

Case No. 22-DDP-0078 Binding Elements

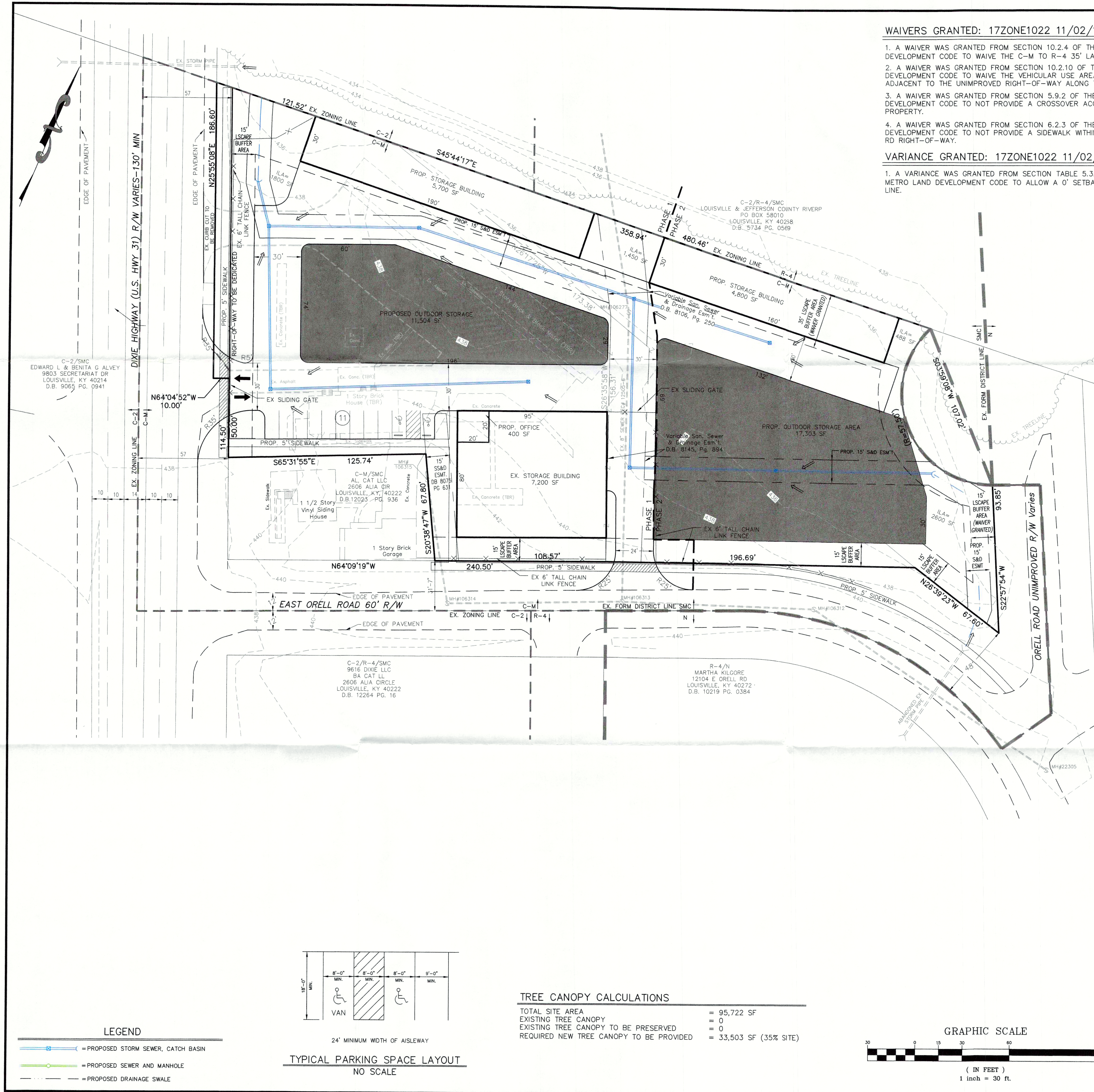
RESOLVED, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the requested Revised Detailed District Development plan with Revisions to Binding Elements be **APPROVED ON CONDITION** that the plan is updated to show the gated access from Dixie Highway is a minimum of 20 feet from the property line, and **SUBJECT** to the following 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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. 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.
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. 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.
 - 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 the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - e. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall

be reviewed and approved prior to obtaining approval for site disturbance.

