of a 50 foot buffer strip to screen the zoo property, and various intersections and access improvements to the entire industrial park site which are detailed in the Kensington's zoning application report."

STAFF ANALYSIS: Article 15, D., 39. (Underground Space) permits the use of an underground space in an M-2 zone, providing that the permit shall apply only to the subsurface and shall not affect the zoning district or districts designated for the surface above the underground space and providing that the vehicular access point entering and exiting the underground space shall be classified in the M-2 District, after a public hearing before the Planning Commission and after the Planning Commission finds that the use will not have an adverse effect on neighboring property, is not in conflict with the principles and guidelines of the Comprehensive Plan, will promote and will not adversely affect the public health, safety, and the general welfare, and is in compliance with the listed requirements.

Article 15, D., 39. lists 6 items to be met and it appears that item d. has been met.

Item a. requires that the applicant furnish to the Planning Commission proof of subsurface ownership rights at the time of application. No proof of subsurface ownership rights were submitted at the time of application. Title reports on subsurface ownership rights were submitted on May 27, 1988, but not in time for legal counsel to review prior to the completion of this report. The Planning Commission must determine if the proposal is in compliance with item a.

Item b. requires any materials stored or operations conducted therein to be in accordance with all applicable governmental regulations, including Metropolitan Sewer District, Air Pollution Control District, Kentucky Cabinet for Natural Resources and Environmental Protection, or the Federal Environmental Protection Agency. Any use to be established in the underground portion of the project must comply with this requirement during the detailed district development plan process in order for the proposal to be in compliance with this item.

Item c. requires a specific written or site plan for vehicular cleaning facilities to prevent the tracking of mud, dirt, or other debris onto any public roadway to be reviewed and approved by the City of Louisville Department of Public Works prior to the public hearing. No plan has been submitted, however, the justification statement indicates that a plan will be submitted during site preparation. The Planning Commission must determine if the proposal is in compliance with this item.

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

Item e. requires underground space to have a valid building permit to develop a habitable underground building and to qualify for a Certificate of Occupancy. The applicant should address this item at the public hearing.

Item f. requires entrances to all underground space sites to be through property owned or controlled by the owners or operators of the underground space and such entrances shall be on the property properly zoned to contain the uses developed within the underground space. The primary and vehicular access to the underground space is in the M-2 Industrial District which allows some industrial and warehousing uses. However, numerous vertical access facilities are shown on the plan. Some are understood to be primary pedestrian access and some are understood to be emergency pedestrian access. The locations shown on the plans for these access facilities are not areas proposed to be rezoned to M-2 and some are on property now owned or controlled by the owner.

As the development plan is conceptual at this time and detailed plans will be required for each phase of development, it appears that these vertical access points must be reviewed on a case-by-case basis during the detailed plan stage, and compliance with item f. must be demonstrated at that time.

The guidelines of the Comprehensive Plan are discussed in the above section related to the request for a change in zoning.

It is suggested that, if the Conditional Use Permit is approved, the following conditions be met:

1. Detailed district development plans shall be submitted for each site or phase of the development prior to any development activity in the affected portion of the underground space. No building permits shall be issued for any improvements for the underground space until a detailed district development plan has been approved by the Planning Commission.
2. The underground space shall be developed in strict compliance with the approved detailed district development plan. No other development in the underground space shall occur without prior review and approval by the Planning Commission.
3. The recommendations outlined in the "Stability of the Quarry as Related to the Development of Kensington Park and Kensington Place" by C.R. Ullrich, PH.D., P.E., shall be followed as a binding part of all approved detailed district development plans.
4. A Certificate of Occupancy shall be received from the appropriate Code Enforcement Office prior to occupancy of any

PLANNING COMMISSION STAFF REPORT

JUNE 2, 1988

DOCKET NO. 9-17-88C (continued)

portion of underground space. All conditions shall be implemented prior to requesting issuance of the certificate.

5. Prior to construction approval for any portion of the underground space, the applicant shall submit to the Metropolitan Sewer District a re-evaluation by the engineer of the geotechnical analysis of the underground support system.

Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan.

See following pages for BINDING ELEMENTS. Agreement does not imply endorsement of the proposal by the Planning Commission staff nor the Planning Commission. They are, however, appropriate for consideration in the event that the zoning case and development plan are approved.

BINDING ELEMENTS

JUNE 2, 1988

DOCKET NO. 9-17-88C - R-5 Residential Single Family to C-M Commercial/Manufacturing and M-2 Industrial at 4200 Illinois Avenue containing 42.04 acres, having a related subdivision request, Docket No. 10-7-88 and being in the City of Louisville. Also an application for a Conditional Use Permit for underground storage space for industrial park (office retail, warehousing/industrial and light industrial quarry).

