

Silverhawk Trucking
5102 E. Indian Trail
Change in Zoning from C-1 to M-2
18ZONE1065

Presented by:

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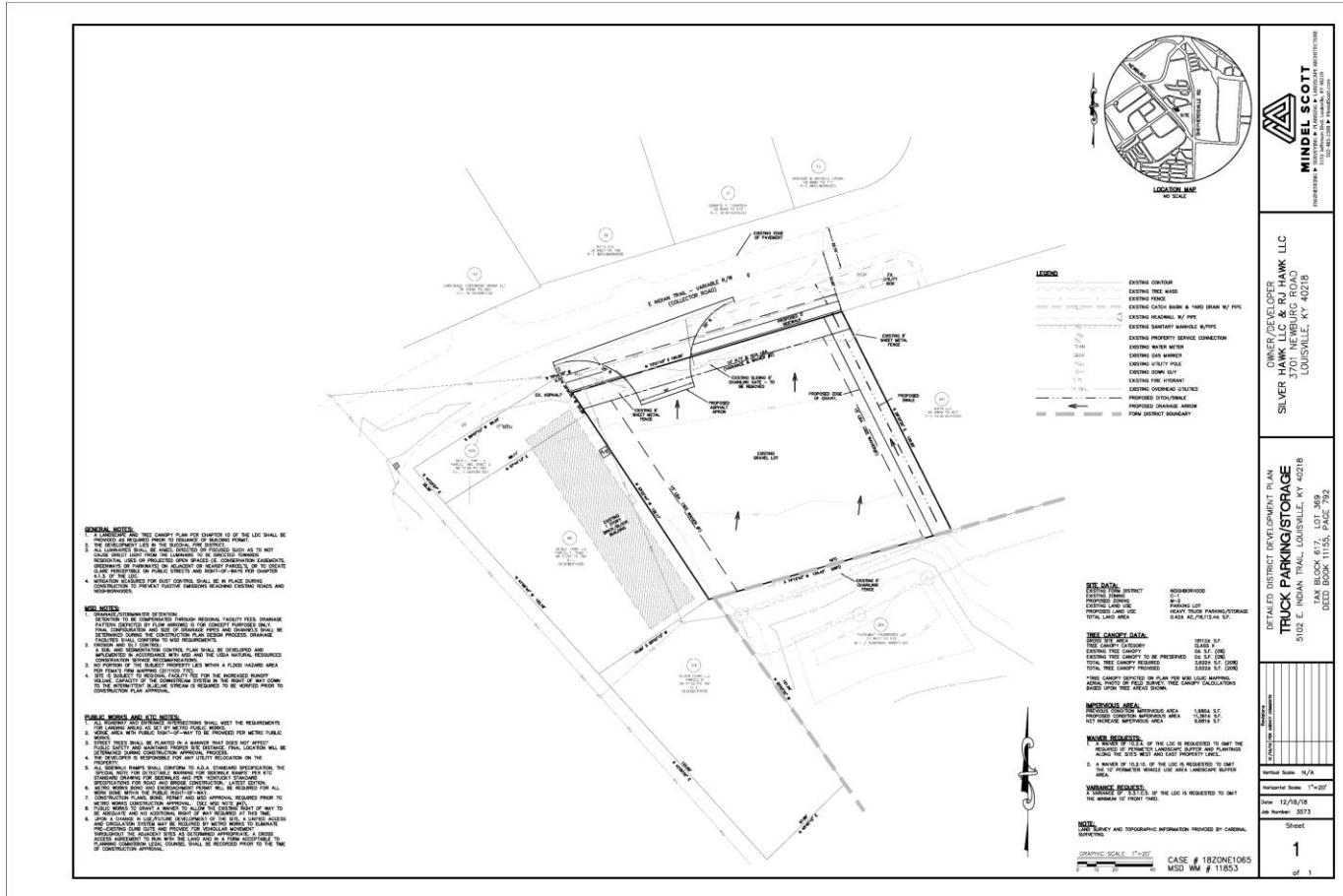
5151 Jefferson Boulevard

Louisville, KY 40219

Request change in Zoning from C-1 to M-2

- Application requests from C-1 to M-2 in an existing gravel parking area for a trucking company.
- Site is located on East Indian Trail between Newburg and Shepherdsville Road. Near the industrial area surrounding GE.
- The site has served as a Parking area for many years
- The proposed use is for a small trucking business to park its trucks when they are not on the road.
- It is in the Neighborhood Form District but immediate adjacent to M-1 zoning and Suburban Workplace to the South.

