



# Double R Trucking

Change of Zoning: R<sub>4</sub> & C<sub>2</sub> to C<sub>2</sub> & M<sub>2</sub>


Change of Form District: NFD to SWFD


Alley Closure (20' wide perpendicular to  
Dixie and 30' wide behind frontage lot)

Waivers

# ZONING MAP

Jefferson Zoning-General

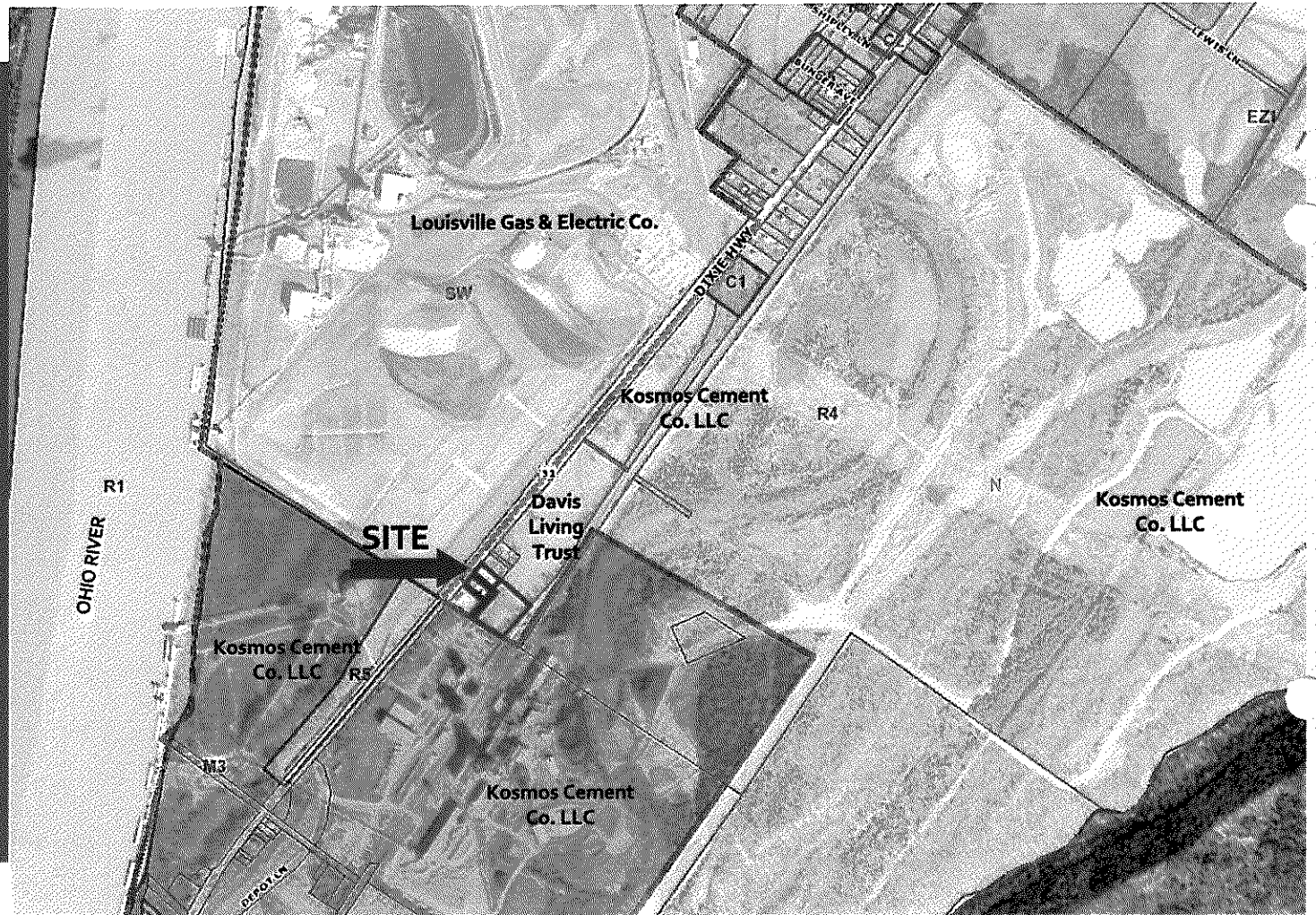
 Commercial/Industrial

 Industrial Only

 Business/Office

 Residential

 Special



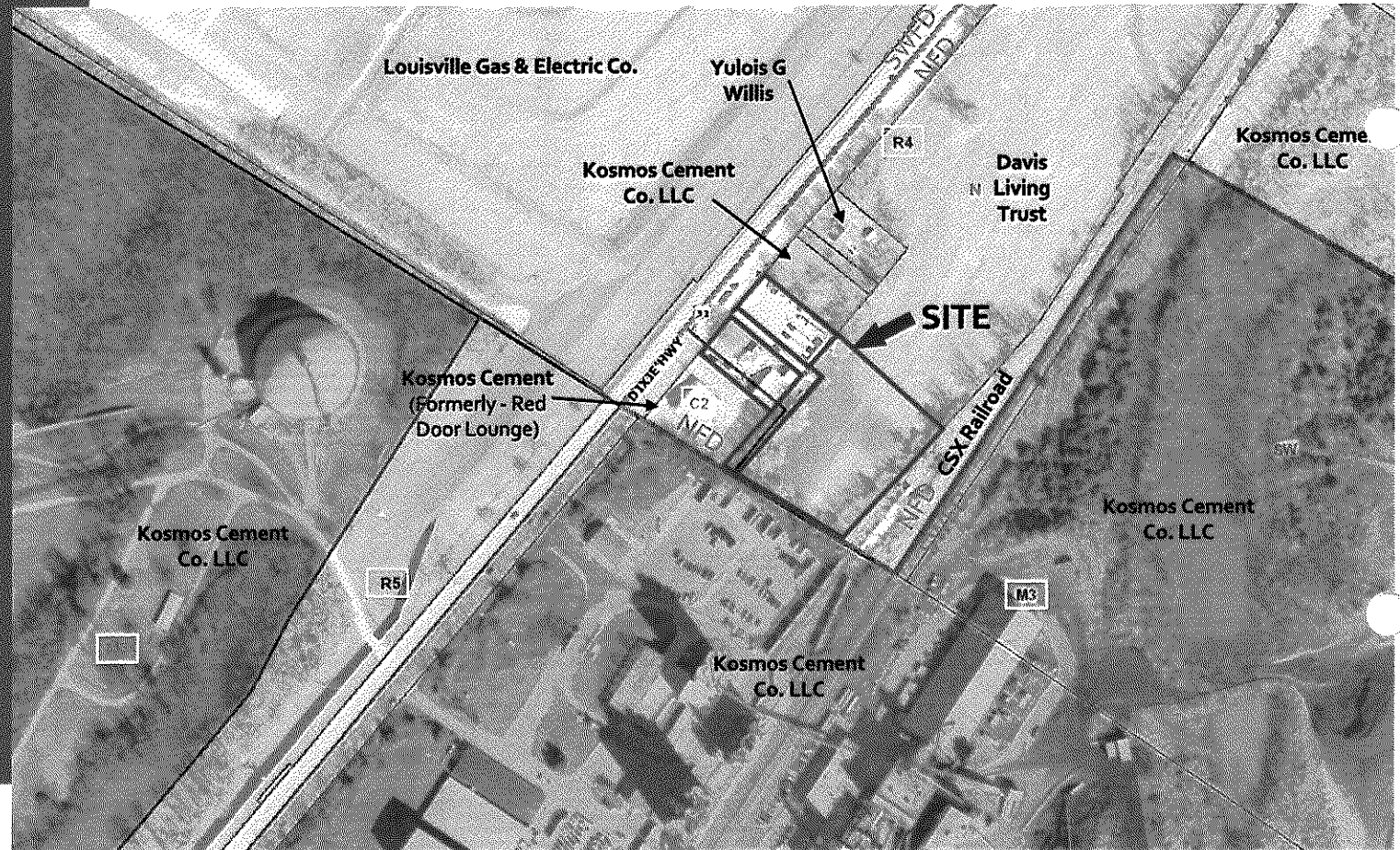
Note – zoning and form districts extend to the center of the railroad right of way.

