

3.

Request:

Project Name: C5 Centerport at SDF

Location:

Applicant:

Representative:

Jurisdiction:

Council District:

Case Manager:

Development Review Committee

Staff Report

April 9th, 2025



Case No:	25-AMEND-0003
Project Name:	C5 Centerport at SDF
Location:	8105, 8107, 8111, 8113, 8117, 8119, & 8201 Minor Lane and Shadeswood Avenue
Applicant:	C5 Centerport, LLC
Representative:	C5 Centerport, LLC
Jurisdiction:	Louisville Metro
Council District:	13 – Dan Seum Jr.
Case Manager:	Molly Clark, Planner II

REQUEST

- **Amendment to binding elements** to abandon binding elements from 9-64-86

CASE SUMMARY

The subject site has a recent change in zoning from R-4, R8-A & C-2 to EZ-1 approved under 24-ZONE-0110 for the development of 1.2 million sq. ft. of industrial warehousing. Primary access to the site will be obtained from Minor Lane. The proposed amendment to binding elements will not involve any changes to the approved plan under 24-ZONE-0110. The subject site will remain subject to the binding elements approved under 24-ZONE-0110. This is a request to abandon the previously approved plan binding elements under 09-64-86: which was a change in zoning from R-4 to R-8 & C-2 (approved by Planning Commission on 8/21/86 with revisions approved on 1/26/89, 2/23/89, & 10/30/03).

STAFF FINDING

The request is adequately justified for approval based on the analysis contained in the standard of review

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR AMENDMENT TO BINDING ELEMENTS

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There do not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works and the Kentucky Transportation Cabinet have approved the preliminary development plan.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: There are no open space requirements pertinent to the current proposal. Future multi-family development proposed on the subject site will be required to meet Land Development Code requirements.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Amendment to Binding Elements** to abandon binding elements from 9-64-86

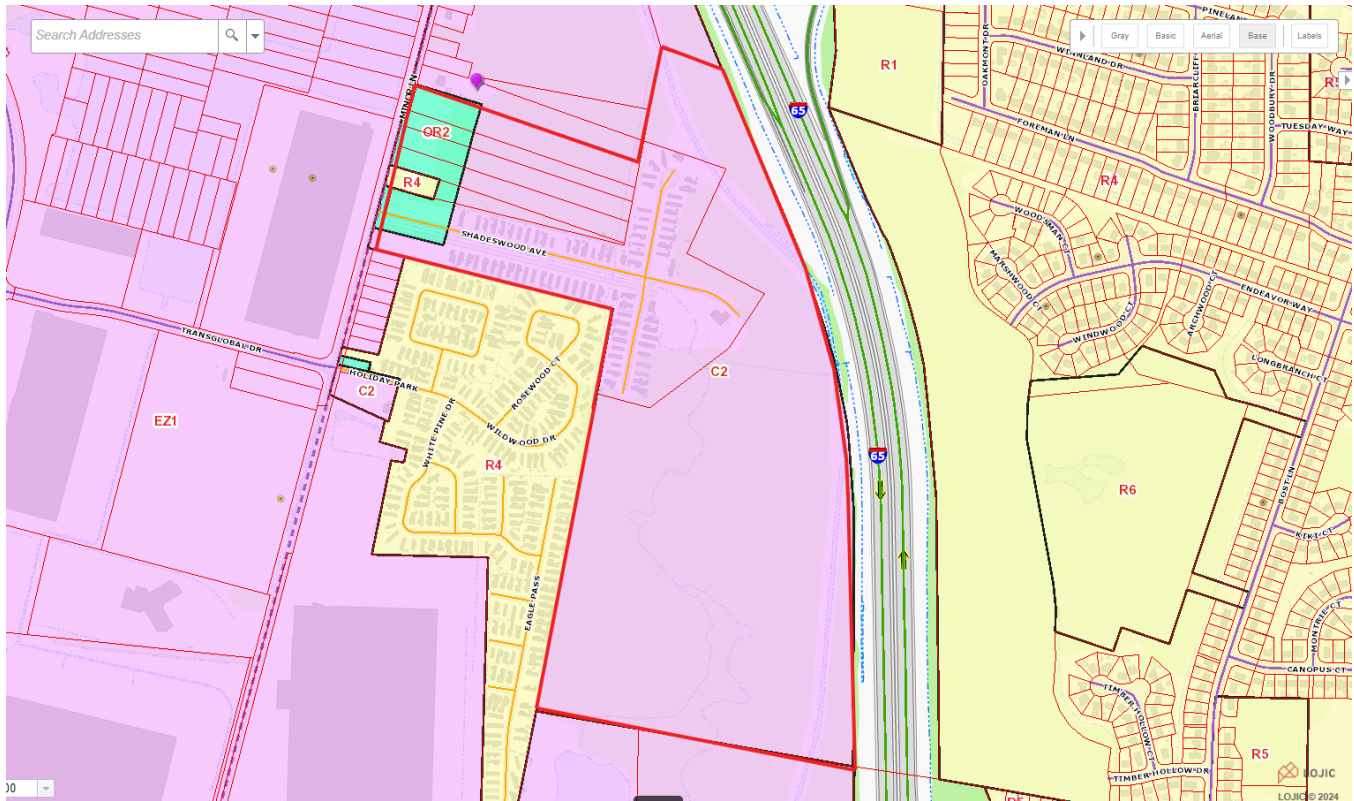
NOTIFICATION

Date	Purpose of Notice	Recipients
3-28-25	Hearing before DRC	1 st tier adjoining property owners and current residents Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 13