1. Detailed district development plans shall be submitted for each site or phase of the development prior to issuance of building permits. Each plan shall be subject to additional binding elements. The additional binding elements may relate, but not be limited, to the following items:
 - a) Screening, buffering, landscaping.
 - b) Points of access.
 - c) Density or floor area, size and height of buildings.
 - d) Land uses.
 - e) Signs.
2. Before a building permit is issued:
 - a) The development plan must be reapproved by the City of Louisville Department of Inspections, Permits and Licenses and Metropolitan Sewer District.
 - b) The size and location of any proposed sign must be approved by the Planning Commission. The Planning Commission may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
 - c) A major subdivision plat shall be recorded creating the lots and streets shown on the preliminary subdivision plan.
3. A 40-foot access easement with cable and lock shall be used as an emergency access for the single family subdivision.
4. If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.
5. 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 must be implemented prior to requesting issuance of the certificate.

BINDING ELEMENTS

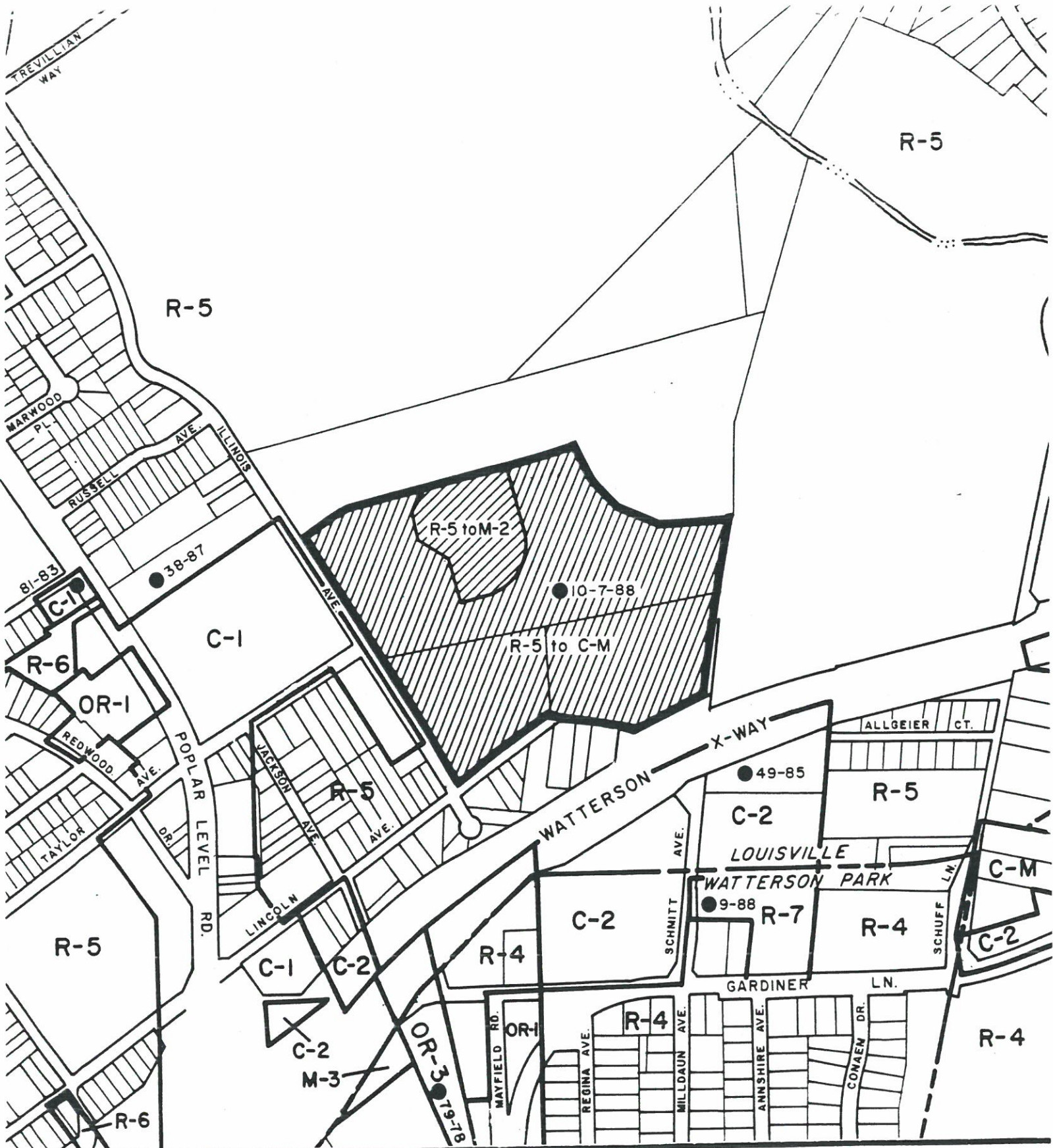
DOCKET NO. 9-17-88C (continued)

6. The above binding elements may be amended as provided for in the Zoning District Regulations.

The above binding elements of the district development plan are agreed to by the property owner _____, 1988.

