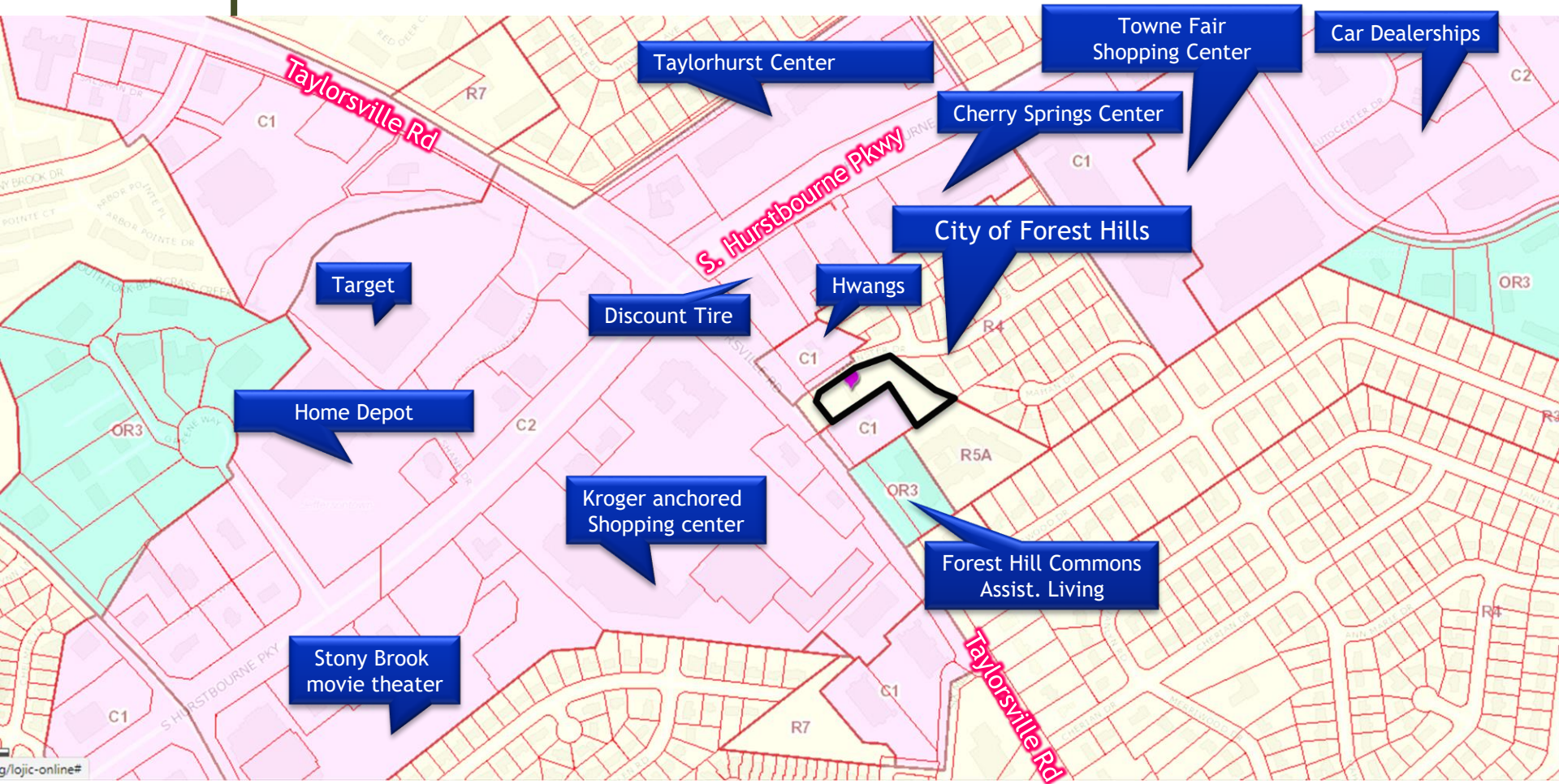