# DETAILED ZONING MAP

Jefferson Zoning-General

- Commercial/Industrial
- Industrial Only
- Business/Office
- Residential
- Special

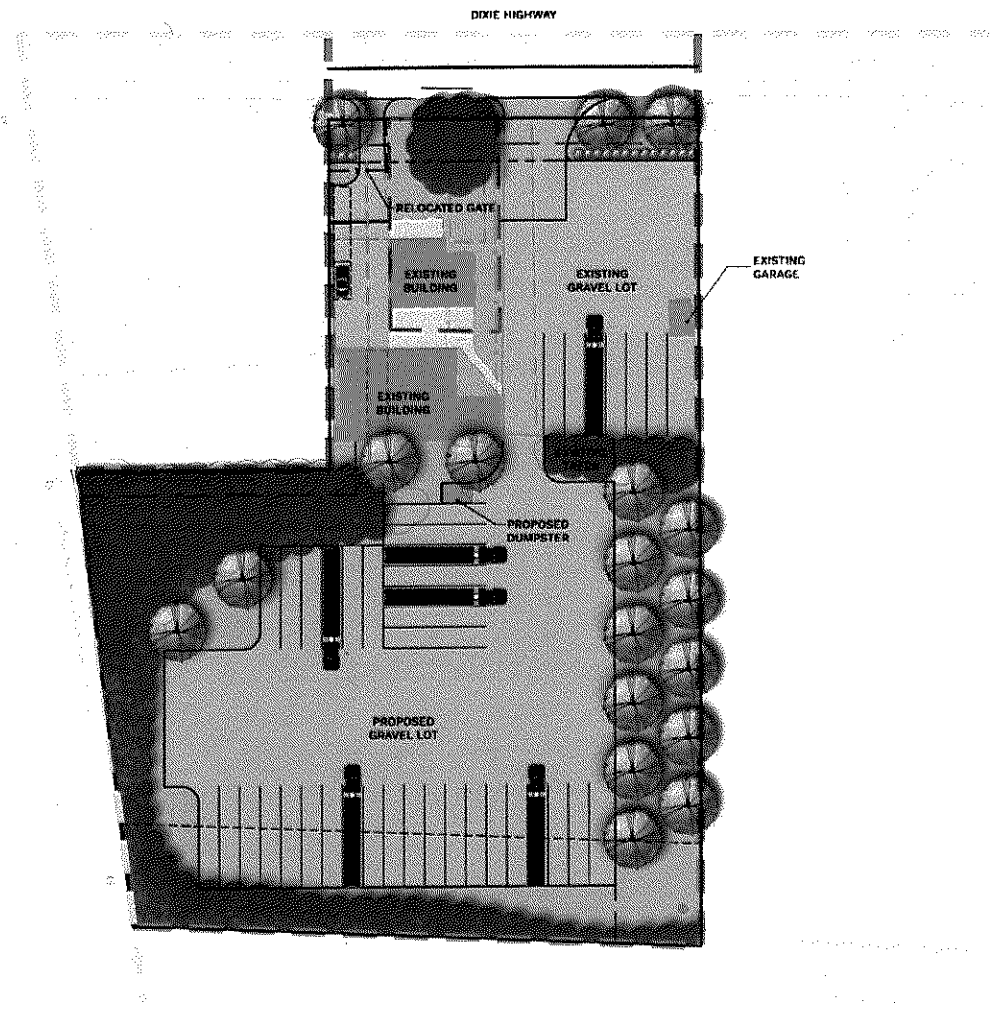
Jefferson Form District Boundaries





**AERIAL VICINITY MAP**

# SITE RENDERING





## WAIVERS:

1. A WAIVER OF 5.5.4.B. TO OMIT THE 50' BUFFER AND 6' SCREEN FOR INDUSTRIAL USES ADJACENT TO A RESIDENTIAL ZONE AS SHOWN. (APPLIES ALONG THE NE PROPERTY LINE OF 15009 DIXIE HIGHWAY, THE EXISTING DEVELOPMENT. THE ADJACENT LOT, 15009 DIXIE HIGHWAY, IS UNDEVELOPED AND OWNED BY KOSMOS CEMENT CO. LLC..)
2. A WAIVER OF 10.2.4 TO OMIT THE 50' LBA AND BUFFER WHEN M2 ZONING IS ADJACENT TO THE R4 ZONE ALONG THE NORTHEAST PROPERTY LINE AS SHOWN (SAME AS ABOVE, THIS APPLIES TO THE SHARED PROPERTY LINE BETWEEN 15007 & 15009 DIXIE HIGHWAY.)
3. A WAIVER OF 10.2.4 TO OMIT THE 15' LBA SCREENING REQUIREMENT WHEN M2 ZONING IS ADJACENT TO C2 ZONING (BOTH WITHIN THE SITE AND ALONG THE SOUTH PROPERTY LINE, OF 15011 DIXIE HIGHWAY WHERE ADJACENT TO 15101 DIXIE HIGHWAY).



