



# Variance Application

Louisville Metro Planning & Design Services

Case No.: 15VARIANCE1021 Intake Staff: LM

Date: 4/6/15 Fee: 475.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

## Project Information:

This is a variance from Section 5.3.1.B.5-Table 5.3.2 & 5.3.2.C.2.a of the Land Development Code, to allow as noted on plan encroachments into setback and exceed the maximum setback.

Primary Project Address: 4915 Dixie Hwy

Additional Address(es): \_\_\_\_\_

Primary Parcel ID: 10260497

Additional Parcel ID(s): \_\_\_\_\_

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Proposed Use: Grocery / Retail

Existing Use: Retail

Existing Zoning District: C-1 & C-2

Existing Form District: SMC

Deed Book(s) / Page Numbers<sup>2</sup>: 4030/517

The subject property contains +/- 8.82 acres. Number of Adjoining Property Owners: 40

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*<sup>1</sup>  Yes  No

If yes, please list the docket/case numbers:

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

**Contact Information:**

**Owner:**  Check if primary contact

**Applicant:**  Check if primary contact

Name: \_\_\_\_\_

Name: Todd Metzmeier

Company: Dixie Associates

Company: The Kroger Company

Address: PO Box 6706

Address: 1600 Ormsby Station Road

City: Louisville State: KY Zip: 40206

City: Louisville State: KY Zip: 40223

Primary Phone: \_\_\_\_\_

Primary Phone: 502 423-4934

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: todd.metzmeier@kroger.com

**Owner Signature (required):** Todd Metzmeier

**Attorney:**  Check if primary contact

**Plan prepared by:**  Check if primary contact

Name: \_\_\_\_\_

Name: John Campbell

Company: \_\_\_\_\_

Company: Heritage Engineering, LLC.

Address: \_\_\_\_\_

Address: 642 South 4th Street, Suite 100

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: Louisville State: KY Zip: 40202

Primary Phone: \_\_\_\_\_

Primary Phone: 502 562-1412

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: jcampbell@heritageeng.com

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DESIGN SERVICES

**Certification Statement:** A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, TODD METZMEIER, in my capacity as REAL ESTATE MANAGER hereby  
*representative/authorized agent/other*

certify that DIXIE ASSOCIATES is (are) the owner(s) of the property which  
*name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Todd Metzmeier Date: 3-30-2015

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

15VARLANLE1021

**Variance Justification:**

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

See letter of explanation included with submittal.

2. Explain how the variance will not alter the essential character of the general vicinity.

See letter of explanation included with submittal.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

See letter of explanation included with submittal.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

See letter of explanation included with submittal.

*Additional consideration:*

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

See letter of explanation included with submittal.

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2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

See letter of explanation included with submittal.

3. Are the circumstances are the result of actions of the applicant taken subsequent to the adoption of the regulation which relief is sought?

See letter of explanation included with submittal.

15VARIANCE 1021

# HERITAGE ENGINEERING, LLC

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April 6, 2015

Planning and Design Services  
Metro Government  
444 South Fourth Street  
Louisville, Kentucky 40202

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PLANNING &  
DESIGN SERVICES

**Re: Variance Request – Letter of Explanation**

Dear Staff:

On behalf of the Kroger Company we are submitting the attached variance request for a proposed Kroger Marketplace Grocery with Fuel Center on an 8.82 acre parcel located at 4913 Dixie Hwy.

Site improvements include demolition of a vacant former K-Mart Department Store and Auto Service Center with new construction of a modern Kroger Marketplace Grocery with Fuel Center. Construction of the grocery is subject to approval of variances from Chapter 5, Part 3, Sections 5.3.1.B.5, Table 5.3.2 and Section 5.3.2.C.2.a of the Land Development Code. The requested variances will allow the proposed structure (Kroger Marketplace Grocery) to be located within the non-residential to residential setback as noted on the plan with variance request #1 and #2. In addition a variance is also requested to allow a greater maximum setback than permitted per code as noted in variance request #3. Landscape plantings will be provided to comply with code.