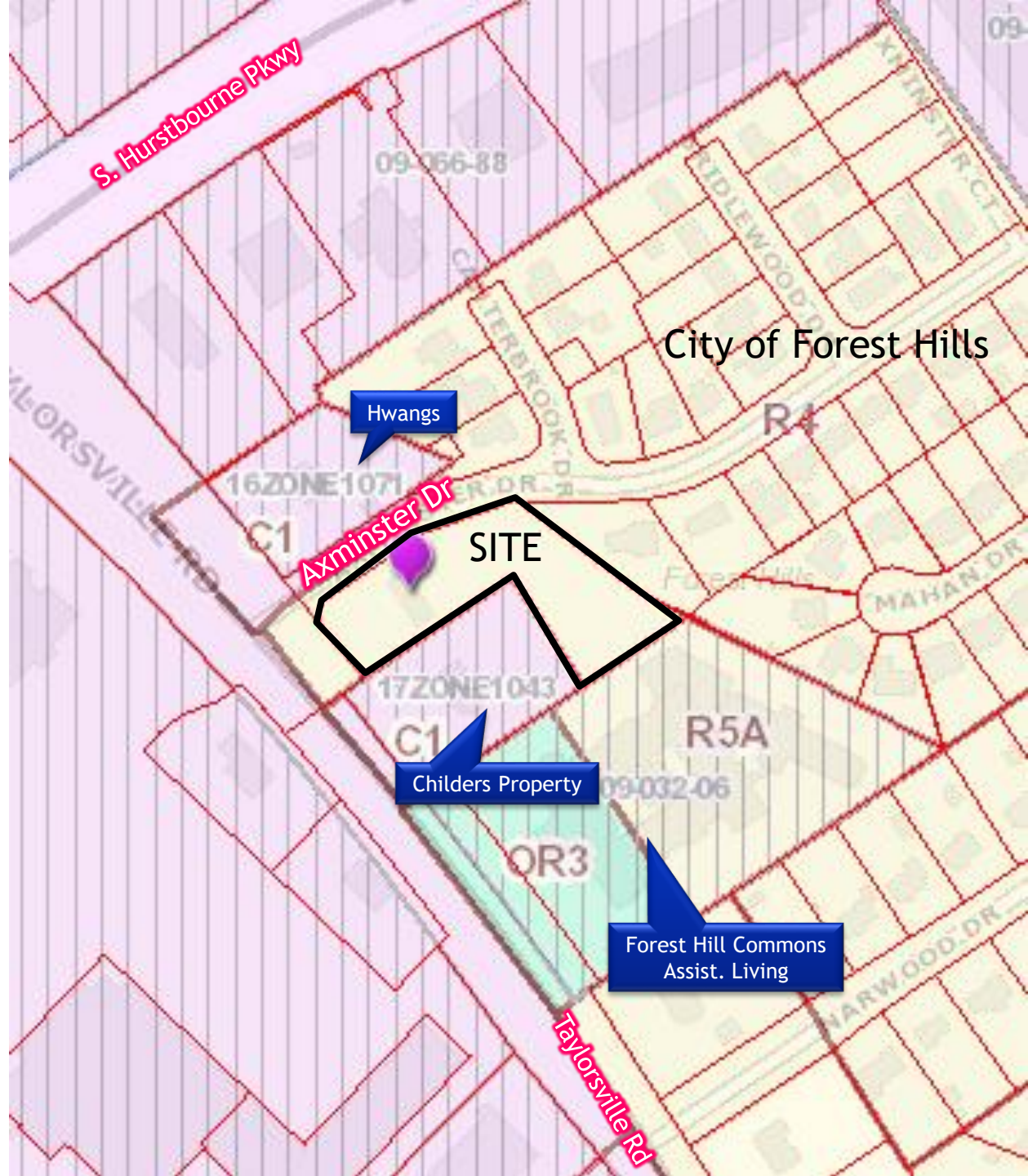