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements to be abandoned

1. Zoning Map



2. Aerial Photograph



3. Existing Binding Elements to be abandoned (9-64-86)

- ~~1. The development shall not exceed the following:
 - a. ~~R-8 Apartment District—82 dwelling units~~
 - b. ~~C-2 Commercial District—972,400 square feet~~~~
- ~~2. Detailed district development plans shall be submitted for each site or phase of the development. Each plan shall be subject elements may relate, but not be limited, to the following items:
 - a. ~~Screening, buffering, landscaping~~
 - b. ~~Points of Access~~
 - c. ~~Density, floor area, size and height of buildings~~
 - d. ~~Land uses~~
 - e. ~~Signs~~
 - f. ~~Handicapped parking~~
 - g. ~~Loading berths~~~~
- ~~3. Prior to the issuance of certificates of occupancy:
 - a. ~~For lot 2 and outlot 1:
 1. ~~Access Road "A" shall be constructed as a five (5) lane section from a specified location on Minors Lane (match of roadway section) to the second major entrance to lot 2.~~
 2. ~~Minors Lane shall be reconstructed to "T" into Access Road "A".~~~~
 - b. ~~For lots 1, 3, and outlots 2, 3, and 4:
 1. ~~Access Road "A" shall be constructed as a three (3) lane section from the end of the five (5) lane section to South Park Road.~~
 2. ~~A left turn storage lane shall be constructed on South Park Road for Access Road "A".~~~~
 - c. ~~For Lot 1, 2, and 3:
 1. ~~Evergreen plantings shall be provided along the western property line outside of the 6-foot chain fence. The screening of the plan shall be submitted to and approved by the Planning Commission prior to issuance of building permits. Such plan shall be implemented prior to occupancy and maintained thereafter.~~~~~~
- ~~4. The three (3) lane portion of Access Road "A" shall be substantially complete by the date one year after the opening of the Bigg's store.
If an access road is constructed on the north side of lot 3 connecting Access Road "A" with Minors Lane, a left turn storage lane for southbound Minors Lane shall be constructed.~~
- ~~5. Auto repair uses shall be incidental to the retail use of auto or parts sales. Freestanding auto repair garages shall not be permitted.~~
- ~~6. There will be no direct access to South Park Road from any lot fronting thereon.~~
- ~~7. Access points along the relocated Minor Lane and the proposed collector level roadway must be approved by the Jefferson County Department of Public Works and Transportation.~~
- ~~8. Prior to the request of the issuance of the Certificate of Occupancy a major subdivision plat will need to be recorded dedicating the relocation of Minor Lane and the collector level roadway from Minor Lane to South Park Road as shown on the district development plan and preliminary subdivision plan Docket No. 10-16-86.~~
- ~~9. Minor Lane shall be relocated to "T" into the collector level roadway as shown on the general district development plan and preliminary subdivision plan. An exclusive storage lane shall be provided for right turn movements onto southbound Minor Lane from the proposed collector level roadway. The Minor Lane approach shall contain left and right turn lanes.~~
- ~~10. When the Jefferson County Department of Public Works and Transportation determines that traffic volumes at intersections within the development, excluding the new intersection of Minors~~

- ~~Lane and Access Road "A", warrant the installation of traffic signals, the Developer shall agree to be responsible for their installation within 120 days of the notification from the County.~~
- ~~11. Roadside ditched in Minor Lane shall be piped. Existing ditches shall be filled in and regraded (east side only).~~
 - ~~12. The minimum building elevation shall be 463.0, one foot above the existing 100 year flood elevation of 462.0.~~
 - ~~13. Prior to construction plan approval a storm water routing for a 2, 10, 25 and 100 year storm shall be performed. The purpose of this routing is to determine what measures are necessary to retain storm water on low frequency storms.~~
 - ~~14. Two access points will be provided to the east side of relocated Mud Creek at each end of Mud Creek. An acceptable access point would be a low water crossing or use of an existing access point.~~
 - ~~15. All off-site drainage will be ditched around the perimeter of the site. If ditch slopes are less than 1%, a low flow paved ditch shall be installed.~~
 - ~~16. If building permits are not issued within one year of the date of approval of the plan, 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.~~
 - ~~17. The development shall be permitted only 7 freestanding shopping center identification signs and 1 cinema identification sign as permitted by Article 11. (Two pylon signs 40 feet in height and 6 monument signs). The location of the signs shall be subject to the final approval at the time of detailed district development plans.~~