Justifications for the requested variances are:

- The requested variance will not adversely affect the public health, safety or welfare because granting of the variance will allow for reconstruction of a vacant K-Mart Department Store into a clean and modern grocery with fuel center to be operated by Kroger, a recognized grocery chain that will both operate and maintain the property to ensure the use is a community asset.
- The variance requested will not alter the essential character of the general vicinity as the proposed building encroachments and setback will be compatible with nearby businesses while implementing the high standards of design associated with the Kroger grocery chain. In addition to being an anchor use for the nearby community, the property will be enhanced with landscape plantings as required for the subject property.
- Granting of the variance will not cause a hazard or a nuisance to the public as the proposed Kroger Marketplace grocery will update a currently vacant former K-Mart building while enhancing Dixie Highway with a modern, clean and well maintained facility and providing a service to grocery customers within the community.

642 S. 4<sup>TH</sup> STREET, SUITE 100  
LOUISVILLE, KENTUCKY 40202  
PHONE: 502-562-1412 FAX: 502-562-1413

603 N. SHORE DR., UNIT 204  
JEFFERSONVILLE, INDIANA 47130  
PHONE: 812-280-8201 FAX: 812-280-8281

ISVARIAN LE1021

# HERITAGE ENGINEERING, LLC

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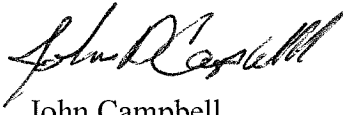
- The development as proposed with the requested variance will not allow for an unreasonable circumvention of the zoning regulations as it will allow for the property to be rebuilt with a modern new facility that would otherwise not occur with the existing facility operating in the same manor with similar setbacks and encroachments at the former K-Mart building.

In addition to the justification as defined, please also take into consideration:

- The subject property is impacted by special circumstances such as the rebuilt center being similar in location and sizing of the former K-Mart building with similar encroachments as the existing K-Mart that was constructed prior to adoption of the current Land Development Code.
- Strict application of the provisions would limit the reuse of the property and not allow for a modern Kroger Marketplace Grocery to be constructed.
- The proposed redevelopment of the property and need for the variance is not a result of actions taken by the applicant as the existing property was developed prior to the adoption of the Land Development Code and limits potential reuse of the property to a community serving establishment.

Thank you for your consideration; please advise us immediately if any additional information is needed.

Sincerely,



John Campbell

Encl. Application  
Category 3 Development Plan

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APR 06 2015

ENGINEERING &  
DESIGN SERVICES



# General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 1506PLAN1050 Intake Staff: DM

Date: 4/6/15 Fee: 160,-

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

## Project Information:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 10.2.4.A & 10.2.10

*A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.*

Explanation of Waiver: Waiver to reduce the 35' Property Perimeter and 15' VUA Landscape Buffers Areas to allow the existing parking and drive aisle to remain within 5' of the existing property line.

Primary Project Address: 4913 Dixie Hwy

Additional Address(es): \_\_\_\_\_

Primary Parcel ID: 10260497

Additional Parcel ID(s): \_\_\_\_\_

Proposed Use: Grocery / Retail Existing Use: Retail

Existing Zoning District: C-1 & C-2 Existing Form District: SMC

Deed Book(s) / Page Numbers<sup>2</sup>: 4030/517

The subject property contains +/- 8.82 acres. Number of Adjoining Property Owners: 40

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*<sup>1</sup>  Yes  No

If yes, please list the docket/case numbers:

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

**Contact Information:**

Owner:  Check if primary contact

Applicant:  Check if primary contact

Name: \_\_\_\_\_

Name: Todd Metzmeier

Company: Dixie Associates

Company: The Kroger Company

Address: PO Box 6706

Address: 1600 Ormsby Station Road

City: Louisville State: KY Zip: 40206

City: Louisville State: KY Zip: 40223

Primary Phone: \_\_\_\_\_

Primary Phone: 502 423-4934

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: todd.metzmeier@kroger.com

Owner Signature (required): Todd Metzmeier

Attorney:  Check if primary contact

Plan prepared by:  Check if primary contact

Name: \_\_\_\_\_

Name: John Campbell

Company: \_\_\_\_\_

Company: Heritage Engineering, LLC.

