

General Notes and Information

Project Description - Project involves renovating and expanding the existing Hyundai Dealership (6633 Dixie Highway). This work includes, but is not limited to expansion of the vehicle display area to the north, facade enhancements to address Hyundai Image Upgrades, and expansion of the building to provide additional vehicle service space to the east.

The parcel is zoned C2 - High Density Commercial and is located within the SMC - Suburban Market Corridor form district. Immediately to the north is a small area of C1 zoned property. Behind the C1 property and to the north of the Hyundai facility is R4 - Single Family zoning.

The work proposed is facade renovations which includes completely removing the existing facade and constructing a new storefront framing and glass curtain wall with a new ACM facade above. A vehicle delivery area will be created on the north side of the building. The existing entrance element on the facade will be removed and a new Hyundai Arch element will be installed. A vehicle display pad at the drive entrance will be added.

An addition is proposed to extend 36' to the east. This addition will provide for two vehicle detail bays and photography bay. A second addition is proposed to the south of the service bay, generating two additional service bays and additional storage space for large parts and equipment. The two additions will add 3,873 sf to the existing building of 17,936 sf for a total size of 21,809 sf (an increase in size of 21.6%).

OWNER	Ruby Real Estate Kentucky LLC c/o Kentucky Automotive Enterprises LLC 6633 DIXIE HWY, Louisville, KY, 40258
FACILITY ADDRESS	Hyundai Dealership 6633 DIXIE HWY, Louisville, KY, 40258
LOJIC ID	103204300000 & 114300950000
ZONING DISTRICT	C-2 (High Density Commercial)
FORM DISTRICT	Suburban Marketplace Corridor
BUILDING LOT	5.683 acres Pre-redevelopment - Impervious 4.111 acres (72.34% impervious) Post-redevelopment - Impervious 4.017 acres (70.68% impervious)
BUILDING AREA	17,936 sf - existing 3,873 sf - expansion 1,008 sf - Vehicle Delivery Canopy 21.6% Increase in Building Footprint 27.2% Increase in Building including VD Canopy

VEHICLE USE AREA (VUA)

Pre Development	6517 Dixie 6633 Dixie (West) 6633 Dixie (East) Total Existing VUA	28,563 61,762 58,748 149,073
Post Development	6517 Dixie 6633 Dixie (West) 6633 Dixie (East) Total Existing VUA	28,645 59,659 58,748 147,052
Change in VUA	(2,021) approximately 1.4% reduction	

INTERIOR LANDSCAPE AREA (ILA)

VUA - Post Construction	147,052 entire site
ILA Required (7.5%)	88,304 site less the fenced in vehicle storage 11,029 entire site 6,623 site less the fenced in vehicle storage
ILA Provided	15,598 entire site (10.6%) 7,840 site less the fenced in vehicle storage (8.9%)

TREE CANOPY CALCULATIONS

Site Area	5.683 acres (247,551 sf)
Class C	
Tree Canopy Category	54,508 sf (22% of site)
Tree Canopy Preservation Area	20% (49,510 sf)
Total Tree Canopy Required	54,508 sf (22% of site)
Existing Tree Canopy	0 sf
New Tree Canopy Required	5,720 sf (2%)
New Tree Canopy Proposed	60,228 sf (24%)
Total Tree Canopy Provided	

PARKING REQUIREMENTS:

Parking shall be in accordance with table 9.1.3B

Use	Minimum Parking	Maximum Parking
Service Bays (14 bays)	14 (1 per bay)	70 (5 per bay)
Display (indoor & outdoor) 30,388 sf	31 (1 per 1,000 sf)	62 (1 per 500 sf)
Office 3,043 sf	8 (1 per 400 sf)	16 (1 per 200 sf)
Total	53 spaces	148 spaces