5. Prior to any site disturbance permit being issued and prior to any clearing, grading or issuance of a site disturbance permit, a site inspection shall be conducted by PDS staff to ensure proper placement of required tree protection fencing in accordance with the approved Tree Preservation Plan.
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. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
8. 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.
9. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the November 2, 2017 Planning Commission hearing.
10. The subject property shall only be used for those uses allowed in the C-M zoning district that are otherwise allowed in the C-2 zoning district and for "Warehouse, storage, outdoor storage and sales of trailers" but for no other use permitted in the M-1 zoning district. Any amendment to this binding element shall require approval from the Louisville Metro Planning Commission and from the Louisville Metro Council.
11. There shall be no storage of coal ash/fly ash on the premises.
12. The sidewalks along E. Orell Rd. shall be extended to the Orell Rd. intersection.
13. Any change of use or change to the approved development plan shall require Metro Council review and approval.

14. Trailer sales on the subject site shall be limited to medium duty utility trailers and recreational vehicle trailers as defined by the Land Development Code.
15. All trailers parked on the subject site shall be in an operable condition.
16. No trailers required by US Department of Transportation Regulations to display hazardous materials placards shall be parked on the subject site.
17. The hours of operation for the site shall be limited to 8am to 6pm. The gate on Dixie Hwy shall be a minimum of 20 feet from the property line, and shall remain open during operating hours and the gates on site shall remain locked outside of normal operating hours. Security fencing around the site shall be kept in good repair and the site shall be secure at all times when no employees or property owners are on-site.



PROJECT DATA

TOTAL SITE AREA	= 2.19 ± ACRES
EXISTING ZONING	= C-M
FORM DISTRICT	= SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	= OFFICE/WAREHOUSE & OUTDOOR STORAGE
PROPOSED USE	= OUTDOOR STORAGE/SALES & DISPLAY (TRAILERS)
OFFICE/WAREHOUSE	= 17,700 SF
OFFICE	= 400 SF
OUTDOOR STORAGE AREA	= 28,807 SF
BUILDING HEIGHT	= 15'
PARKING REQUIRED	MIN MAX
OFFICE (400 SF)	
1 SP / 400 SF MIN.	= 1 SP
1 SP / 150 SF MAX.	= 3 SP
OFFICE/WAREHOUSE (17,700 SF)	
1 SP / 10,000 SF MIN.	= 2 SP
1 SP / 500 SF MAX.	= 35 SP
TOTAL PARKING REQUIRED	= 3 SP 38 SP
TOTAL PARKING PROVIDED	= 11 SPACES (INCLUDING 2 HC SPACES)
TOTAL VEHICULAR USE AREA	= 58,061 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 4,354 SF (7.5% VUA)
INTERIOR LANDSCAPE AREA PROVIDED	= 6,338 SF
EXISTING IMPERVIOUS AREA	= 19,950 SF
PROPOSED IMPERVIOUS AREA	= 76,936 SF (285% INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- KYTC approval required prior to construction plan approval.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the Right of Way.
- There shall be no landscaping in the Right of Way without an encroachment permit.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Right-of-way dedication by deed and minor plat must be recorded prior to construction approval by Public Works or shall be recorded as part of the required record plat. This will be determined by MPW at the time of construction approval.
- Construction plans, bond, and KTC permit are required by Metro Public Works prior to construction approval and issuance of MPW encroachment permit.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
- Outdoor storage and sales of trailers on site are limited to medium and light duty only. No storage or sales of heavy equipment permitted on this site.

MSD NOTES:

- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0121 E dated December 5, 2006.
- 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.
- Site will be subject to MSD Regional Facilities Fee.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- Sanitary capacity request was submitted on September 11, 2017.
- KYTC, railroad and ACOE approval required prior to MSD construction plan approval.
- Approval from MSD for construction in any portion of a jurisdictional wetland or wetland buffer shall not be granted until the Army Corps of Engineers has given approval and issued permits allowing the wetland to be modified or a determination has been made by the Army Corps of Engineers that the area in question is a non-jurisdictional wetland.
- Prior to construction plan approval of Phase 1, an outlet shall be designed to provide positive drainage from the jurisdictional wetlands.

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JAN 03 2023

PLANNING & DESIGN
SERVICES

CASE#
22-DDP-0078

RELATED CASES #
18DEVPLAN1123; 17ZONE1022

COUNCIL DISTRICT - 14
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK

WM# 11645



NO.	DATE	DESCRIPTION
1	8-13-18	PER AGENCY COMMENTS
2	1-14-22	PER AGENCY COMMENTS
3	9-8-22	PER AGENCY REVIEW COMMENTS
4	10-17-22	PER AGENCY COMMENTS
5	1-3-23	ADDED FENCE AND GATES

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