

**19-ZONE-0088**

**Dixie Hyundai**



**Louisville Metro Planning Commission**

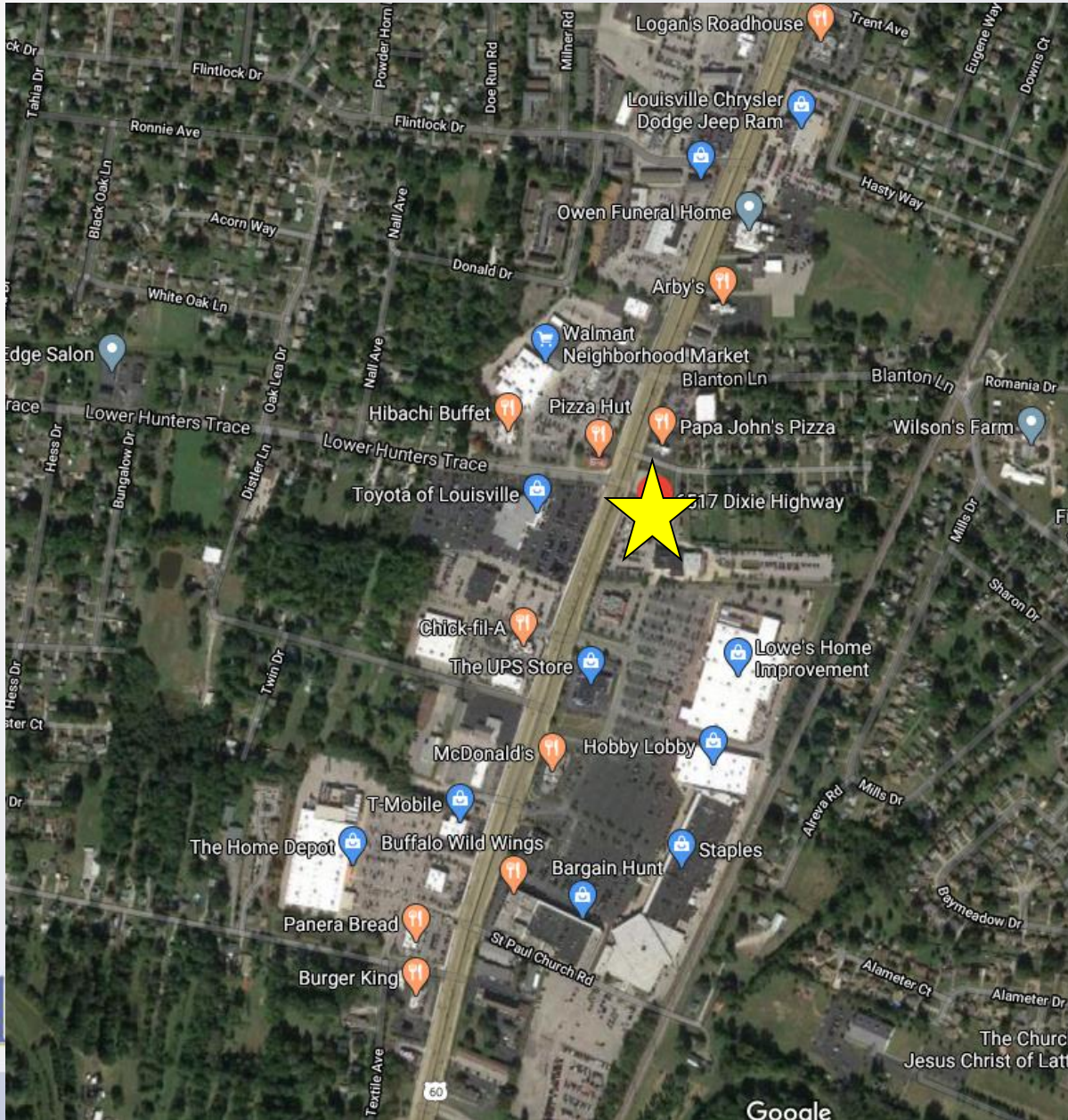
**Joel P. Dock, AICP, Planner II**

**February 20, 2020**

# Requests

- Change in zoning from R-4 & C-1 to C-2
- Waiver of Land Development Code, section 10.2 to reduce the vehicle use area landscape buffer along Dixie Highway as shown on the development plan
- Revised Detailed & Detailed District Development Plan