~~Freestanding business identification signs shall not exceed the following:~~

 - ~~a. 10 signs (highway service uses) a maximum of 30 feet tall and 80 square feet in area;~~
 - ~~and~~
 - ~~b. 7 signs not to exceed 20 feet in height and 50 square feet in area.~~
 - ~~18. The following land uses are prohibited at this development: furniture, storage, kennels, laundries, monument sales, plumbing, and heating shops, printing, lithography, public transportation passenger terminals, public utility buildings and facilities, refrigerated lockers, rubber stamp manufacturing, sign painting, trade schools, veterinary hospitals and no adult entertainment activities.~~
 - ~~19. 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.~~
 - ~~20. The existing Conditional Use Permit for a mobile home park (Docket no. B-49-69), which "overlays" part of the Crown Pointe development plan, shall remain in full force and effect, except as to those portions of the mobile home park which have received Crown Pointe building permits.~~
 - ~~21. The above binding elements may be amended as provided for in the Zoning District Regulations.~~

LD&T MINUTES

FEBRUARY 23, 1989

DOCKET NO. 9-64-86 (Jefferson County)

Owner: David Hocker & Associates and Leisure Development
Company
Developer: Crown Pointe Joint Venture
Location: West side of I-65 between Outer Loop and South
Park Road

The revised general district development plan for this property was approved by the Committee January 26, 1989.

The developer requested that binding element #1 b) be amended to allow 972,400 square feet of gross floor area; an increase of 45,800 square feet. The increase is less than 10%, therefore, adjoining property owners were not required to be notified.

Staff stated that 29,300 square feet will be utilized to accommodate the interior concourse, non-leasable area, and 16,500 square feet will be mezzanine offices for the Biggs Department Store, also non-leasable area.

Staff also noted that the data table on the development plan notes 33,000 square feet for proposed office space. The Committee minutes of January 26, 1989 reflect the square footage shown on the development plan. However, the actual office space according to the applicant's representative, will be 16,500 square feet.

Other than amendment to binding element no. 1, no other changes to binding elements were required.

On a motion by Commissioner Herron, the following resolution was unanimously adopted:

RESOLVED, That the Land Development and Transportation Committee does hereby AMEND binding element 1 b) to allow 972,400 square feet of gross floor area; and instructed staff to make correction of office square footage on the development plan.

The vote was as follows:

YES: Commissioner Hettinger, Herron, and McDonald.
NO: None.
NOT VOTING: No one.

James N. Birch was present.

LD&T MINUTES

JANUARY 26, 1989

✓
DOCKET NOS. 9-64-86 and 10-16-86 (Jefferson County)

Owner: David Hocker & Associates and Leisure Development Company
Developer: Crown Pointe Joint Venture
Location: West side of I-65 between Outer Loop and South
Park Road

This is a request for approval of a revised general district development plan for Docket No. 9-64-86 and a portion of lot 1 on the approved preliminary subdivision plan, Docket No. 10-16-86.

Staff stated that Lots 1, 2 and 3 and outlots 1, 2, 3 and 4 have been created within the bounds of the approved lot 1. A revised preliminary subdivision plan must be submitted and approved creating the lots as shown on the revised district development plan. The plat must be recorded dedicating the roadway prior to issuance of any building permits. The applicant's representative asked if a minor plat would suffice dedicating the roadway. Staff stated that dedication of right-of-way can only occur by record plat per the regulations.

The proposed gross leasable area for commercial space is 567,300 square feet, and proposed office space is 33,000 square feet for lots 1, 2 and 3. Restaurant use is proposed for each outlot and the gross leasable area is shown below:

Outlot 1	5,000 SF Restaurant
Outlot 2	5,000 SF Restaurant
Outlot 3	4,000 SF Restaurant
Outlot 4	<u>6,500 SF Restaurant</u>
	20,500 SF

Staff informed the Committee that binding elements were submitted relating to traffic and road improvements. Binding elements would be prepared for the request with the applicants representatives subsequent to the meeting and would be included in the minutes. Binding Element No. 18 on the approved general district development plan restricts area and height of signs for overall development. Future development will be restricted to three shopping center signs.

The Staff Landscape Architect stated that additional detail is needed to demonstrate that the interior landscape buffer area requirement has been met. He also stated that the perimeter planting area along the westerly property line was reduced in width from the originally approved plan and that a binding element on the original plan required evergreen plantings within that planting area.

LD&T MINUTES

JANUARY 26, 1989

DOCKET NOS. 9-64-86 and 10-16-86 (continued)

The Committee questioned the relocation of the creek. The applicant's representative stated that they would have to submit detailed plans of the relocation to the Metropolitan Sewer District and to the State. Also, the Corp of Engineers would have to review the relocation for any environmental concerns.

On a motion by Commissioner McDonald, the following resolution was unanimously adopted:

RESOLVED, That the Land Development and Transportation Committee does hereby APPROVE the revised district development plan for Docket No. 9-64-86 subject to the following binding elements prepared subsequent to the Committee meeting.