OWNER OR HIS AUTHORIZED REPRESENTATIVE

**EXISTING ZONING
and LAND USE maps**



ZONING DISTRICT LEGEND CODE

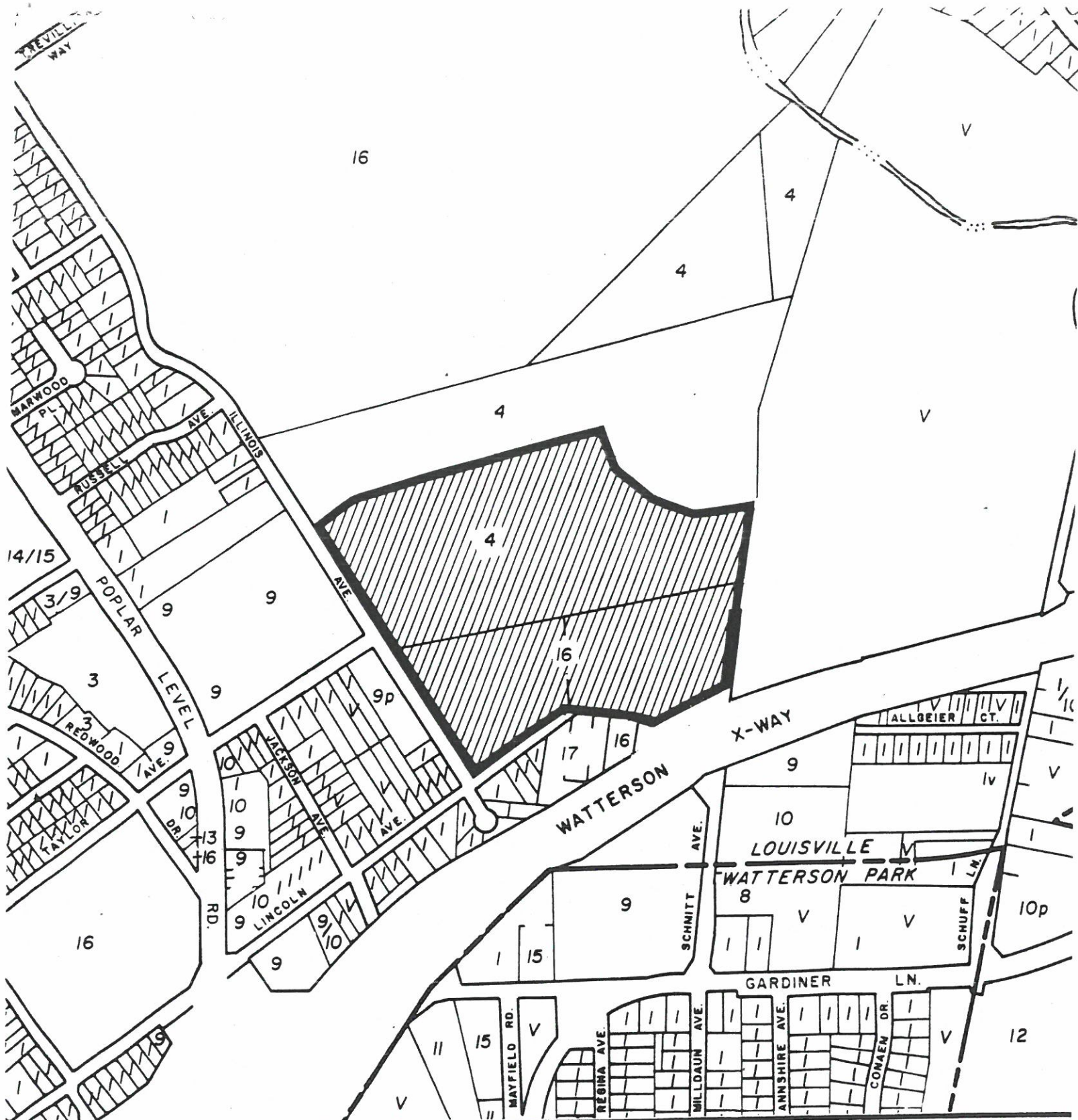
- R-4 Residential Single Family
- R-5 Residential Single Family
- R-6 Residential Multi-Family
- R-7 Residential Multi-Family

- OR-1 Office/Residential
- OR-2 Office/Residential
- C-1 Commercial
- C-2 Commercial


