

ORDINANCE NO. 137, SERIES 2022

**AN ORDINANCE RELATING TO THE ZONING AND FORM DISTRICT OF PROPERTIES LOCATED AT 15009 AND 15011 DIXIE HIGHWAY, PARCEL ID NO. 113700060000 AND ASSOCIATED UNNAMED ALLEYS CONTAINING APPROXIMATELY 3.2 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 22ZONE0016). (AS AMENDED)**

**SPONSORED BY: COUNCIL MEMBER MADONNA FLOOD**

**WHEREAS**, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission (the "Planning Commission") and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 22ZONE0016; and

**WHEREAS**, the Council concurs in and adopts the findings of the Planning Commission for the zoning change and the form district change in Case No. 22ZONE0016 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with amended and additional binding elements.

**NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (THE "COUNCIL") AS FOLLOWS:**


**SECTION I:** That the zoning of the properties located at 15009 and 15011 Dixie Highway, Parcel ID No. 113700060000 and associated unnamed alleys containing approximately 3.2 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 22ZONE0016, is hereby changed from R-4 Residential Single Family and C-2 Commercial to C-2 Commercial (approximately 0.19 acres) and M-2 Industrial (approximately 3.01 acres),

the form district of the aforesaid properties is hereby changed from Neighborhood to Suburban Workplace; provided, however, said properties shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 22ZONE0016-, with the following amended and additional binding elements:


6. No idling of trucks shall take place within 200 feet of residential structures other than the structure on the site. In addition, no overnight idling of trucks or overnight sleeping in trucks shall be permitted on site until such time as there are no residential uses abutting the property.

10. Any significant increases to the proposed structures (e.g. increases in building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property which directly or indirectly require a public hearing before the Planning Commission or subcommittee thereof, and/or any amendments to the binding elements, other than (i) the addition of new binding elements, (ii) changes to binding elements that merely update the public hearing date, or (iii) updating a previous version of this binding element to reflect the current language, shall be reviewed before the Planning Commission with final action to be determined by Metro Council.

**SECTION II:** This Ordinance shall take effect upon its passage and approval or otherwise becoming law.

  
\_\_\_\_\_  
Sonya Harward  
Metro Council Clerk

 PRO - TEM  
\_\_\_\_\_  
David James  
President of the Council

  
\_\_\_\_\_  
Greg Fischer  
Mayor

10/04/2022  
\_\_\_\_\_  
Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

By:           *A Lyon*          

O-255-22 22ZONE0016 Approval (As Amended).docx (TF 9-13-2022)