Parking provided

85 employee and customer parking spaces

Land Development General Notes

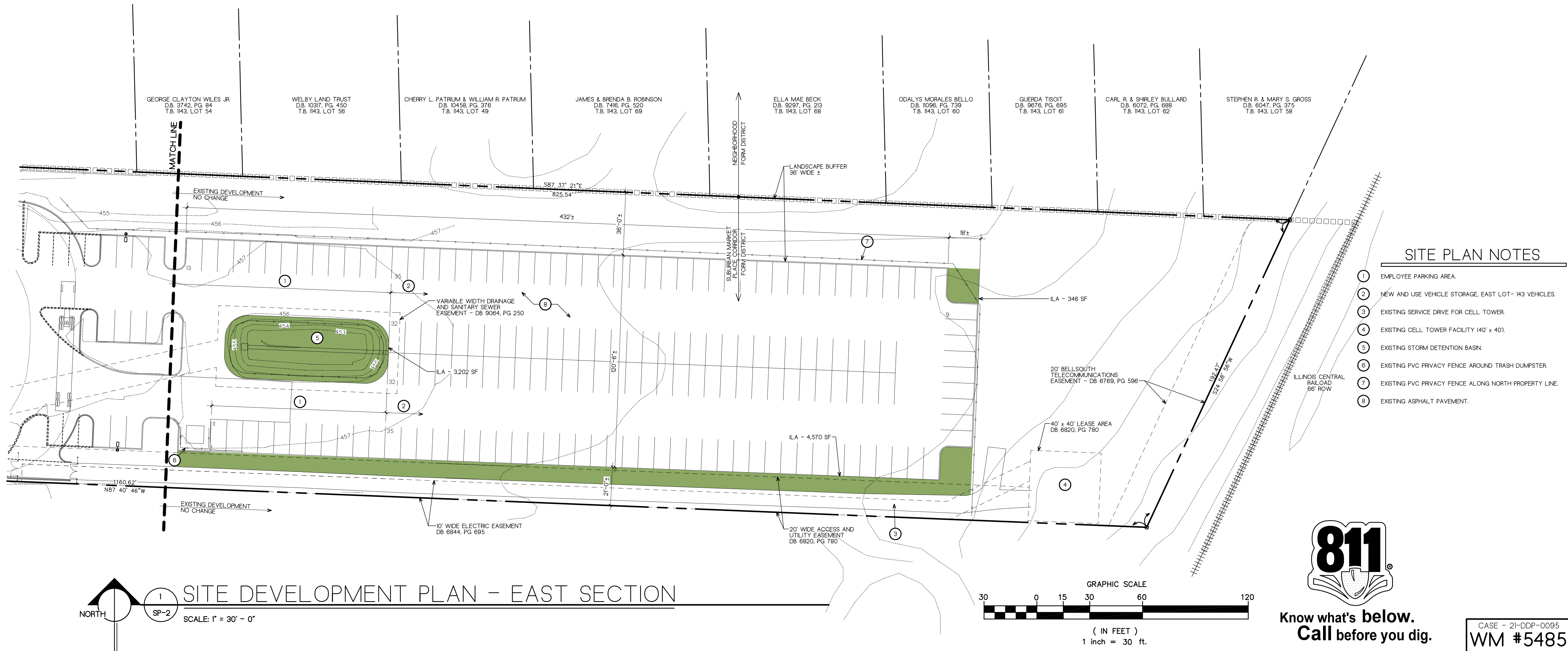
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.
- Accessory structures shall be in compliance with sections 5.5.5 and 10.2.6 of the Louisville metro land development code.
- Cross access and reciprocal easement agreement between the subject site and adjacent property to the north in a form acceptable to the planning commission's legal counsel shall be recorded prior to requesting building permit.

MSD Notes and Information

Site Area of Disturbance

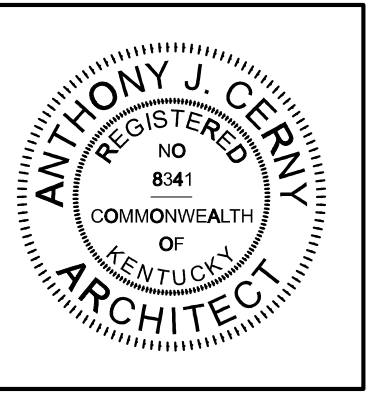
North Vehicle Display Lot	22,628 sf
Vehicle Display Pad	725 sf
Vehicle Delivery Canopy	1,320 sf
Building Additions	6,666 sf
East Vehicle Lot Adjustments	4,062 sf
Total	35,401 sf (0.813 acres)

- This project is subject to MS4 Water Quality Regulations once the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 35,401 S.F. (0.813 Acres)
- Sanitary sewer service provided by PSC, subject to Fee's and any applicable charges.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.
- An EPSC plan shall be developed and approved in accordance with MSD Design Manual and Standard Specifications prior to construction plan approval.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.



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PLOTTED 1/6/2022



Architecture
Preservation
Graphics
Planning
Interior Design

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12/07/2021
ISSUED FOR DEVELOPMENTAL APPROVAL

1/07/2022
REVISED PER PLANNING COMMENTS

SITE DEVELOPMENT PLAN
HYUNDAI OF LOUISVILLE
RENOVATION & EXPANSION
 6633 DIXIE HIGHWAY
 LOUISVILLE, KENTUCKY 40216

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NOVEMBER 2021 #2046

CASE - 21-DDP-0095
WM #5485

SP-2