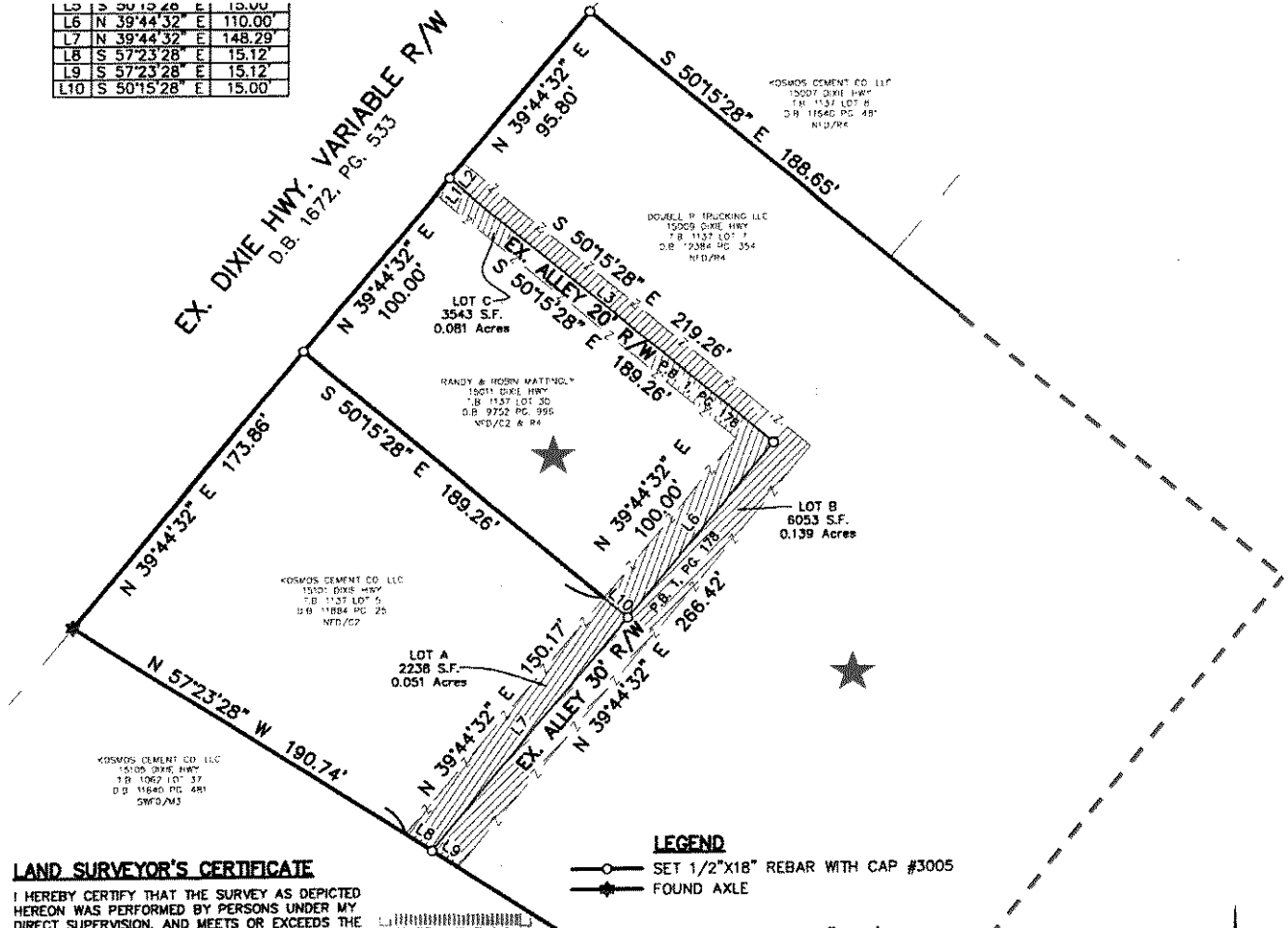
# AERIAL MAP





# ROAD / ALLEY CLOSURE EXHIBIT

L5	S	00°15'20"	E	10.00'
L6	N	39°44'32"	E	110.00'
L7	N	39°44'32"	E	148.29'
L8	S	57°23'28"	E	15.12'
L9	S	57°23'28"	E	15.12'
L10	S	50°15'28"	E	15.00'



**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY AS DEPICTED HEREON WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR AN URBAN SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, PER 201 KAR 18:150 AND IN EFFECT ON THE DATE THIS SURVEY WAS COMPLETED IN THE FIELD.

*Timothy L. Gehlhausen*  
 TIMOTHY L. GEHLHAUSEN PLS# 3005 9/20/22

STATE OF KENTUCKY  
 TIMOTHY L. GEHLHAUSEN  
 30.0 E  
 LICENSED PROFESSIONAL LAND SURVEYOR

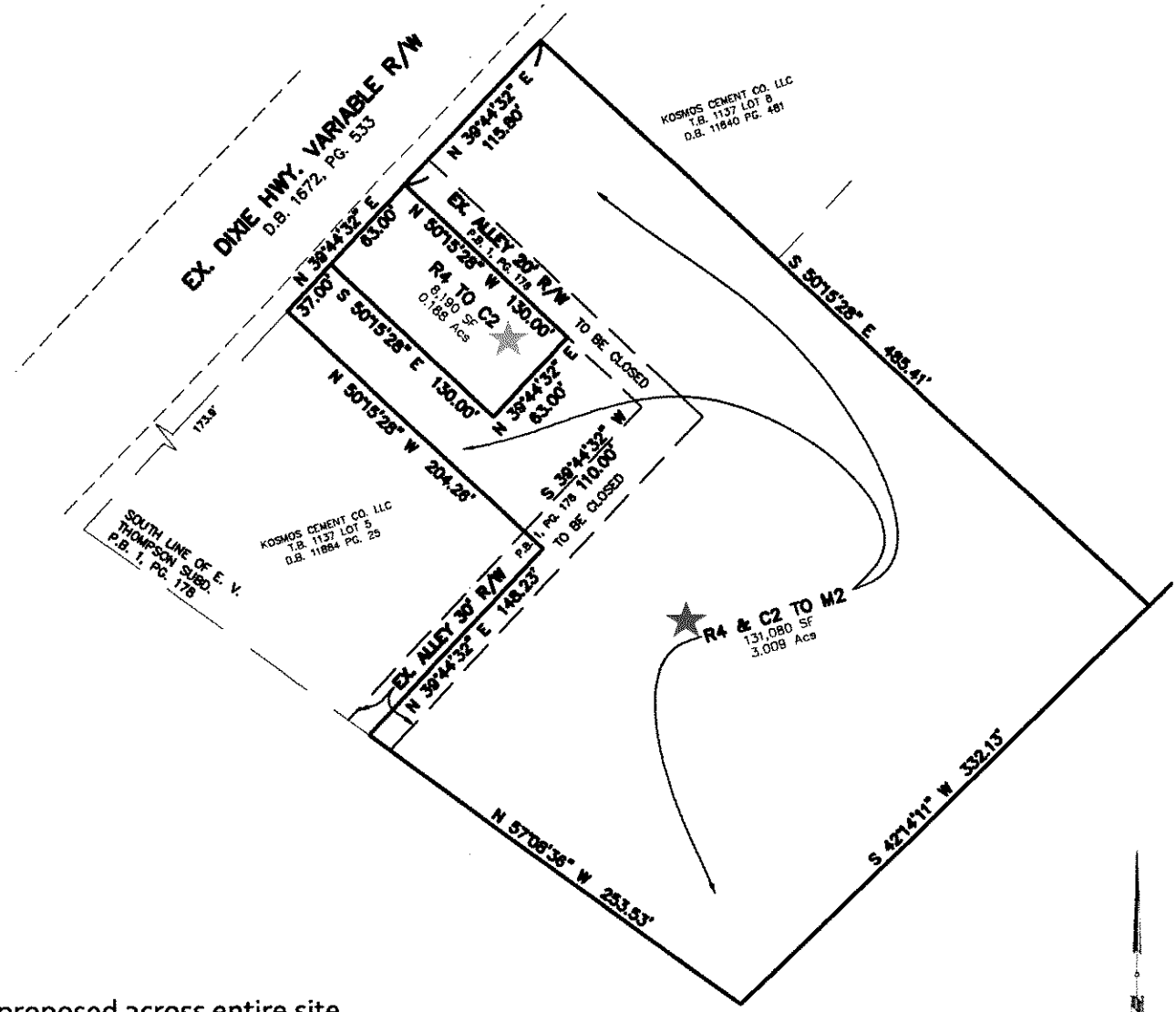
- LEGEND**
- SET 1/2"x18" REBAR WITH CAP #3005
  - ★ FOUND AXLE