1. The development shall not exceed the following:
 - a) R-8 Apartment District - 82 dwelling units
 - b) C-2 Commercial District - 926,600 square feet
2. Detailed district development plans shall be submitted for each site or phase of the development. 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, floor area, size and height of buildings.
 - d) Land uses.
 - e) Signs.
 - f) Handicapped parking.
 - g) Loading berths.

LD&T MINUTES

JANUARY 26, 1989

DOCKET NOS. 9-64-86 and 10-16-86 (continued)

3. Prior to the issuance of certificates of occupancy:
 - A) For lot 2 and outlot 1:
 - 1) Access Road "A" shall be constructed as a five (5) lane section from a specified location on Minors Lane (match of roadway section) to the second major entrance to lot 2.
 - 2) Minors Lane shall be reconstructed to "T" into Access Road "A".
 - B) For lots 1, 3, and outlots 2, 3 and 4:
 - 1) Access Road "A" shall be constructed as a three (3) lane section from the end of the five (5) lane section to South Park Road.
 - 2) A left-turn storage lane shall be constructed on South Park Road for Access Road "A".
 - C) For lot 1, 2 and 3:
 - 1) Evergreen plantings shall be provided along the western property line outside of the 6-foot chain fence. The screening of the plan shall be submitted to and approved by the Planning Commission prior to issuance of building permits. Such plan shall be implemented prior to occupancy and maintained thereafter.
4. The three (3) lane portion of Access Road "A" shall be substantially complete by the date one year after the opening of the Bigg's store.

If an access road is constructed on the north side of lot 3 connecting Access Road "A" with Minors Lane, a left-turn storage lane for southbound Minors Lane shall be constructed.
5. Auto repair uses shall be incidental to the retail use of auto or parts sales. Freestanding auto repair garages shall not be permitted.
6. There will be no direct access to South Park Road from any lot fronting thereon.
7. Access points along the relocated Minor Lane and the proposed collector level roadway must be approved by the Jefferson County Department of Public Works and Transportation.

LD&T MINUTES

JANUARY 26, 1989

DOCKET NOS. 9-64-86 and 10-16-86 (continued)

8. Prior to the request of the issuance of the Certificate of Occupancy a major subdivision plat will be recorded dedicating the relocation of Minor Lane and the collector level roadway from Minor Lane to South Park Road as shown on the district development plan and preliminary subdivision plan Docket No. 10-16-86.
9. Minor Lane shall be relocated to "T" into the collector level roadway as shown on the general district development plan and preliminary subdivision plan. An exclusive storage lane shall be provided for right turn movements onto southbound Minor Lane from the proposed collector level roadway. The Minor Lane approach shall contain left and right turn lanes.
10. When the Jefferson County Department of Public Works and Transportation determines that traffic volumes at intersections within the development, excluding the new intersection of Minors Lane and Access Road "A", warrant the installation of traffic signals, the Developer shall agree to be responsible for their installation within 120 days of the notification from the County.
11. Roadside ditches in Minor Lane shall be piped. Existing ditches shall be filled in and regraded (east side only).
12. The minimum building elevation shall be 463.0, one foot above the existing 100 year flood elevation of 462.0.
13. Prior to construction plan approval a storm water routing for a 2, 10, 25 and 100 year storm shall be performed. The purpose of this routing is to determine what measures are necessary to retain storm water on low frequency storms.
14. Two access points will be provided to the east side of relocated Mud Creek at each end of Mud Creek. An acceptable access point would be a low water crossing or use of an existing access point.
15. All off-site drainage will be ditched around the perimeter of the site. If ditch slopes are less than 1%, a low flow paved ditch shall be installed.

LD&T MINUTES

JANUARY 26, 1989

DOCKET NOS. 9-64-86 and 10-16-86 (continued)

16. If building permits are not issued within one year of the date of approval of the plan, 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.
17. The development shall be permitted only 7 freestanding shopping center identification signs and 1 cinema identification sign as permitted by Article 11. (Two pylon signs 40 feet in height and 6 monument signs). The location of the signs shall be subject to the final approval at the time of detailed district development plans.

Freestanding business identification signs shall not exceed the following:
 - (a) 10 signs (highway service uses) a maximum of 30 feet tall and 80 square feet in area; and
 - (b) 7 signs not to exceed 20 feet in height and 50 square feet in area.
18. The following land uses are prohibited at this development: furniture, storage, kennels, laundries, monument sales, plumbing, and heating shops, printing, lithographing, public transportation passenger terminals, public utility buildings and facilities, refrigerated lockers, rubber stamp manufacturing, sign painting, trade schools, veterinary hospitals and no adult entertainment activities.
19. 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.
20. The existing Conditional Use Permit for a mobile home park (Docket No. B-49-69), which "overlays" part of the Crown Pointe development plan, shall remain in full force and effect, except as to those portions of the mobile home park which have received Crown Pointe building permits.
21. The above binding elements may be amended as provided for in the Zoning District Regulations.

LD&T MINUTES

JANUARY 26, 1989

DOCKET NOS. 9-64-86 and 10-16-86 (continued)

The vote was as follows:

YES: Commissioners Hettinger, Herron and McDonald.