Docket No. 21-ZONE-0075

Zone change from R-4 to C-1 and a
General Development Plan on
property located at
9021 Taylorsville Road









Discount Tire

Approved Hwang's

Forest Hill Commons
Assist. Living

SITE

Ex. Driveway on
Axminster to be
eliminated

Axminster Drive

Approved Childers Property

Taylorsville Rd

Other items in the 3D viewer

Image Landsat / Copernicus

Google Earth



Approved Hwang's

SITE

Forest Hill Commons
Assist. Living

Approved Childers Property

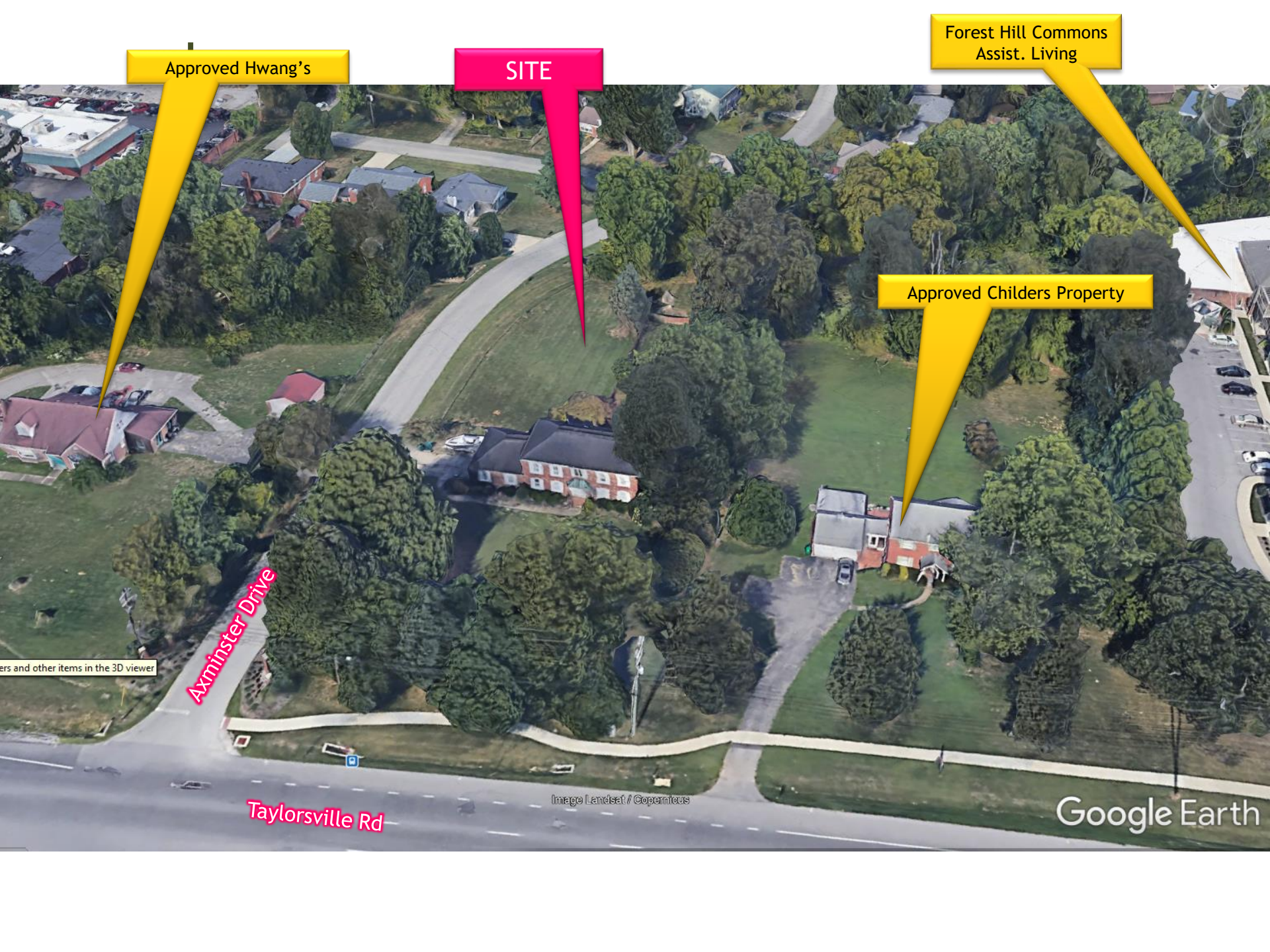
Axminster Drive

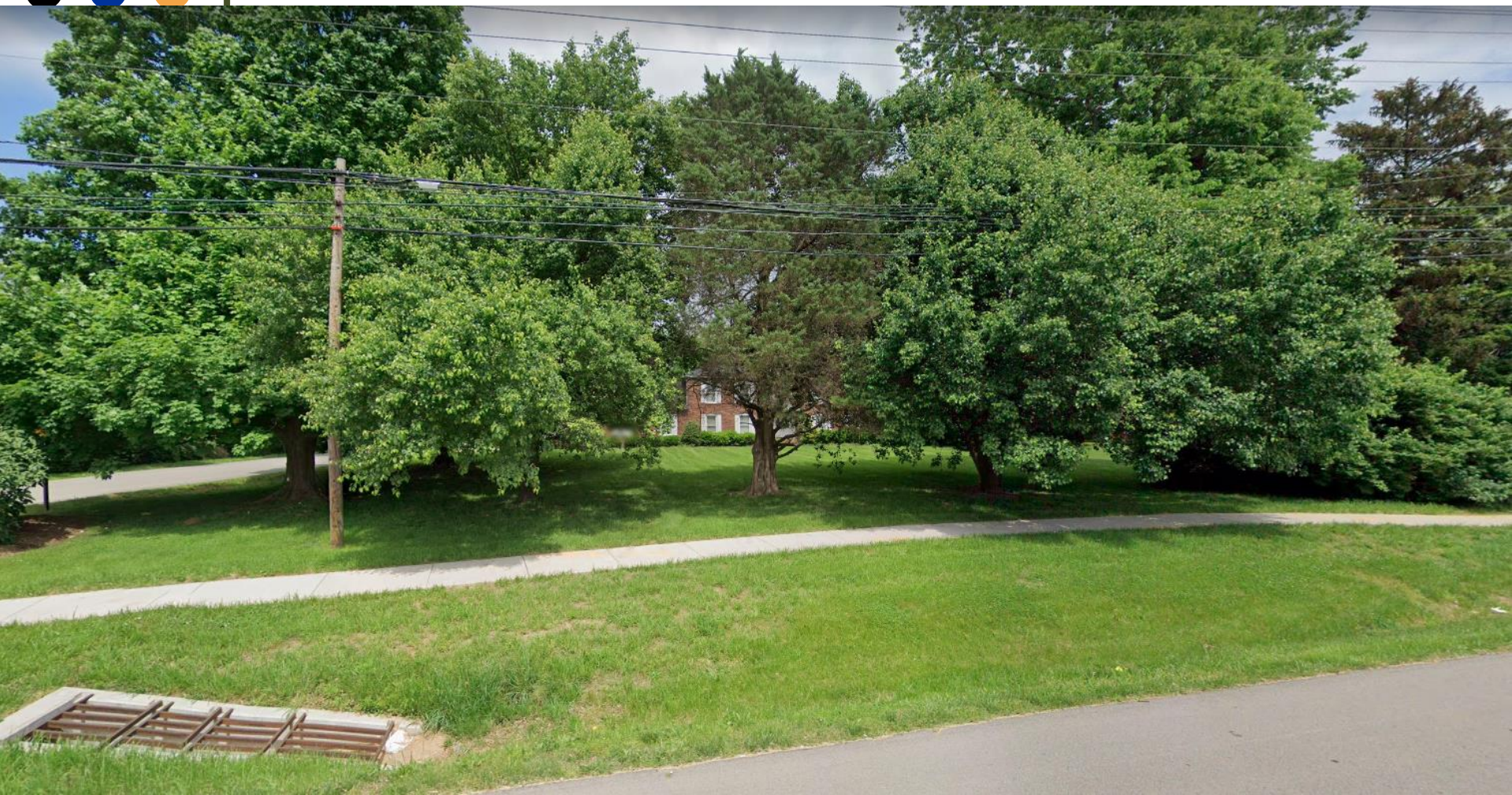
Taylorville Rd

Image Landsat / Copernicus

Google Earth

ers and other items in the 3D viewer





View of site from Taylorsville Road.



View of Taylorsville Road looking south. Site is the left.



SITE

Taylorsville Road

Google

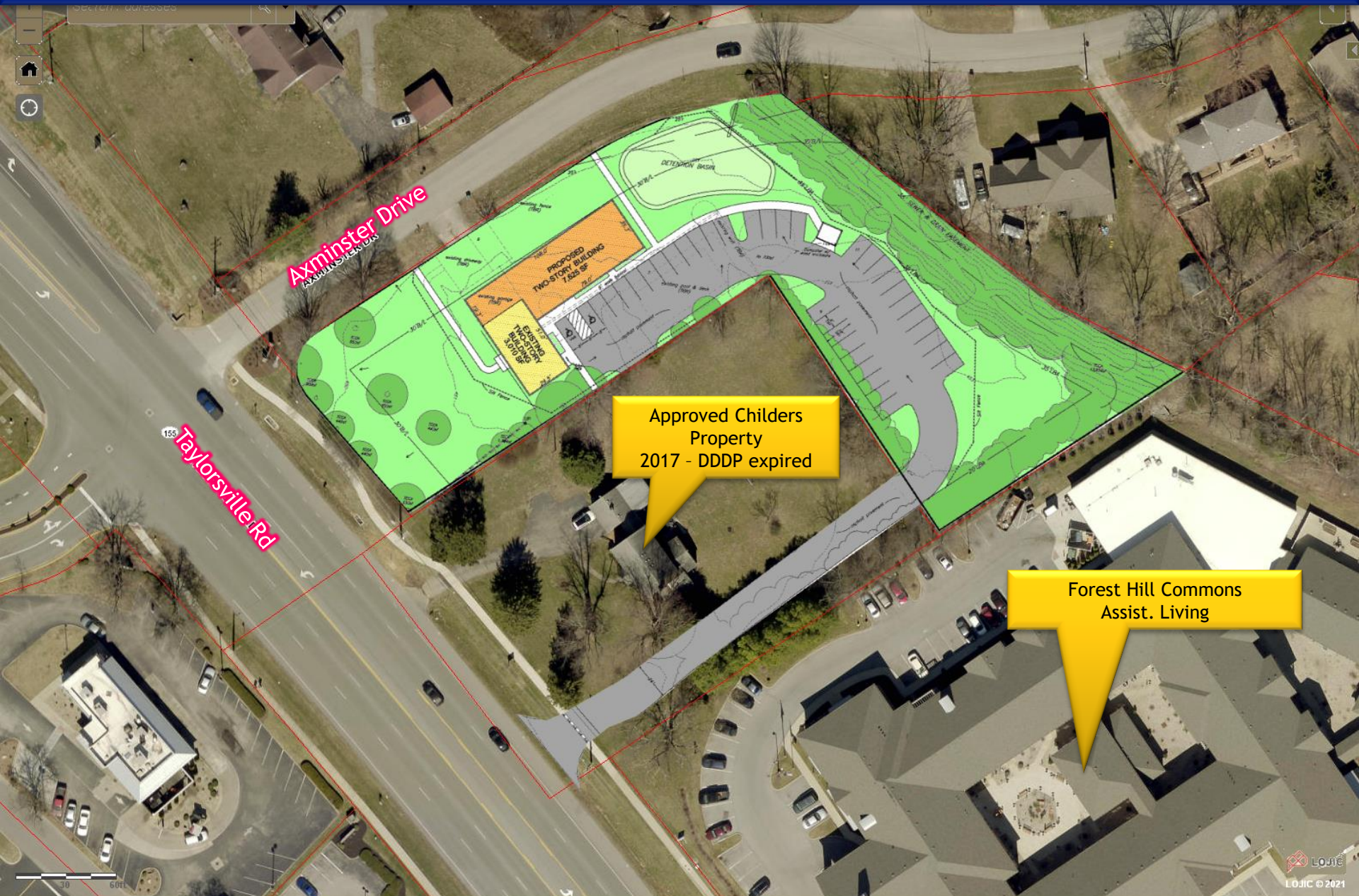
View of Taylorsville Road looking north towards Hurstbourne Parkway. Site is the right.

