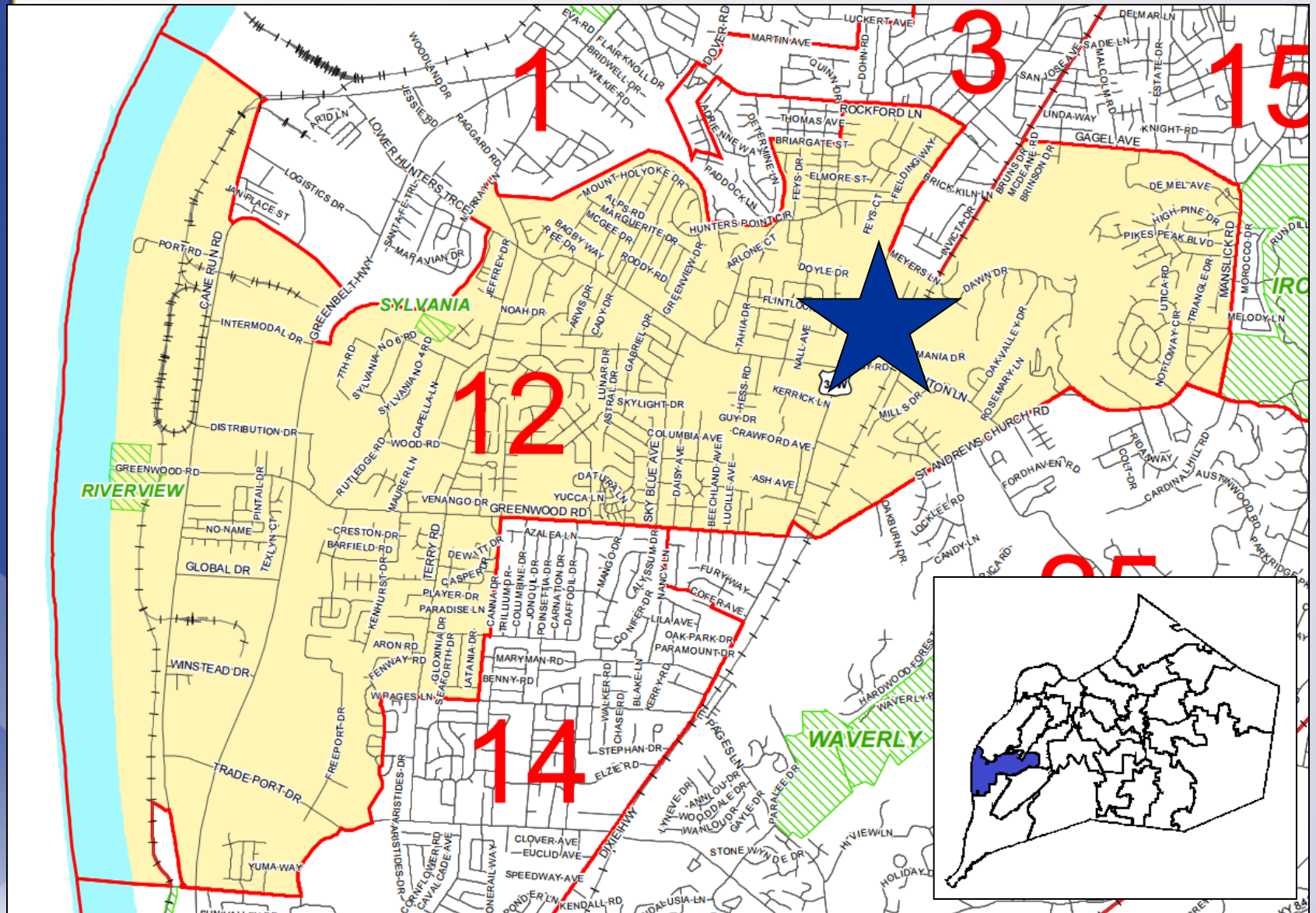


18ZONE1027

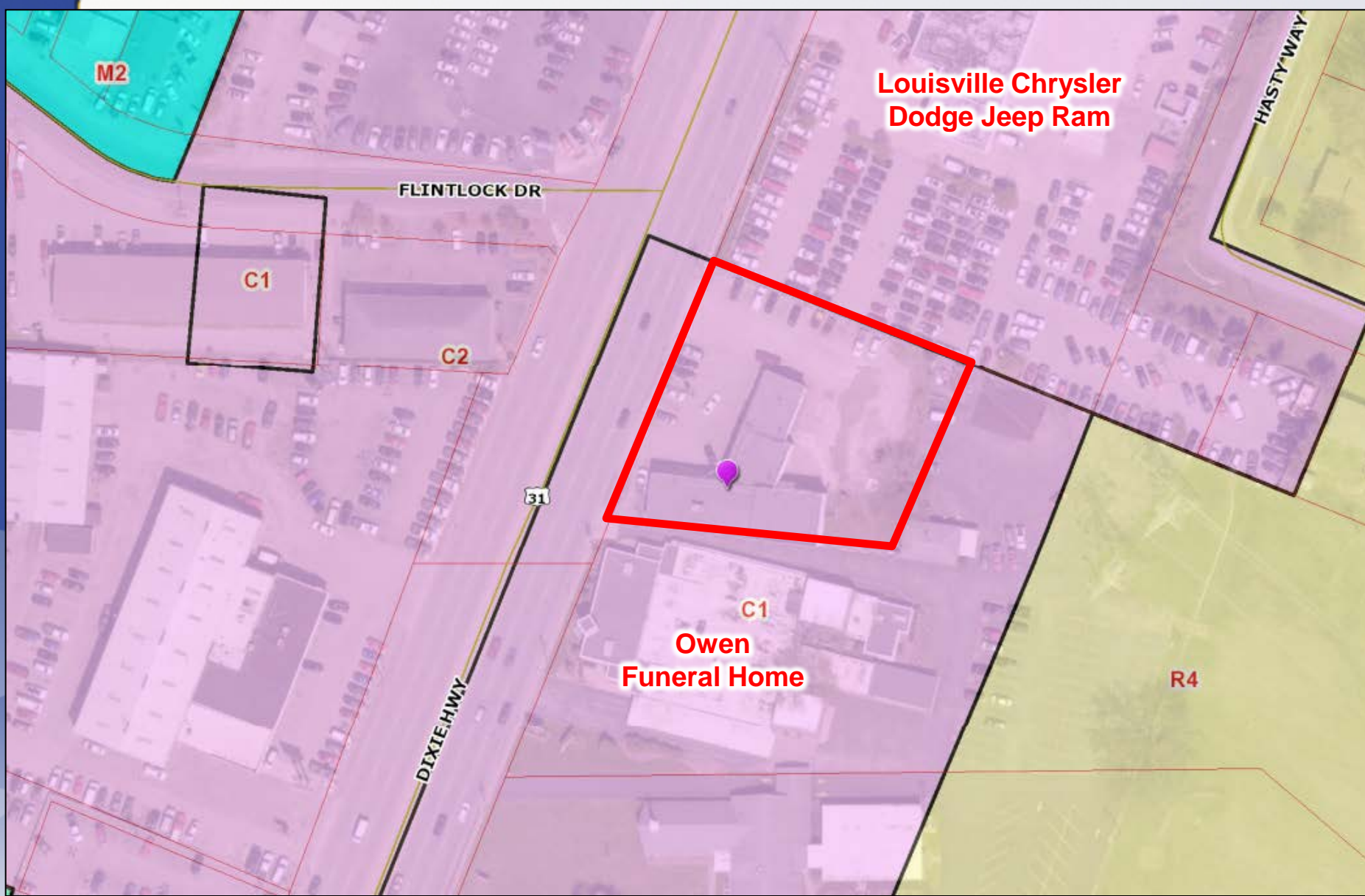
CDRJ OF LOUISVILLE



Planning, Zoning & Annexation Committee
September 18, 2018



5315 Dixie Highway
 District 12 - Rick Blackwell



**Louisville Chrysler
Dodge Jeep Ram**

FLINTLOCK DR

HASTY WAY

C1

C2

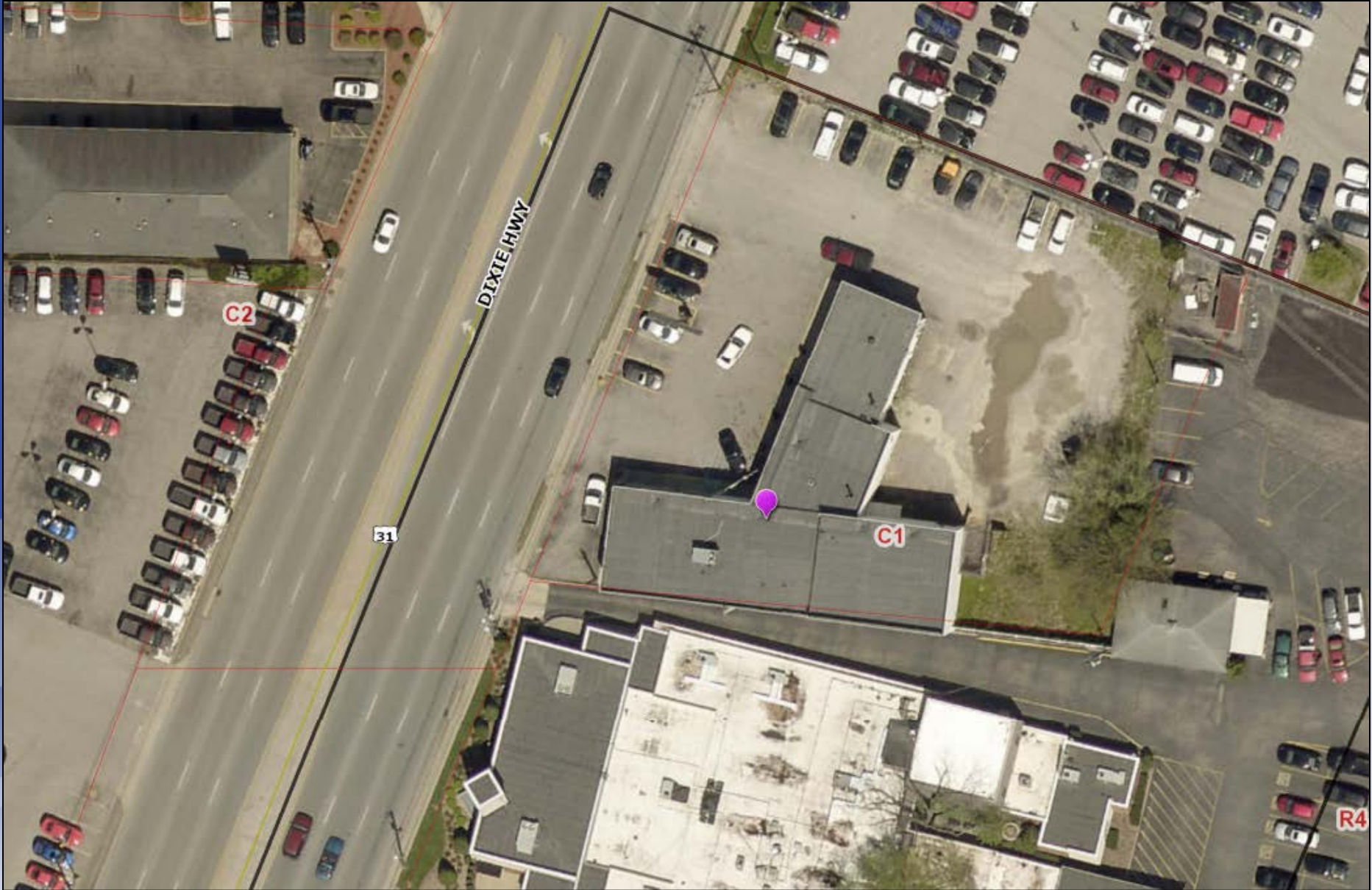
31

C1

**Owen
Funeral Home**

R4

DIXIE HWY



Requests

- Change in zoning from C-1 Commercial to C-2 Commercial on 0.78 acre
- Detailed District Development Plan

Case Summary

- Expansion of an existing automobile dealership for auto detailing
- Improvements include the removal of exiting portions of current structure and the installation and improvement to parking and vehicle sales/display area
