

WAIVER GRANTED Case #W15558 DRC March 23, 2011

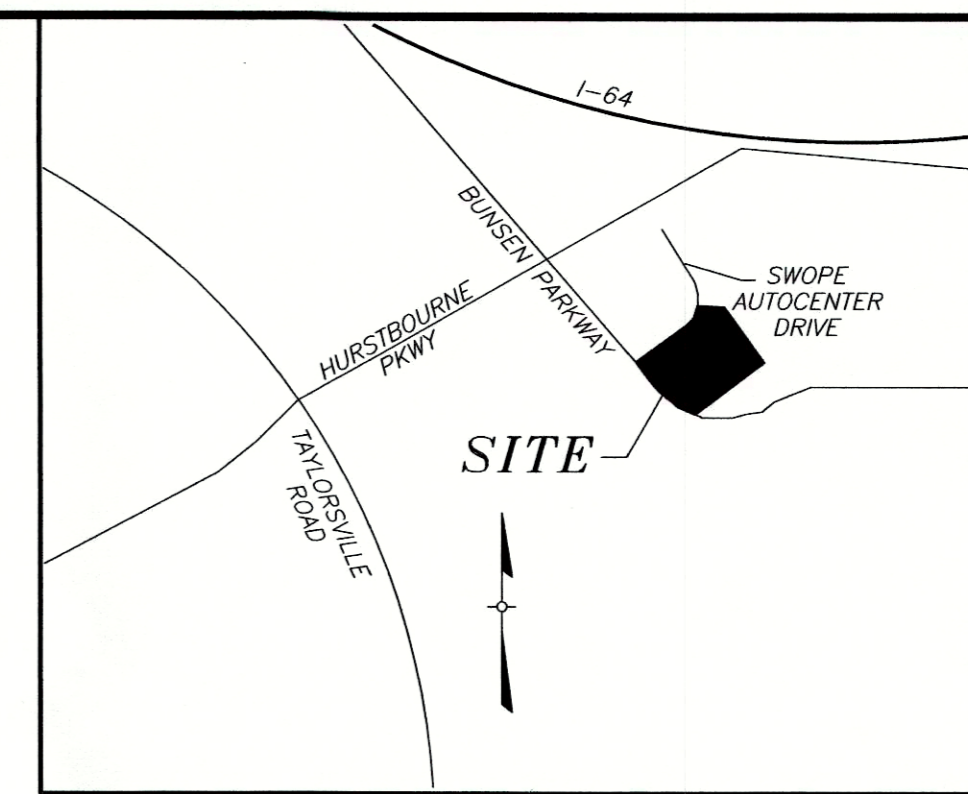
A Waiver of Section 5.9.2.A.1.b.i of the Louisville Metro Land Development Code was granted to waive providing a pedestrian access from the Bunsen Parkway public walk through the subject site's parking lot to its building entrance.

CONDITIONAL USE PERMIT REQUESTED

A Conditional Use Permit is required by Section 4.2.52 of the Louisville Metro Land Development Code for a storage yard.

MAY 14, 2012

THE ONLY REVISION TO THE SITE IS THE ADDITION OF A PROPOSED ENCLOSURE FOR THE OUTDOOR STORAGE AREA & DUMPSTER, AND THE WALK ADJACENT TO THE PROPOSED GARAGE EXTENSION.



LOCATION MAP NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	=	3.1± Ac.
EXISTING ZONING	=	C-2
FORM DISTRICT	=	SUBURBAN MARKETPLACE CORRIDOR
EXISTING USE	=	CAR DEALERSHIP
EXISTING BUILDING	=	36,658 SF
PARKING REQUIRED		
DISPLAY AREA	21,225/7000 SF MIN.	= 4 SP
DISPLAY AREA	21,225/5000 SF MIN.	= 5 SP
INTERIOR DISPLAY AREA	1/250 SF MIN.	= 19 SP
INTERIOR DISPLAY AREA	1/150 SF MAX.	= 32 SP
SERVICE AREA (30 BAYS)	2/BAY MIN.	= 60 SP
SERVICE AREA (30 BAYS)	5/BAY MAX.	= 150 SP
SERVICE EMPLOYEE		= 30 SP
SERVICE EMPLOYEE		= 30 SP
OFFICE SPACE	7220/350 SF MIN.	= 20 SP
OFFICE SPACE	7220/200 SF MAX.	= 36 SP
TOTAL PARKING REQUIRED		= 133 SP 253 SP
PARKING PROVIDED		
OUTDOOR PARKING SPACES		= 182 SP
INDOOR DISPLAY AREA		= 19 SP
SERVICE BAY		= 30 SP
TOTAL PARKING PROVIDED		= 224 SP
(HC SPACES BASED ON MIN 73 REQUIRED EMPLOYEE AND CUSTOMER PARKING SPACES)		(INCLUDES 3 HC SPACE)
V.U.A. DATA		
TOTAL VUA	=	78,779 SF
ILA REQUIRED (7.5%)	=	5,909 SF
ILA PROVIDED (7.5%)	=	6,336 SF