● ● ●

Adjoining property owner notice list map wherein 41 neighbors plus those on the DPDS “interested party list” were invited to the neighborhood meeting and subsequent LD&T and Planning Commission public hearing.



Detailed District Development Plan shown at the 3/23/21 Neighborhood Meeting



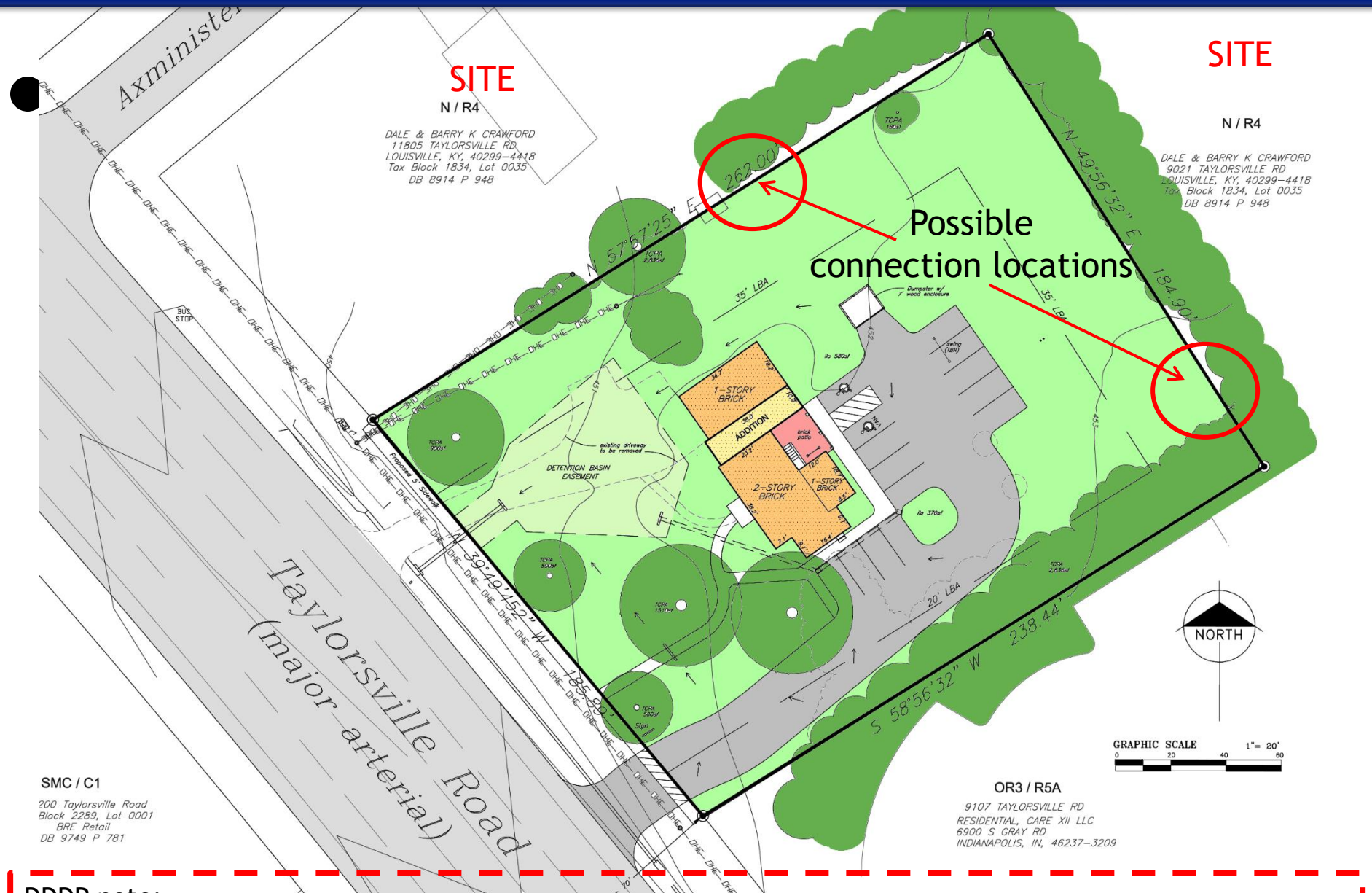
Axminster Drive
ASPH/CONCRETE DRIVE

156