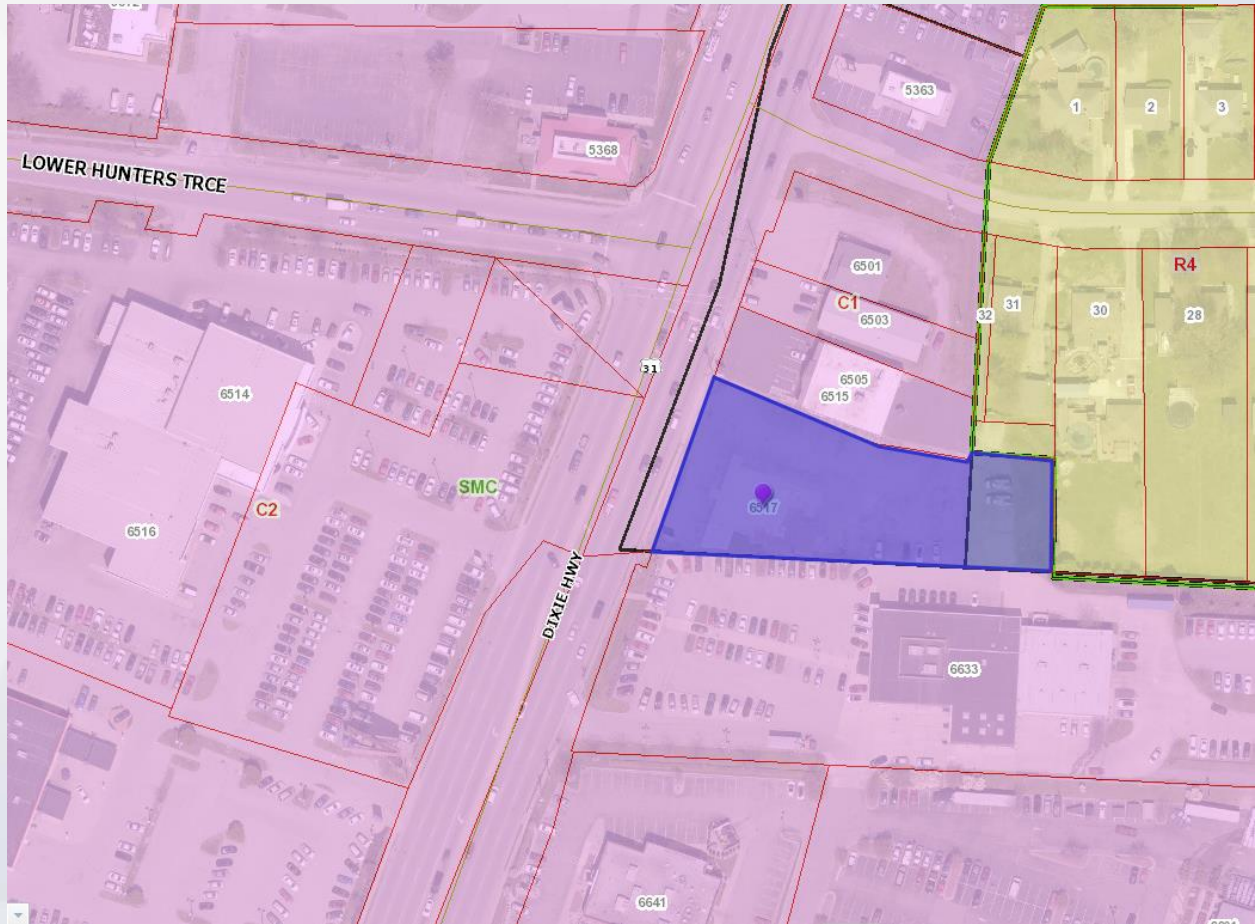
# Site Context



# Case Summary

- An existing automobile dealership at 6633 Dixie Highway is requesting to expand their operations to the north
- No structures are proposed and the current surface lot for auto display will be improved in a manner consistent with the dealership present to the south.