NO: None.

NOT VOTING: No one.

Bill Bardenwerper, Jim Birch, Dan Church and David Presnell were present.



	TYPE OF USE	Building Area (S.F.)	RENTAL
A.	Warehouse Warehouse	100,000	
B.	Retail	174,000	
C.	Specialty Store	30,000	
D.	Discount Department Store	80,000	
E.	Specialty Store	29,000	
F.	Supermarket	63,000	
	Total	474,000	2,658

1.	Office	26,400	36,400	88
2.	Junior Staff	28,800	38,800	90
3.	Moist	31,200	41,200	92
4.	Moist	33,600	43,600	94
5.	Specialty Service	36,000	46,000	96
6.	Office	38,400	48,400	98
7.	Office	40,800	50,800	100
8.	Office	43,200	53,200	102
9.	Office	45,600	55,600	104
10.	Office	48,000	58,000	106
11.	Aluminum Treatment	50,400	60,400	108
12.	Aluminum Treatment	52,800	62,800	110
13.	Aluminum Treatment	55,200	65,200	112
14.	Aluminum Treatment	57,600	67,600	114
15.	Aluminum Treatment	60,000	70,000	116
16.	Aluminum Treatment	62,400	72,400	118
17.	Aluminum Treatment	64,800	74,800	120
18.	Aluminum Treatment	67,200	77,200	122
19.	Aluminum Treatment	69,600	79,600	124
20.	Aluminum Treatment	72,000	82,000	126
21.	Aluminum Treatment	74,400	84,400	128
22.	Aluminum Treatment	76,800	86,800	130
23.	Aluminum Treatment	79,200	89,200	132
24.	Aluminum Treatment	81,600	91,600	134
25.	Aluminum Treatment	84,000	94,000	136
26.	Aluminum Treatment	86,400	96,400	138
27.	Aluminum Treatment	88,800	98,800	140
28.	Aluminum Treatment	91,200	101,200	142
29.	Aluminum Treatment	93,600	103,600	144
30.	Aluminum Treatment	96,000	106,000	146
31.	Aluminum Treatment	98,400	108,400	148
32.	Aluminum Treatment	100,800	110,800	150
33.	Aluminum Treatment	103,200	113,200	152
34.	Aluminum Treatment	105,600	115,600	154
35.	Aluminum Treatment	108,000	118,000	156
36.	Aluminum Treatment	110,400	120,400	158
37.	Aluminum Treatment	112,800	122,800	160
38.	Aluminum Treatment	115,200	125,200	162
39.	Aluminum Treatment	117,600	127,600	164
40.	Aluminum Treatment	120,000	130,000	166
41.	Aluminum Treatment	122,400	132,400	168
42.	Aluminum Treatment	124,800	134,800	170
43.	Aluminum Treatment	127,200	137,200	172
44.	Aluminum Treatment	129,600	139,600	174
45.	Aluminum Treatment	132,000	142,000	176
46.	Aluminum Treatment	134,400	144,400	178
47.	Aluminum Treatment	136,800	146,800	180
48.	Aluminum Treatment	139,200	149,200	182
49.	Aluminum Treatment	141,600	151,600	184
50.	Aluminum Treatment	144,000	154,000	186
51.	Aluminum Treatment	146,400	156,400	188
52.	Aluminum Treatment	148,800	158,800	190
53.	Aluminum Treatment	151,200	161,200	192
54.	Aluminum Treatment	153,600	163,600	194
55.	Aluminum Treatment	156,000	166,000	196
56.	Aluminum Treatment	158,400	168,400	198
57.	Aluminum Treatment	160,800	170,800	200
58.	Aluminum Treatment	163,200	173,200	202
59.	Aluminum Treatment	165,600	175,600	204
60.	Aluminum Treatment	168,000	178,000	206
61.	Aluminum Treatment	170,400	180,400	208
62.	Aluminum Treatment	172,800	182,800	210
63.	Aluminum Treatment	175,200	185,200	212
64.	Aluminum Treatment	177,600	187,600	214
65.	Aluminum Treatment	180,000	190,000	216
66.	Aluminum Treatment	182,400	192,400	218
67.	Aluminum Treatment	184,800	194,800	220
68.	Aluminum Treatment	187,200	197,200	222
69.	Aluminum Treatment	189,600	199,600	224
70.	Aluminum Treatment	192,000	202,000	226
71.	Aluminum Treatment	194,400	204,400	228
72.	Aluminum Treatment	196,800	206,800	230
73.	Aluminum Treatment	199,200	209,200	232
74.	Aluminum Treatment	201,600	211,600	234
75.	Aluminum Treatment	204,000	214,000	236
76.	Aluminum Treatment	206,400	216,400	238
77.	Aluminum Treatment	208,800	218,800	240
78.	Aluminum Treatment	211,200	221,200	242
79.	Aluminum Treatment	213,600	223,600	244