Taylorsville Rd

Approved Childers
Property
2017 - DDDP expired

Forest Hill Commons
Assist. Living

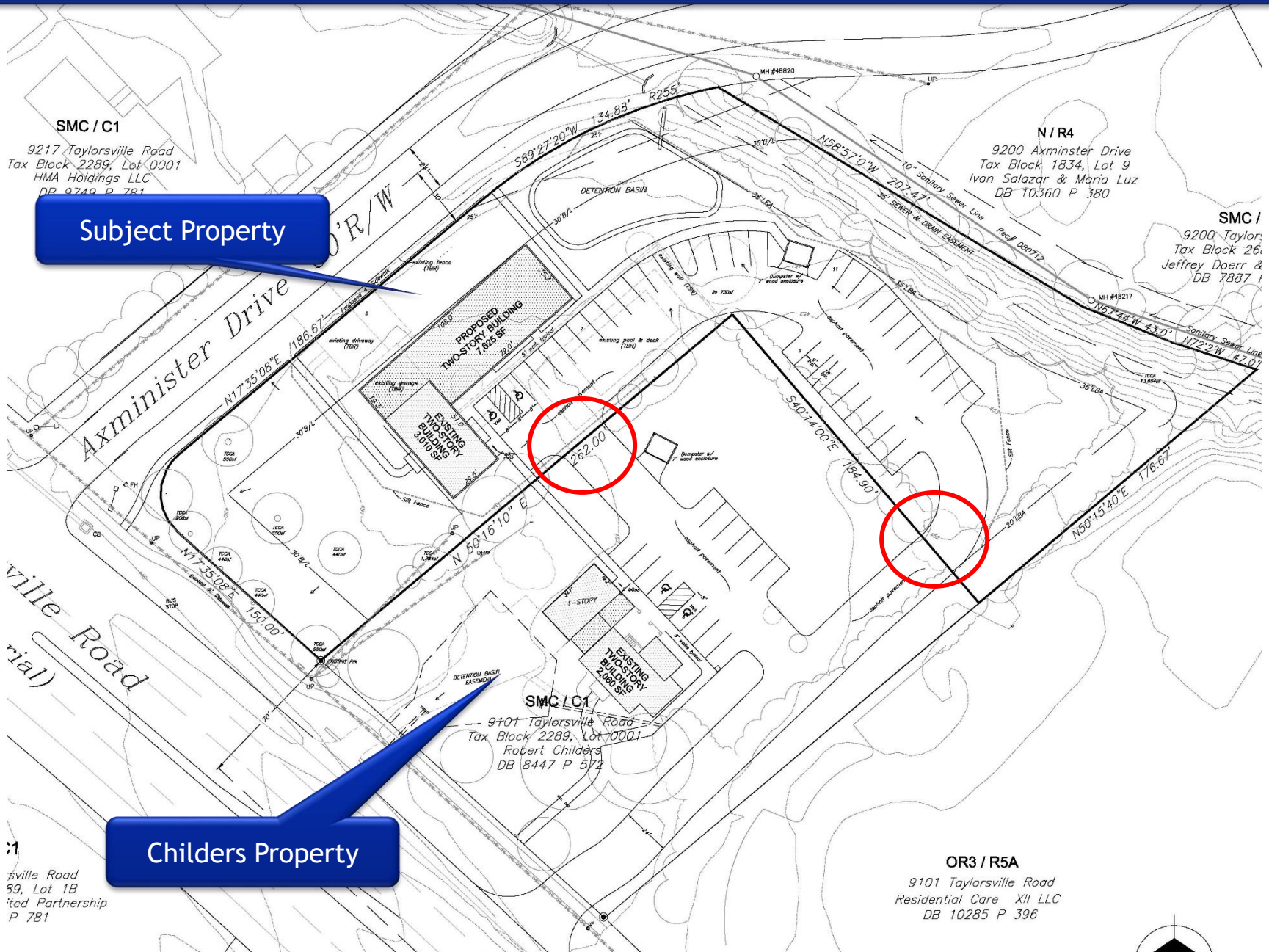
2017 approved Detailed District Development Plan (expired) for the Childers property



DDDP note:

5. Vehicular and pedestrian connections to adjacent site shall be made in the event of non-residential development along the northwest boundary.