Address: \_\_\_\_\_

Address: 642 South 4th Street, Suite 100

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: Louisville State: KY Zip: 40202

Primary Phone: \_\_\_\_\_

Primary Phone: 502 562-1412

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: jcampbell@heritageeng.com

**Certification Statement:** A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, TODD METZMEIER, in my capacity as REAL ESTATE MGR., hereby  
*representative/authorized agent/other*

certify that DIXIE ASSOCIATES is (are) the owner(s) of the property which  
*name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Todd Metzmeier Date: 3-30-2015

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

15 DEUPLAN1050

**General Waiver Justification:**

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

**1. Will the waiver adversely affect adjacent property owners?**

See letter of explanation included with submittal.

**2. Will the waiver violate the Comprehensive Plan?**

See letter of explanation included with submittal.

**3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?**

See letter of explanation included with submittal.

**4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?**

See letter of explanation included with submittal.

15 DEWPLAN/050



# HERITAGE ENGINEERING, LLC

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April 6, 2015

Planning and Design Services  
Metro Government  
444 South Fourth Street  
Louisville, Kentucky 40202

**Re: Waiver Request – Letter of Explanation**

Dear Staff:

On behalf of the Kroger Company we are submitting the attached variance request for a proposed Kroger Marketplace Grocery with Fuel Center on an 8.82 acre parcel located at 4915 Dixie Hwy.

Site improvements include demolition of a vacant former K-Mart Department Store and Auto Service Center with new construction of a modern Kroger Marketplace Grocery with Fuel Center. Construction of the grocery is subject to a waiver request from Chapter 10, Part 2, Section 10.2.4.A and 10.2.10 of the Land Development Code.

The requested waivers will allow the existing vehicle maneuvering areas to be located as currently constructed within the 35-ft Property Perimeter Landscape Buffer Area and the 15-ft Vehicle Use Area Landscape Buffer Area.

Justifications for the requested waivers are:

- The requested waivers will not adversely affect adjacent property owners because granting of the waiver will allow for reconstruction of a vacant former K-Mart Department Store into a clean and modern grocery with vehicle maneuvering occurring within the area of existing pavement that already encroaches into the existing Landscape Buffer Areas.
- The waiver requested will not violate the Comprehensive Plan as it will not alter the essential character of the general vicinity as the proposed building will be compatible with nearby businesses while implementing the high standards of design associated with the Kroger grocery chain. In addition to being an anchor use for the nearby community who will use the proposed Kroger Marketplace Grocery, the property will be enhanced with landscape plantings as required for the subject property.
- Granting of the waiver is the minimum necessary to afford relief to the applicant as the existing pavement encroachment will still allow for the property to be enhanced with landscape planting as required for the subject property while improving a currently outdated and vacant former K-Mart Department Store with modern retail enhancements to the Dixie Highway corridor with a clean and well maintained facility.

642 S. 4<sup>TH</sup> STREET, SUITE 100  
LOUISVILLE, KENTUCKY 40202  
PHONE: 502-562-1412 FAX: 502-562-1413

603 N. SHORE DR., UNIT 204  
JEFFERSONVILLE, INDIANA 47130  
PHONE: 812-280-8201 FAX: 812-280-8281

15 DECEMBER 2015

# HERITAGE ENGINEERING, LLC

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- The development as proposed with the requested waivers will allow for the property to be rebuilt with a modern new facility that would otherwise not occur due to the existing layout of the property and limited uses that could occur on the subject property. In addition strict application of the provisions would limit the reuse of the property and not allow for a modern Kroger Marketplace grocery to be constructed.