80.	Aluminum Treatment	216,000	226,000	246
81.	Aluminum Treatment	218,400	228,400	248
82.	Aluminum Treatment	220,800	230,800	250
83.	Aluminum Treatment	223,200	233,200	252
84.	Aluminum Treatment	225,600	235,600	254
85.	Aluminum Treatment	228,000	238,000	256
86.	Aluminum Treatment	230,400	240,400	258
87.	Aluminum Treatment	232,800	242,800	260
88.	Aluminum Treatment	235,200	245,200	262
89.	Aluminum Treatment	237,600	247,600	264
90.	Aluminum Treatment	240,000	250,000	266
91.	Aluminum Treatment	242,400	252,400	268
92.	Aluminum Treatment	244,800	254,800	270
93.	Aluminum Treatment	247,200	257,200	272
94.	Aluminum Treatment	249,600	259,600	274
95.	Aluminum Treatment	252,000	262,000	276
96.	Aluminum Treatment	254,400	264,400	278
97.	Aluminum Treatment	256,800	266,800	280
98.	Aluminum Treatment	259,200	269,200	282
99.	Aluminum Treatment	261,600	271,600	284
100.	Aluminum Treatment	264,000	274,000	286
101.	Aluminum Treatment	266,400	276,400	288
102.	Aluminum Treatment	268,800	278,800	290
103.	Aluminum Treatment	271,200	281,200	292
104.	Aluminum Treatment	273,600	283,600	294
105.	Aluminum Treatment	276,000	286,000	296
106.	Aluminum Treatment	278,400	288,400	298
107.	Aluminum Treatment	280,800	290,800	300
108.	Aluminum Treatment	283,200	293,200	302
109.	Aluminum Treatment	285,600	295,600	304
110.	Aluminum Treatment	288,000	298,000	306
111.	Aluminum Treatment	290,400	300,400	308
112.	Aluminum Treatment	292,800	302,800	310
113.	Aluminum Treatment	295,200	305,200	312
114.	Aluminum Treatment	297,600	307,600	314
115.	Aluminum Treatment	300,000	310,000	316
116.	Aluminum Treatment	302,400	312,400	318
117.	Aluminum Treatment	304,800	314,800	320
118.	Aluminum Treatment	307,200	317,200	322
119.	Aluminum Treatment	309,600	319,600	324
120.	Aluminum Treatment	312,000	322,000	326
121.	Aluminum Treatment	314,400	324,400	328
122.	Aluminum Treatment	316,800	326,800	330
123.	Aluminum Treatment	319,200	329,200	332
124.	Aluminum Treatment	321,600	331,600	334
125.	Aluminum Treatment	324,000	334,000	336
126.	Aluminum Treatment	326,400	336,400	338
127.	Aluminum Treatment	328,800	338,800	340
128.	Aluminum Treatment	331,200	341,200	342
129.	Aluminum Treatment	333,600	343,600	344
130.	Aluminum Treatment	336,000	346,000	346
131.	Aluminum Treatment	338,400	348,400	348
132.	Aluminum Treatment	340,800	350,800	350
133.	Aluminum Treatment	343,200	353,200	352
134.	Aluminum Treatment	345,600	355,600	354
135.	Aluminum Treatment	348,000	358,000	356
136.	Aluminum Treatment	350,400	360,400	358
137.	Aluminum Treatment	352,800	362,800	360
138.	Aluminum Treatment	355,200	365,200	362
139.	Aluminum Treatment	357,600	367,600	364
140.	Aluminum Treatment	360,000	370,000	366
141.	Aluminum Treatment	362,400	372,400	368
142.	Aluminum Treatment	364,800	374,800	370
143.	Aluminum Treatment	367,200	377,200	372
144.	Aluminum Treatment	369,600	379,600	374
145.	Aluminum Treatment	372,000	382,000	376
146.	Aluminum Treatment	374,400	384,400	378
147.	Aluminum Treatment	376,800	386,800	380
148.	Aluminum Treatment	379,200	389,200	382
149.	Aluminum Treatment	381,600	391,600	384
150.	Aluminum Treatment	384,000	394,000	386
151.	Aluminum Treatment	386,400	396,400	388
152.	Aluminum Treatment	388,800	398,800	390
153.	Aluminum Treatment	391,200	401,200	392
154.	Aluminum Treatment	393,600	403,600	394
155.	Aluminum Treatment	396,000	406,000	396
156.	Aluminum Treatment	398,400	408,400	398
157.	Aluminum Treatment	400,800	410,800	400
158.	Aluminum Treatment	403,200	413,200	402
159.	Aluminum Treatment	405,600	415,600	404
160.	Aluminum Treatment	408,000	418,000	406
161.	Aluminum Treatment	410,400	420,400	408