Previously proposed DDDP for subject property and RDDDP for Childers combined



SMC / C1

9217 Taylorsville Road
Tax Block 2289, Lot 0001
HMA Holdings LLC
DB 9749 P 781

Subject Property

N / R4

9200 Axminster Drive
Tax Block 1834, Lot 9
Ivan Salazar & Maria Luz
DB 10360 P 380

SMC /

9200 Taylorsville Road
Tax Block 261
Jeffrey Doerr & Jeffrey Doerr
DB 7887 P 380

262.00

150.00

SMC / C1

9101 Taylorsville Road
Tax Block 2289, Lot 0001
Robert Childers
DB 8447 P 572

Childers Property

OR3 / R5A

9101 Taylorsville Road
Residential Care XII LLC
DB 10285 P 396

9101 Taylorsville Road
Tax Block 2289, Lot 1B
HMA Holdings LLC
DB 9749 P 781



General District Development Plan

Converted from prior DDDP



SMC / C1

9217 Taylorsville Road
Tax Block 2289, Lot 0001

Subject Property

N / R4

9200 Axminster Drive
Tax Block 1834, Lot 9
Ivan Salazar & Maria Luz
DB 10360 P 380

SMC / C1

9200 Taylorsville Road
Tax Block 2684, Lot 5
Jeffrey Doerr & Ramon
DB 7887 P 722

SMC / C1

9101 Taylorsville Road
Tax Block 2289, Lot 0001
Robert Childers
DB 8447 P 572

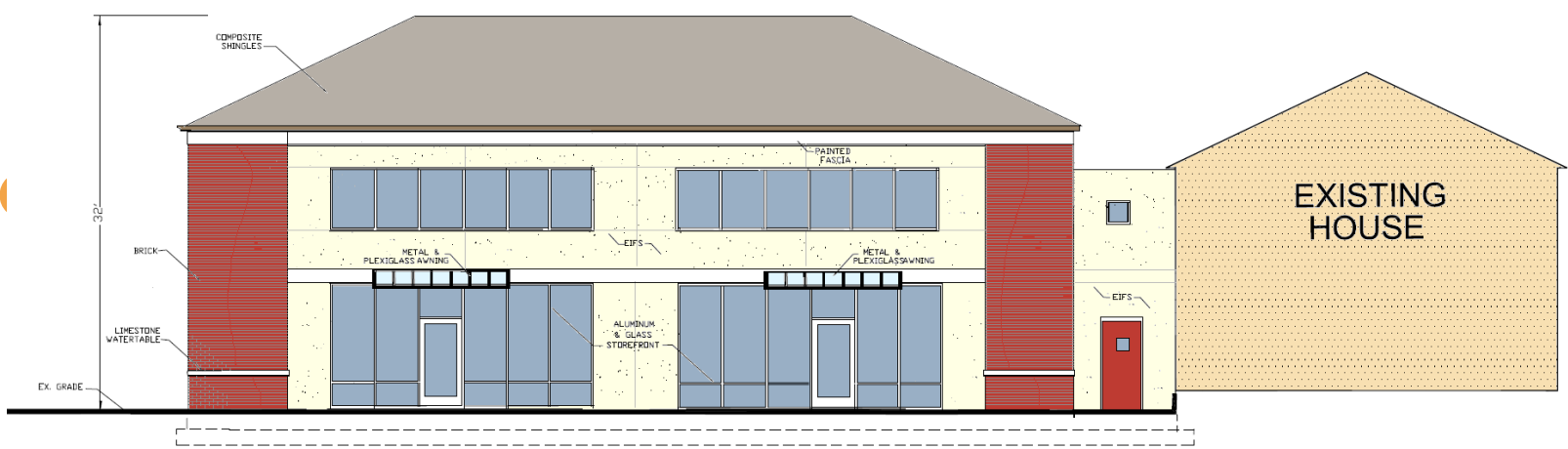
Childers Property

SMC / C1

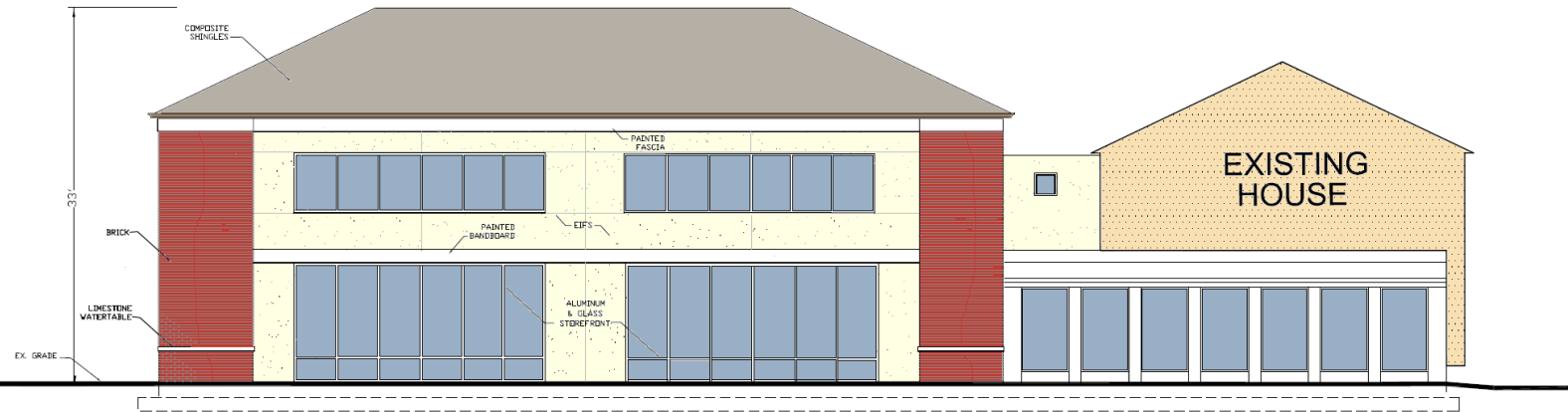
9100 Taylorsville Road
Tax Block 2289, Lot 1B
Laurent Family Limited Partnership
DB 9749 P 781