Site Plan for the Parking facility



Site Plan

- Shows the existing conditions at the site-a large gravel parking lot
- The applicant applied for a permit in Summer of 2018 to enclosed it with a perimeter fence and place gravel on it.
- The existing new fence will remain. This and the conditions surrounding it require the variance and landscape waivers from the LDC.
- A sidewalk is proposed out front per the LDC.

View of Site from across Indian Trail-the entrance will be improved and paved.



View looking south down Indian Trail

Newburg Road one lot away (4 lanes/divided)



Aerial view of the site



View looking north on Indian Trail towards Shepherdsville Road



View looking north from Newburg Road



Another view of site from the road.
A sidewalk would be added



The car lot across the street on the northeast corner of E. Indian Trail and Newburg Rd



Houses across the street on E. Indian Trail.
Both of these residents signed letter not opposing the rezoning



Land use to the North-Liquor Store



M1 use to the immediate south/rear
of the site



Rear of the Site from M-1 Parking lot

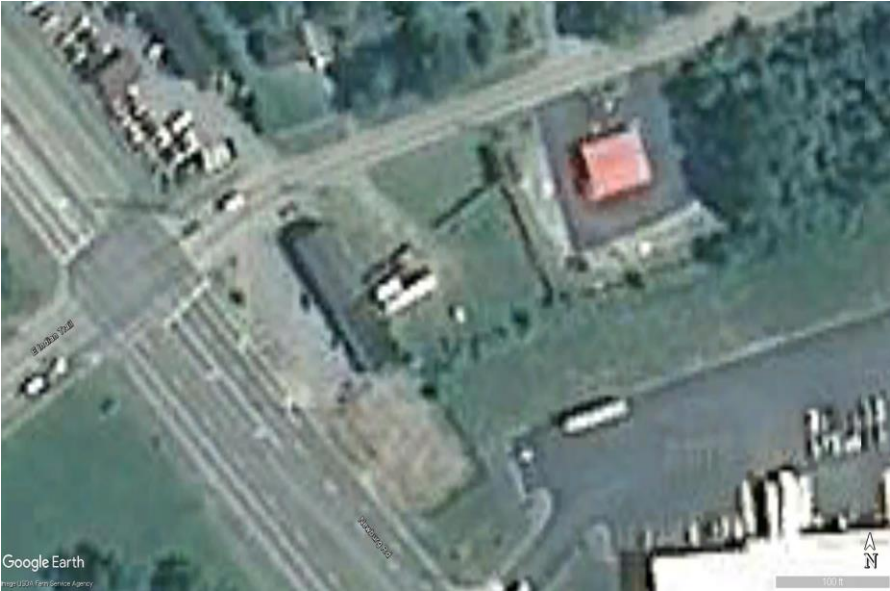


Waivers and Variances needed

- Variance of the front yard set back under LDC 5.3.1.C.5 to allow vehicle use in this area. (It is behind the 8 foot fence)
- Waiver 1- A waiver of LDC 10.2.4 to omit the 15 foot perimeter buffer and planting on the east and west property lines. This is because of existing conditions and the presence of the fence on the east and building on the west. (Nothing to buffer)
- Waiver 2- A waiver of LDC 10.2.10 to omit the 10 perimeter VUA landscaping area. This for the existing conditions and the fence provides visual buffer.

Google earth photos showing the layout of parking on part of the site including trailers since 2010

Aerial 2010



Aerial 2016



Lojic aerial form 1997-Oldest available shows use of the site of parking.

LOJIC Online

<https://apps.lojic.org/lojiconline>



LOJIC Aerial 2012 Tractor trailers present

LOJIC Online

<https://apps.lojic.org/lojiconline/>

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Growing Needs of Louisville, KY



LOJIC Aerial 2016 vehicles and trailers present

LOJIC Online

<https://apps.lojic.org/lojiconline/>



Summary

- The request is appropriate because the existing zoning classification is inappropriate and the proposed classification is appropriate.
- No discernable changes to the area occur by this rezoning. The use of parking is longstanding-the new fencing is an improvement visually and for security.
- Revitalizing the area by keeping a business operating and the land secure in an Enterprise zone
- The site is small (.4 acres) which would not permitted larger M-2 uses to be constructed on the site.
- Request rezoning from C-1 to M-2 for trucking parking for a small trucking company with proposed additional binding elements.

Additional Binding Elements proposed Per request at LD&T

- 7. The hours of operation of the site will be from 7 am to 7 pm. No trucks will enter or exit property outside of these hours.
- 8. No overnight idling of trucks permitted on site.
- 9. Each individual trailer may not be stored on the property for longer than 10 consecutive days.
- 10. No hazardous materials will be hauled or stored in the tractor trailer or on site.
- 11. The use shall be limited to tractor trailer parking and storage as proposed at the April 4, 2019 Planning Commission meeting.
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