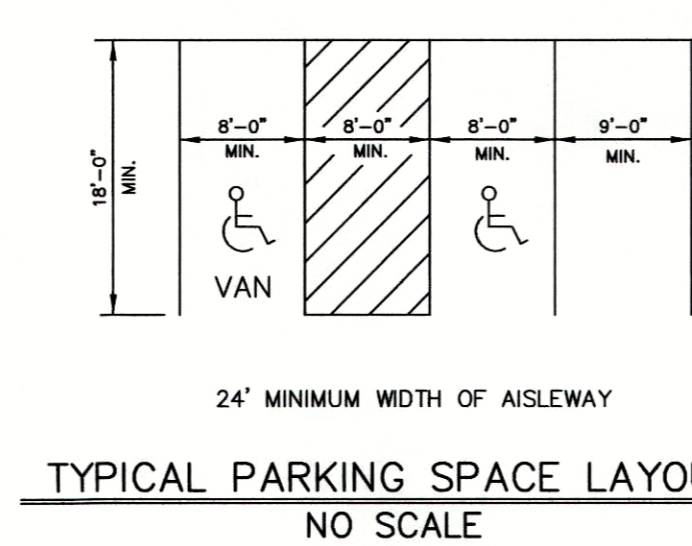
GENERAL NOTES

- Parking areas and drive lanes to be a hard and durable surface.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0063 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- All dumpsters and service structures are to be screened per Chapter 10.
- Site will be subject to MSD Regional Facilities Fee.
- Crossover Agreement has been recorded on Plat Book 37 Page 13.
- Long-term bike parking spaces are provided within the building.

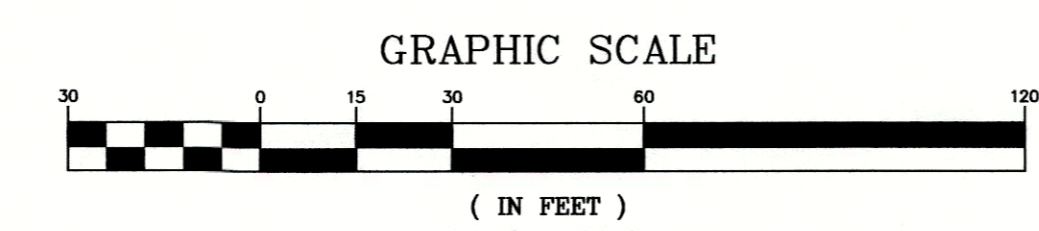
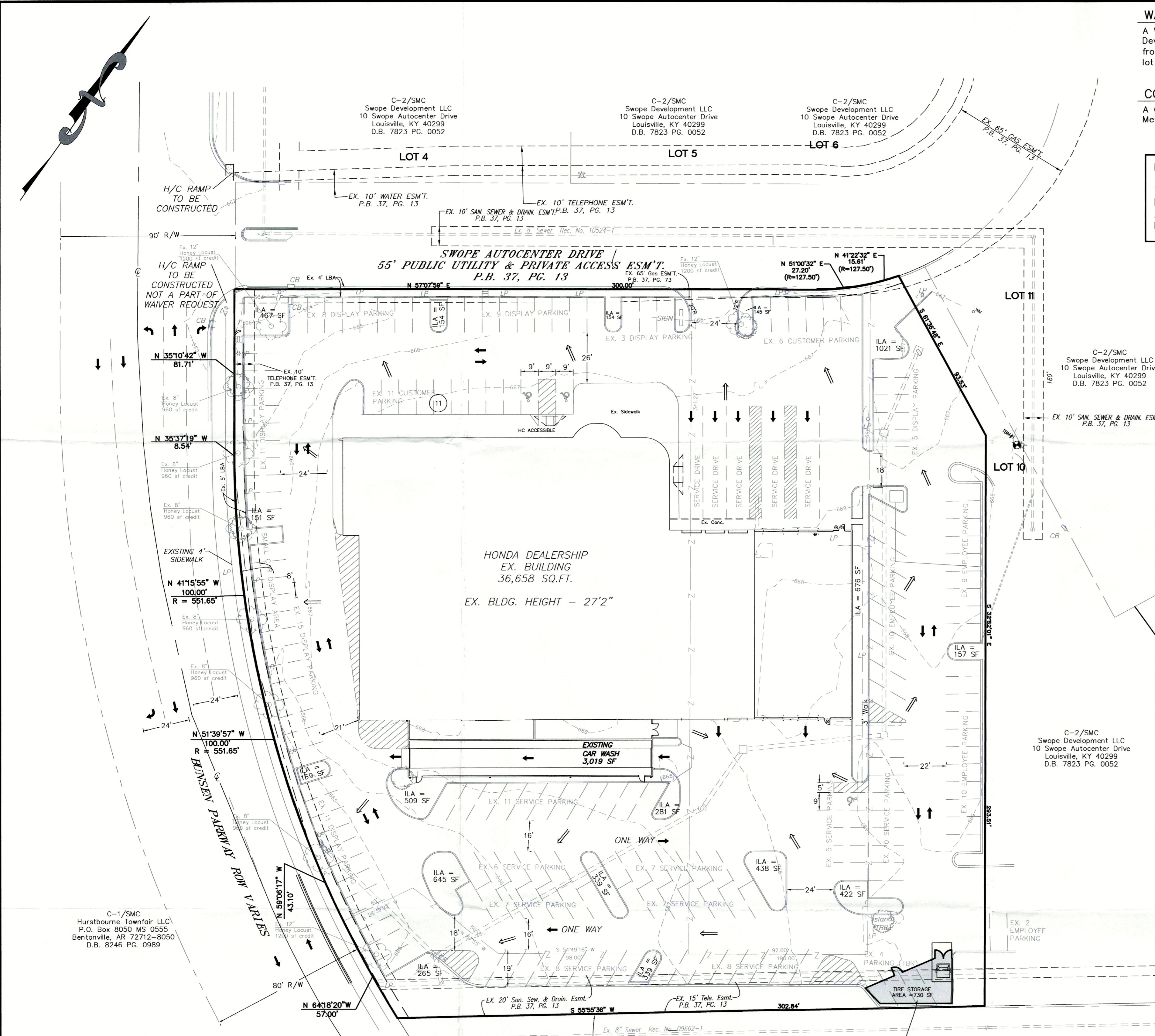
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	135,036 S.F. (CLASS C)
EXISTING TREE CANOPY	=	3.2% (4,320 S.F.)
(3-8" Type A Trees @ 960SF each)		
(2-2" Type A Trees @ 720SF each)		
EXISTING TREE CANOPY TO BE PRESERVED	=	2.0% (2,640 S.F.)
(2-8" Type A Trees @ 960SF each)		
(1-2" Type A Trees @ 720SF each)		
1/2 NEW TREE CANOPY REQUIRED 20%	=	10% (13,504 S.F.)
(Per 10.1.2.B.2)		
NEW TREE CANOPY PROVIDED	=	13.3% (18,000 S.F.)
(25 TYPE "A" TREES @ 720 SF CREDIT)		
TOTAL TREE CANOPY PROVIDED	=	14.4% (19,440 S.F.)