162.	Aluminum Treatment	412,800	422,800	410
163.	Aluminum Treatment	415,200	425,200	412
164.	Aluminum Treatment	417,600	427,600	414
165.	Aluminum Treatment	420,000	430,000	416
166.	Aluminum Treatment	422,400	432,400	418
167.	Aluminum Treatment	424,800	434,800	420
168.	Aluminum Treatment	427,200	437,200	422
169.	Aluminum Treatment	429,600	439,600	424
170.	Aluminum Treatment	432,000	442,000	426
171.	Aluminum Treatment	434,400	444,400	428
172.	Aluminum Treatment	436,800	446,800	430
173.	Aluminum Treatment	439,200	449,200	432
174.	Aluminum Treatment	441,600	451,600	434
175.	Aluminum Treatment	444,000	454,000	436
176.	Aluminum Treatment	446,400	456,400	438
177.	Aluminum Treatment	448,800	458,800	440
178.	Aluminum Treatment	451,200	461,200	442
179.	Aluminum Treatment	453,600	463,600	444
180.	Aluminum Treatment	456,000	466,000	446
181.	Aluminum Treatment	458,400	468,400	448
182.	Aluminum Treatment	460,800	470,800	450
183.	Aluminum Treatment	463,200	473,200	452
184.	Aluminum Treatment	465,600	475,600	454
185.	Aluminum Treatment	468,000	478,000	456
186.	Aluminum Treatment	470,400	480,400	458
187.	Aluminum Treatment	472,800	482,800	460
188.	Aluminum Treatment	475,200	485,200	462
189.	Aluminum Treatment	477,600	487,600	464
190.	Aluminum Treatment	480,000	490,000	466
191.	Aluminum Treatment	482,400	492,400	468
192.	Aluminum Treatment	484,800	494,800	470
193.	Aluminum Treatment	487,200	497,200	472
194.	Aluminum Treatment	489,600	499,600	474
195.	Aluminum Treatment	492,000	502,000	476
196.	Aluminum Treatment	494,400	504,400	478
197.	Aluminum Treatment	496,800	506,800	480
198.	Aluminum Treatment	499,200	509,200	482
199.	Aluminum Treatment	501,600	511,600	484
200.	Aluminum Treatment	504,000	514,000	486
201.	Aluminum Treatment	506,400	516,400	488
202.	Aluminum Treatment	508,800	518,800	490
203.	Aluminum Treatment	511,200	521,200	492
204.	Aluminum Treatment	513,600	523,600	494
205.	Aluminum Treatment	516,000	526,000	496
206.	Aluminum Treatment	518,400	528,400	498
207.	Aluminum Treatment	520,800	530,800	500
208.	Aluminum Treatment	523,200	533,200	502
209.	Aluminum Treatment	525,600	535,600	504
210.	Aluminum Treatment	528,000	538,000	506
211.	Aluminum Treatment	530,400	540,400	508
212.	Aluminum Treatment	532,800	542,800	510
213.	Aluminum Treatment	535,200	545,200	512
214.	Aluminum Treatment	537,600	547,600	514
215.	Aluminum Treatment	540,000	550,000	516
216.	Aluminum Treatment	542,400	552,400	518
217.	Aluminum Treatment	544,800	554,800	520
218.	Aluminum Treatment	547,200	557,200	522
219.	Aluminum Treatment	549,600	559,600	524
220.	Aluminum Treatment	552,000	562,000	526
221.	Aluminum Treatment	554,400	564,400	528
222.	Aluminum Treatment	556,800	566,800	530
223.	Aluminum Treatment	559,200	569,200	532
224.	Aluminum Treatment	561,600	571,600	534
225.	Aluminum Treatment	564,000	574,000	536
226.	Aluminum Treatment	566,400	576,400	538
227.	Aluminum Treatment	568,800	578,800	540
228.	Aluminum Treatment	571,200	581,200	542
229.	Aluminum Treatment	573,600	583,600	544
230.	Aluminum Treatment	576,000	586,000	546
231.	Aluminum Treatment	578,400	588,400	548
232.	Aluminum Treatment	580,800	590,800	550
233.	Aluminum Treatment	583,200	593,200	552
234.	Aluminum Treatment	585,600	595,600	554
235.	Aluminum Treatment	588,000	598,000	556
236.	Aluminum Treatment	590,400	600,400	558
237.	Aluminum Treatment	592,800	602,800	560
238.	Aluminum Treatment	595,200	605,200	562
239.	Aluminum Treatment	597,600	607,600	564
240.	Aluminum Treatment	600,000	610,000	566
241.	Aluminum Treatment	602,400	612,400	568
242.	Aluminum Treatment	604,800	614,8	