**ROAD CLOSURE PLAT**

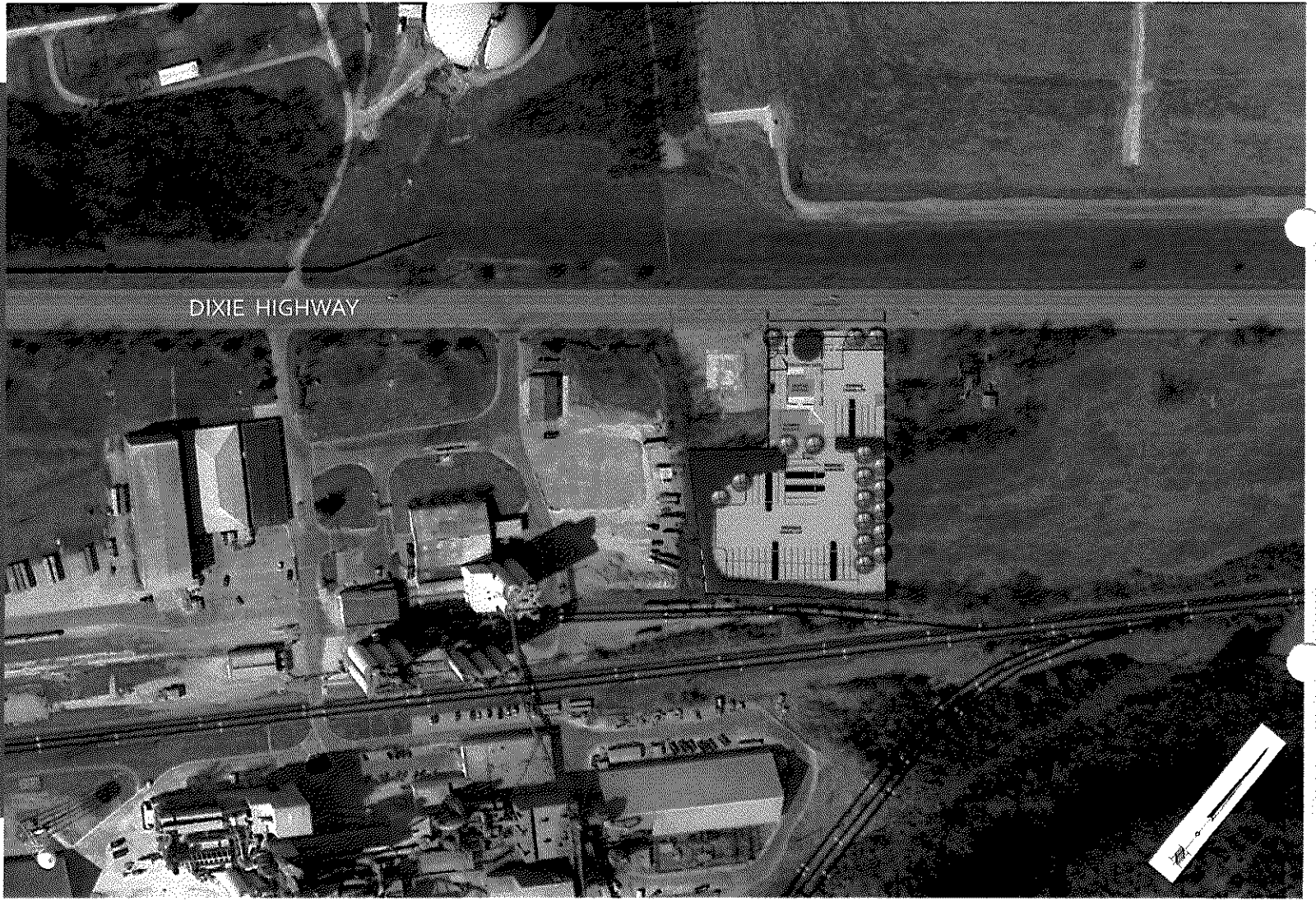
ALLEYS BETWEEN 15009 & 15011 DIXIE HWY & SOUTHEAST OF 15101 DIXIE HWY

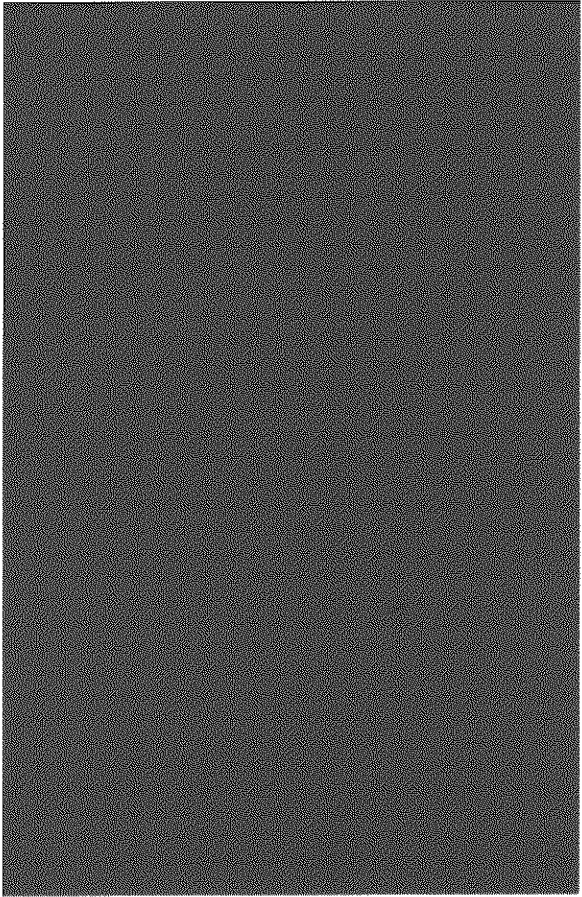
# CHANGE OF ZONING EXHIBIT



Note: Suburban Workplace Form District proposed across entire site.

SITE  
RENDERING





Handwritten text, possibly a signature or date, located on the right side of the page. The text is faint and difficult to read, but appears to be written vertically.

SIDWALK – nearest on Dixie is approximately 1.5 miles away.



## AERIAL VICINITY MAP