COUNCIL DISTRICT - 18
FIRE PROTECTION DISTRICT - JEFFERSONTOWN
RELATED CASES: #15558 #15074 #9-67-85
SITE ADDRESS: 1 SWOPE AUTOCENTER DR TAX BLOCK 2492, LOT 0007 D.B. 7910, PG. 0337
MSD WM# 5258
DOCKET #9-67-85



APPROVED RECEIVED
LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT
MAY 14 2012
DATE: 5-16-2012
BY: [Signature]



PRELIMINARY APPROVAL
Condition of Approval:
[Signature]
LOUISVILLE/JEFFERSON COUNTY METRO PLANNING & DESIGN SERVICES

OR-3/SMC Robert D. Freibert & Dianna M. Freibert 310 Oxfordshire Lane Louisville, KY 40222 D.B. 7806 PG. 0341
PRELIMINARY APPROVAL DEVELOPMENT PLAN
CONDITIONS:
BY: [Signature]
DATE: 5-16-2012
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LEGEND
 ↓ = DRAINAGE ARROWS
 UGE = EXISTING UNDERGROUND ELECTRIC
 W/M = EXISTING WATER METER
 ○ = EXISTING LIGHT POST
 ⊙ = EXISTING WATER MANHOLE

<p>NO. 1 2 3 4 5 6</p> <p>DATE 12-6-10 12-21-10 3-4-11 12-19-11 4-2-12 4-14-12</p> <p>DESCRIPTION PER AGENCY COMMENTS SIDEWALK AND CROSSWALK ADDED ADD WAIVER FOR PED ACCESS PARKING LAYOUT & DATA REVISED C.U.P. PRE-APP C.U.P. FORMERLY FILED</p>		<p>REVISIONS</p>
<p>PROJECT DATA</p> <p>FILE NAME: 10071-DDP</p> <p>DATE: 5/9/10</p> <p>CHECKED BY: KY</p>	<p>SCALE AS SHOWN</p> <p>DRAWN BY: JH</p>	<p>ENGINEER'S SEAL</p> <p>SURVEYOR'S SEAL</p>
<p>LD&D LAND DESIGN & DEVELOPMENT, INC. ENGINEERING - LAND SERVICES - LANDSCAPE ARCHITECTURE 907 HIGHWAY 278, SUITE 200, PHOENIX, AZ 85044 TEL: 602.444.2778 FAX: 602.444.2774 WEB SITE: WWW.LD-D.COM</p>		
<p>CONDITIONAL USE PERMIT & REVISED DETAILED DISTRICT DEVELOPMENT PLAN</p> <p>SWOPE HONDA OWNER/DEVELOPER SWOPE DEVELOPMENT LLC 10 SWOPE DISCOUNT AUTOCENTER DRIVE LOUISVILLE, KY 40299</p>		
<p>JOB NO. 10071</p>	<p>SHEET 1 OF 1</p>	<p>17348</p>