23. Retirement Expense	68,500
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10

DEPT. OF PUBLIC WORKS

CROWN POINTE

2509 PLANTSIDE DRIVE

[illegible]

KY. 40299

191

COMPLETION OF CONVEYANCE AND RECORDATION
THIS IS TO CERTIFY THAT THE INFORMATION IN THE ORDER OF THE LAND
FILED BY ME ON THIS DATE FOR THE PURPOSE OF THE ORDER OF THE LAND
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FILED BY ME ON THIS DATE FOR THE PURPOSE OF THE ORDER OF THE LAND

Margaret P. Schock
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9240 N. Meridian #100 31425 Anderson Dr.
Louisville, KY 40219
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SURVEY NOTES:

- 1) MOBILE HOME LOCATIONS AND SIZES ARE TAKEN FROM AERIAL PHOTOGRAPHY BY M.A.N. HAPPO.
- 2) THE ONLY PERMANENT STRUCTURE SHOWN HEREON IS HATCHED AND ALL OTHER STRUCTURES ARE MOBILE HOMES AND ARE NOT PERMANENT.

REGISTRATION OF PUBLIC UTILITY, SEWER AND DRAINAGE EASEMENTS AND
THEIR ASSOCIATED EASEMENTS ARE MADE BY THE ORDER OF THE LAND
FILED BY ME ON THIS DATE FOR THE PURPOSE OF THE ORDER OF THE LAND
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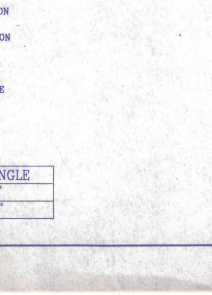
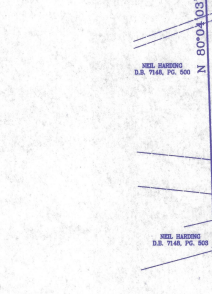
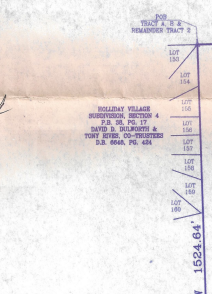
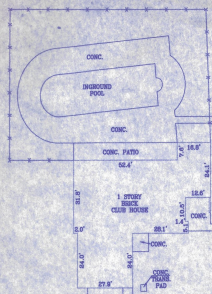
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NOTICE
PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN.

APPROVED DISTRICT
DEVELOPMENT PLAN
APPROVAL DATE: 10/20/03
SIGNATURE OF PLANNING COMMISSIONER
K. M. Minton

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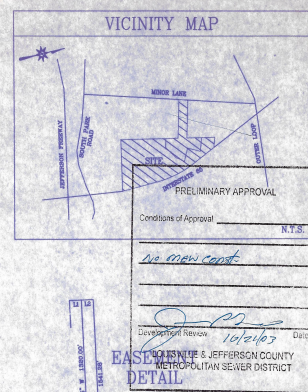
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CAUTION EXISTING UTILITIES

THE INFORMATION SHOWN ON THIS DRAWING
CONCERNING TYPE AND LOCATION OF UNDERGROUND
UTILITIES IS NOT GUARANTEED TO BE ACCURATE OF
ALL INCLUDED LOCATION, SIZE AND WATER. RECORDS
SHOWN ON UTILITIES ARE FROM AVAILABLE RECORDS,
SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES.
B.U.D. MUST BE NOTIFIED 2 BUSINESS DAYS PRIOR
TO ANY EXCAVATION. FOR VERIFICATION OF
LOCATION, SIZE AND MATERIAL CALL 266-5123 OR
1-800-752-6007



PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS

BY: *T. Minton*
DATE: 10/20/03
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

RECEIVED
OCT 22 2003
FLANNING & DESIGN SERVICES

RECEIVED
OCT 22 2003
FLANNING & DESIGN SERVICES

RECEIVED
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OCT 22 2003
FLANNING & DESIGN SERVICES

LINE	BEARING	DISTANCE
L1	N 14°54'08" E	100.82'
L2	N 14°54'08" E	100.02'
L3	S 33°20'16" W	155.14'
L4	S 33°20'16" W	61.10'
L5	N 76°07'25" W	223.08'
L6	S 13°52'35" W	50.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LEN	DELTA ANGLE
C1	300.00'	287.24'	S 50°36'13" E	258.49'	51°02'23"
C2	250.00'	254.79'	N 46°55'37" W	243.90'	58°23'36"



LEGEND:
SET 5/8" IRON
PIN W/ CAP
FOUND 1" IRON
PIPE W/ CAP
FOUND 5/8"
IRON PIN
FOUND STONE
W/ X-NOTCH



AMERICAN LAND SURVEYS
2008 GLENN PARKWAY
SUITE A
BATAVIA, OHIO 45103
(513) 735-4200

MINOR SUBDIVISION PLAT
REVISED DISTRICT DEVELOPMENT PLAN &
MODIFIED CONDITIONAL USE PERMIT

PURPOSE: TO CREATE TWO TRACTS
PROPERTY ADDRESS: 8201 MINOR LANE LOUISVILLE, KY 40219

OWNERS: RICHARD P. BORTHEK, MARGARET P. SCHROCK FAMILY TRUST

8247 NORTH MERIDIAN STREET, SUITE 100, INDIANAPOLIS, INDIANA 46260-1818
31425 ANDERSON DRIVE, TAYLORS, FLORIDA 32778
DEED BOOK 6945, PAGE 145

REVISION: 9-23-03 STP, 7-9-03 DAP, 7-9-03 DAP

SCALE: 1"=200', DRAWN: DAP

JOB NO: 5019.02, DATE: 6-10-03

9-64-06
9-64-06