- C-M Commercial/Manufacturing
- M-3 Industrial

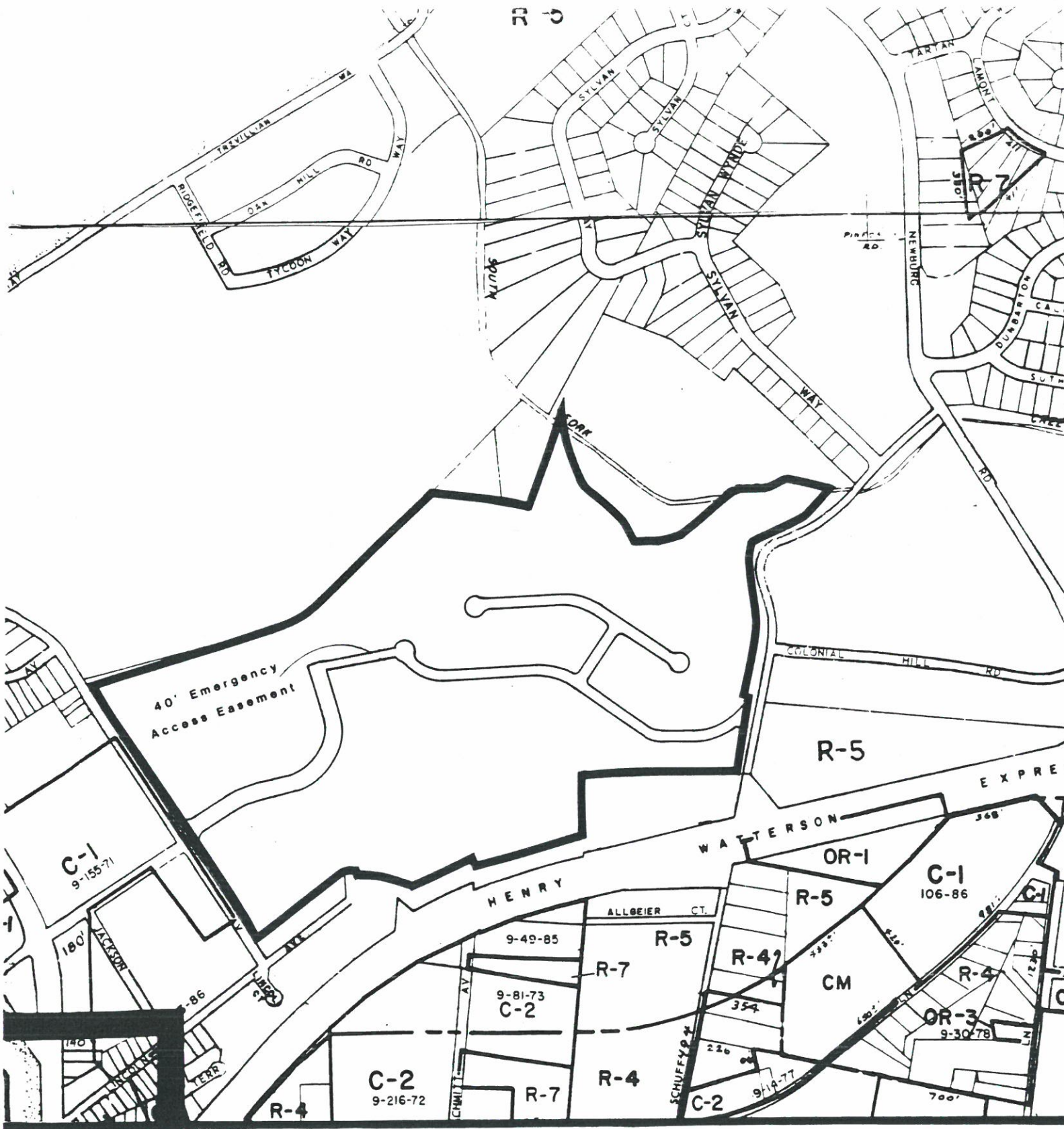
Subject Property





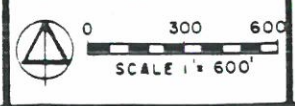
LAND USE LEGEND CODE

- | | | |
|--|------------------------|---------------------------|
| 1 Single Family | 10 General Commercial | 15 Religious |
| 3 Other Residential | 11 Professional Office | 16 Recreational |
| 4 Light Industrial | 12 Governmental | 17 Public and Semi-Public |
| 8 Wholesale | 13 Medical Services | V Vacant |
| 9 Retail | 14 Educational | P Parking |
|  Subject Property | | |



Preliminary Subd. Plan
 Louisville and Jefferson County
 Planning Commission

Docket No. 10-7-88
KENSINGTON PARK & PLACE



Sheet
 24837

Existing Zoning R-5 Approx. Units 71 Proposed Lots 80

Louisville _____ Jefferson County X

(Revised)