- Existing curb-cuts will be removed and sidewalks installed.

Subject Site



Subject Site



ENGINE PREAPPLICATION PLAN - COUR OF LOUISVILLE.dwg PLOT DATE: June 12, 2018 - 3:30pm

FLINTLOCK DRIVE
RW VARIES

C-2 (SMCFD)
3B BUILDER, LLC.
5307 GALAXIE DR
LOUISVILLE, KY 40258
DB 10520, PG 23

DIXIE HIGHWAY
RW VARIES
(MAJOR ARTERIAL)

10'x10' MSD EASEMENT
DB: 4405 PG. 243

EX. CURB CUT TER.
CURB AND SIDEWALK
TO BE INSTALLED IN ITS
PLACE.

EX. CURB CUT TER.
CURB AND SIDEWALK
TO BE INSTALLED IN ITS
PLACE.

±106'

±53'

PR. 4' SIDEWALK
TO MATCH EX.

PR. 4' SIDEWALK
TO MATCH EX.

FREE STANDING SIGN
MAX. 24' HT. & 100 SF

BLD. DEMO.

BLD. DEMO.

EX. BUILDING
2,925 SF

AREA TO BE LANDSCAPED

EX. BUILDING

EX. BUILDING

PR. CROSSOVER AGREEMENT

N69°15'30"W

C-2 (SMCFD)
JAMES MAGUIRE
1000 CHRYSLER DR
AUBURN HILLS, MI 48326
DB 5545 PG 551

ALL MARKED SPACES
TO BE UTILIZED AS OUTDOOR
DISPLAY AREA

200' LOUISVILLE GAS & ELECTRIC
HIGH TOWER LINES
DB: 5198 PG. 306
DB: 4104 PG. 63
DB: 5426 PG. 510
DB: 1828 PG. 462

N20°44'30"E

S84°15'30"E

207.50

146.41

200.00

200.00

BLD. SETBACK

C-1 (SMCFD)
OWEN FAMILY LTD. PTR.
5317 DIXIE HWY
LOUISVILLE, KY 40216
DB 6977, PG 106

Public Meetings

- Neighborhood Meeting on 5/10/2018
 - Conducted by the applicant, 1 person attended the meeting
- LD&T meeting on 7/12/2018
- Planning Commission public hearing on 8/2/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from C-1 to C-2 with a vote of 5-0 (four members were not present).