Thank you for your consideration; please advise us immediately if any additional information is needed.

Sincerely,



John Campbell

Encl. Application  
Category 3 Development Plan

# HERITAGE ENGINEERING, LLC

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June 4, 2015

Planning and Design Services  
Metro Government  
444 South Fourth Street  
Louisville, Kentucky 40202

## **Re: Waiver Request – Letter of Explanation**

Dear Staff:

On behalf of the Kroger Company Louisville Division we are submitting the attached waiver request for a proposed Kroger Marketplace Grocery with Fuel Center on an 8.82 acre parcel located at 4913 Dixie Hwy.

Site improvements include demolition of a vacant former K-Mart Department Store and Auto Service Center with new construction of a modern Kroger Marketplace Grocery with Fuel Center. Construction of the grocery is subject to a waiver request from Chapter 5, Part 5 - Section 2.B.1.a of the Land Development Code.

The requested waivers will maintain the existing parking lot configuration between the commercial uses.

Justifications for the requested waiver:

- The requested waiver will not adversely affect adjacent property owners because granting of the waiver will allow the existing site separation to remain as it exists today. In addition to maintaining the existing site separation, a secondary indirect access is already provided from Brick Kiln Lane which serves the small neighborhood located directly behind the existing shopping center.
- The waiver requested will not violate the Comprehensive Plan as it will not alter the essential character of the general vicinity as the proposed site design will be compatible with nearby businesses while implementing the high standards of design associated with the Kroger grocery chain. In addition to being an anchor use for the nearby community, the proposed Kroger Marketplace Grocery will enhance pedestrian uses along the corridor by enlarging the sidewalk along Dixie Highway and providing a new TARC stop.
- Granting of the waiver is the minimum necessary to afford relief to the applicant by allowing this existing condition to remain which will still allow for the property to be enhanced with a landscape planting buffer between the uses while allowing for the secondary indirect access to existing from Brick Kiln Lane.

642 S. 4<sup>TH</sup> STREET, SUITE 100  
LOUISVILLE, KENTUCKY 40202  
PHONE: 502-562-1412 FAX: 502-562-1413

603 N. SHORE DR., UNIT 204  
JEFFERSONVILLE, INDIANA 47130  
PHONE: 812-280-8201 FAX: 812-280-8281

# HERITAGE ENGINEERING, LLC

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- The development as proposed with the requested waiver will allow for the property to be rebuilt with a modern new facility that would otherwise may not occur if this connection is required.

Thank you for your consideration; please advise us immediately if any additional information is needed.

Sincerely,



John D. Campbell



# Category 3 Plan Application

Louisville Metro Planning & Design Services

Case No.: BDEVPLAN1050 Intake Staff: LM  
Date: 4/6/15 Fee: \_\_\_\_\_

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

### Project Information:

Project Description (e.g., retail center and office development, etc.):

Retail Center/Redevelopment

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Project Name:

Kroger L-785 Dixie

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Primary Project Address:

4915 Dixie Hwy

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Additional Address(es):

Primary Parcel ID:

10260497

Additional Parcel ID(s):

# of Residential Units:

N/A

Commercial Square Footage:

182,893 SF

Proposed Use:

Grocery / Retail

Existing Use:

Retail

Existing Zoning District:

C-1 & C-2

Existing Form District:

SMC

Deed Book(s) / Page Numbers<sup>2</sup>:

4030/517

The subject property contains +/- 8.82 acres.