# Zoning/Form Districts



# Aerial Photo



# Site Photos-Site Context

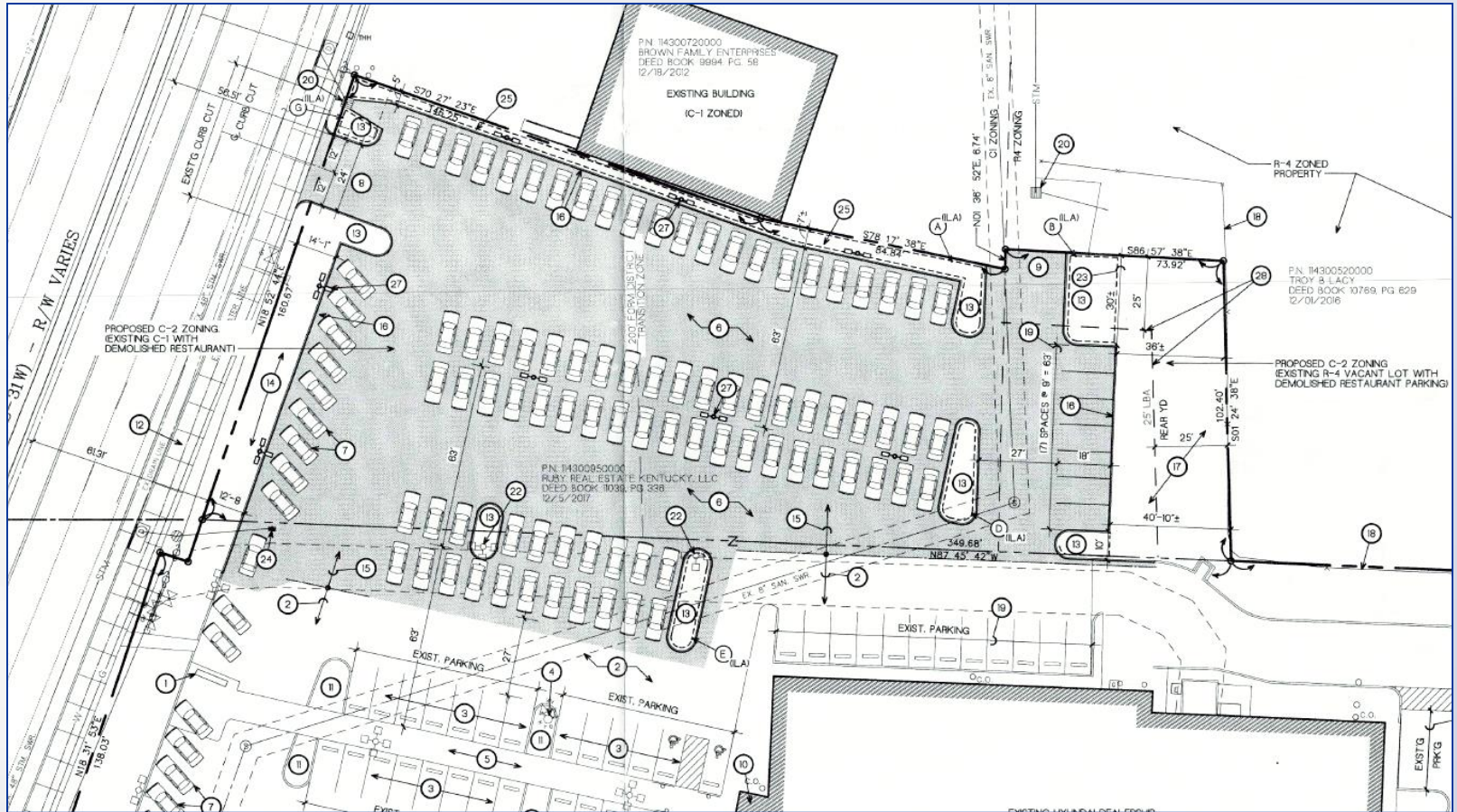


# Site Photos-Site Context





# Applicant's Development Plan



# Staff Finding

- The proposal is consistent with the land use and development policies of Plan 2040.
- The site is appropriately located for its intensity within the SMC form district and adjacent to similar uses.
- The waiver appears to be adequately justified based on staff's analysis contained in the standard of review.
- BE #15: Landscape compliance, including landscape buffers and planting material shall be installed by December 1, 2020.

# Required Actions

- **RECOMMEND** to the Louisville Metro Council that the **Change-in-Zoning** from R-4, single-family & C-1, commercial to C-2, commercial on property described in the attached legal description be **APPROVED or DENIED**
- **APPROVE or DENY** the **Waiver** of Land Development Code, section 10.2 to reduce the vehicle use area landscape buffer along Dixie Highway as shown on the development plan
- **APPROVE or DENY** the Revised Detailed & Detailed District Development Plan