OR3 / R5A

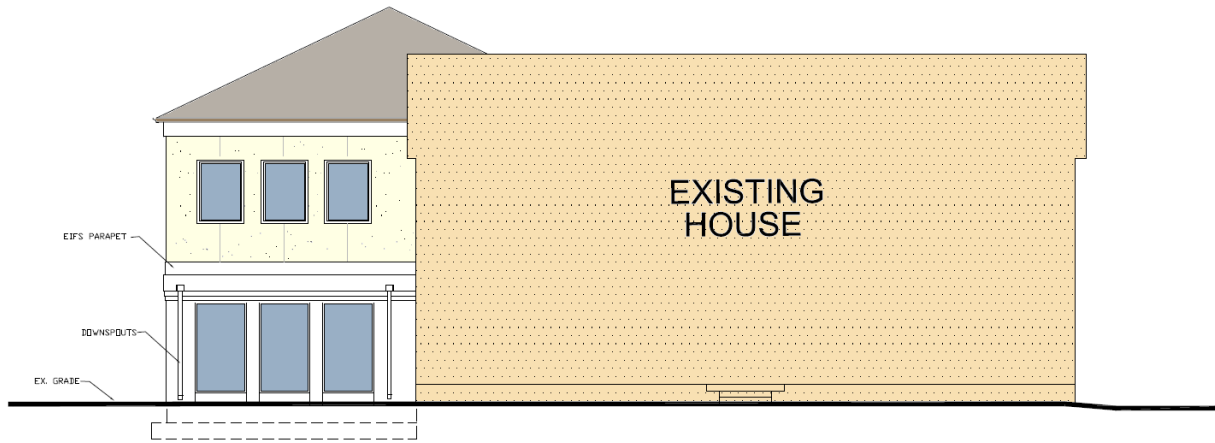
9101 Taylorsville Road
Residential Care XII LLC
DB 10285 P 396



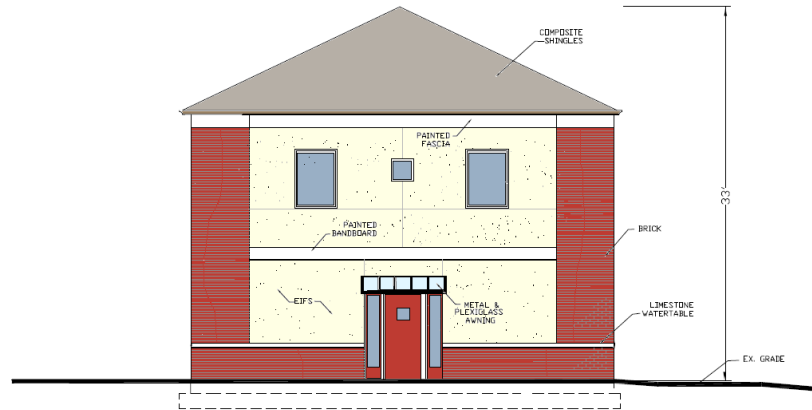
Southeast Elevation - Parking Lot



Northwest Elevation - Axminster Drive



Southwest Elevation - Taylorsville Road



Northeast Elevation



Proposed Additional Binding Elements

1) The following C-1 uses shall be prohibited:

- Automobile rental agencies with no more than 25 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel
- Automobile parking areas, public and private
- Automobile service stations with service bays for repair of no more than two vehicles (see definition of Automobile Service Station for the type of repairs permitted)
- Boarding and lodging houses
- Car washes having prior approval by the agency responsible for transportation planning
- Grocery stores, including fruit, meat, fish, and vegetable
- Ice storage houses of not more than five (5) ton capacity
- Nurseries, retail
- Pawn Shop
- Tents, air structures and other temporary structures

2) There shall be no vehicular access from the site to Axminister Drive.