Number of Adjoining Property Owners: 40

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*<sup>1</sup>  Yes  No

If yes, please list the docket/case numbers:

Docket/Case #: \_\_\_\_\_

Docket/Case #: \_\_\_\_\_

Docket/Case #: \_\_\_\_\_

Docket/Case #: \_\_\_\_\_

**Contact Information:**

Owner:  Check if primary contact

Applicant:  Check if primary contact

Name: \_\_\_\_\_

Name: Todd Metzmeier

Company: Dixie Associates

Company: The Kroger Company

Address: PO Box 6706

Address: 1600 Ormsby Station Road

City: Louisville State: KY Zip: 40206

City: Louisville State: KY Zip: 40223

Primary Phone: \_\_\_\_\_

Primary Phone: 502 423-4934

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: todd.metzmeier@kroger.com

Owner Signature (required): Todd Metzmeier

Attorney:  Check if primary contact

Plan prepared by:  Check if primary contact

Name: \_\_\_\_\_

Name: John Campbell

Company: \_\_\_\_\_

Company: Heritage Engineering, LLC.

Address: \_\_\_\_\_

Address: 642 South 4th Street, Suite 100

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

City: Louisville State: KY Zip: 40202

Primary Phone: \_\_\_\_\_

Primary Phone: 502 562-1412

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: jcampbell@heritageeng.com

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**Certification Statement:** A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, TODD METZMEIER, in my capacity as REAL ESTATE MANAGER hereby representative/authorized agent/other

certify that DIXIE ASSOCIATES is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Todd Metzmeier Date: 3-30-2015

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

15DEWPLAN1050

# HERITAGE ENGINEERING, LLC

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April 6, 2015

Planning and Design Services  
Metro Government  
444 South Fourth Street  
Louisville, Kentucky 40202

**Re: Category 3 Development Plan – Letter of Explanation**

Dear Staff:

On behalf of the Kroger Company we are submitting the attached Category 3 Development Plan for a proposed Kroger Marketplace Grocery with Fuel Center on an 8.82 acre parcel located at 4913 Dixie Hwy.

Site improvements include demolition of a vacant former K-Mart Department Store and Auto Service Center with new construction of a modern Kroger Marketplace Grocery with Fuel Center. Construction of the grocery is subject to approval of variances from Chapter 5, Part 3, Sections 5.3.1.B.5, Table 5.3.2 and Section 5.3.2.C.2.a of the Land Development Code. As well as approval of waiver requests from Chapter 10, Part 2, Sections 10.2.4.A and 10.2.10 of the Land Development Code.

Thank you for your consideration; please advise us immediately if any additional information is needed.

Sincerely,



John Campbell

Encl. Application  
Category 3 Development Plan

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APR 06 2015

PLANNING &  
DESIGN SERVICES



# Land Development Report

December 30, 2014 11:12 AM

About LDC

## Location

Parcel ID: 102604970000  
Parcel LRSN: 8104346  
 Address: MULTIPLE ADDRESSES

## Zoning

Zoning: C1, C2  
Form District: SUBURBAN MARKETPLACE CORRIDOR  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
 Proposed Subdivision Docket #: NONE  
Current Subdivision Name: NONE  
 Plat Book - Page: NONE  
Related Cases: NONE

## Special Review Districts

Overlay District: NO  
Historic Preservation District: NONE  
 National Register District: NONE  
Urban Renewal: NO  
Enterprise Zone: NO  
 System Development District: NO  
 Historic Site: NO

## Environmental Constraints

Flood Prone Area  
FEMA Floodplain Review Zone: NO  
FEMA Floodway Review Zone: NO  
Floodplain Ordinance Review Zone: NO  
Conveyance Zone Review Zone: NO  
FEMA FIRM Panel: 21111C0072E  
Protected Waterways  
 Potential Wetland (Hydric Soil): NO  
 Streams (Approximate): NO  
 Surface Water (Approximate): NO  
Slopes & Soils  
Potential Steep Slope: NO  
 Unstable Soil: NO  
Geology  
Karst Terrain: NO

## Sewer & Drainage

MSD Property Service Connection: YES  
 Sewer Recapture Fee Area: NO  
 Drainage Credit Program: MS4 (outside of incentive area)

## Services

Municipality: LOUISVILLE  
 Council District: 3  
 Fire Protection District: PLEASURE RIDGE PARK  
 Urban Service District: NO

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