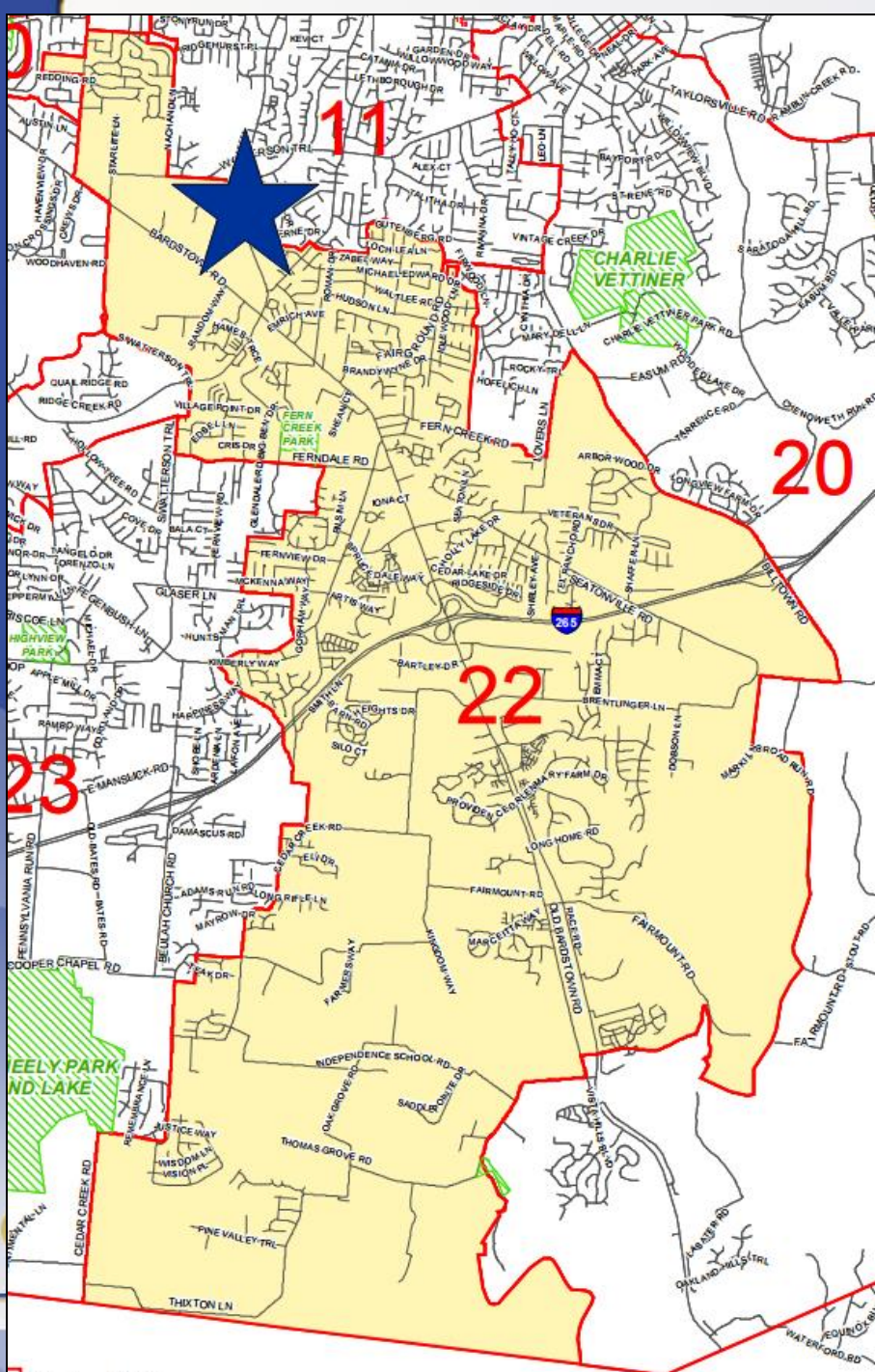


15ZONE1017

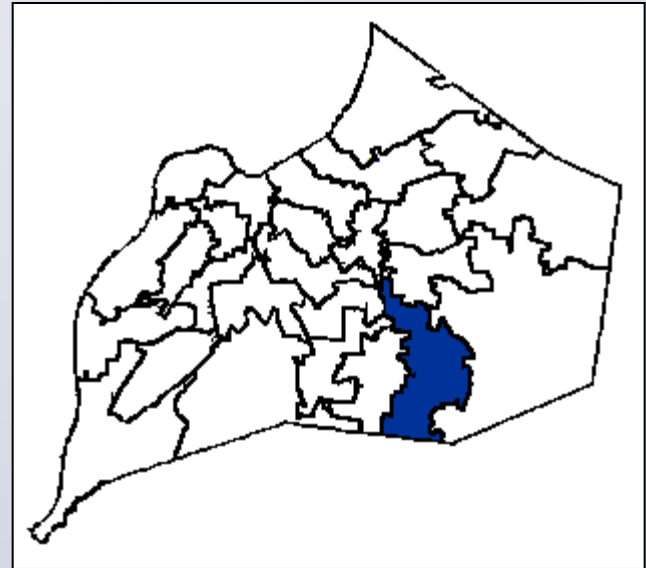
Gordon's Motor Sports



Planning/Zoning, Land Design & Development
February 16, 2016



**4901 S. Hurstbourne Parkway
District 22 - Robin Engel**



Request(s)

- Change in zoning from R-4 to C-2
- Variance #1: Variance from Chapter 5.3.1.C.5, Table 5.3.2 of the Land Development Code to allow the building to exceed the 80' maximum front yard setback
- Parking Waiver to reduce the minimum required amount of parking from 29 spaces to 9 spaces
- Detailed District Development Plan

Case Summary / Background

- R-4 to C-2 to construct a 10,900 SF mixed use building
- Lot on the east side of Hurstbourne Parkway in area of residential uses
- Proposed use will consist of interior and outdoor display spaces for auto sales and a second floor residential component
- Entirety of the surrounding area is R-4 single family residential within the Neighborhood Form District
- Directly to the north of the site, a CUP was granted for an assisted living facility
- To the south, the Down Syndrome of Louisville, Inc. building has been located on a residentially zoned property
- Applicant is requesting a parking waiver to reduce the required number of parking spaces from 29 to 9
- There are forty display spaces proposed on the site

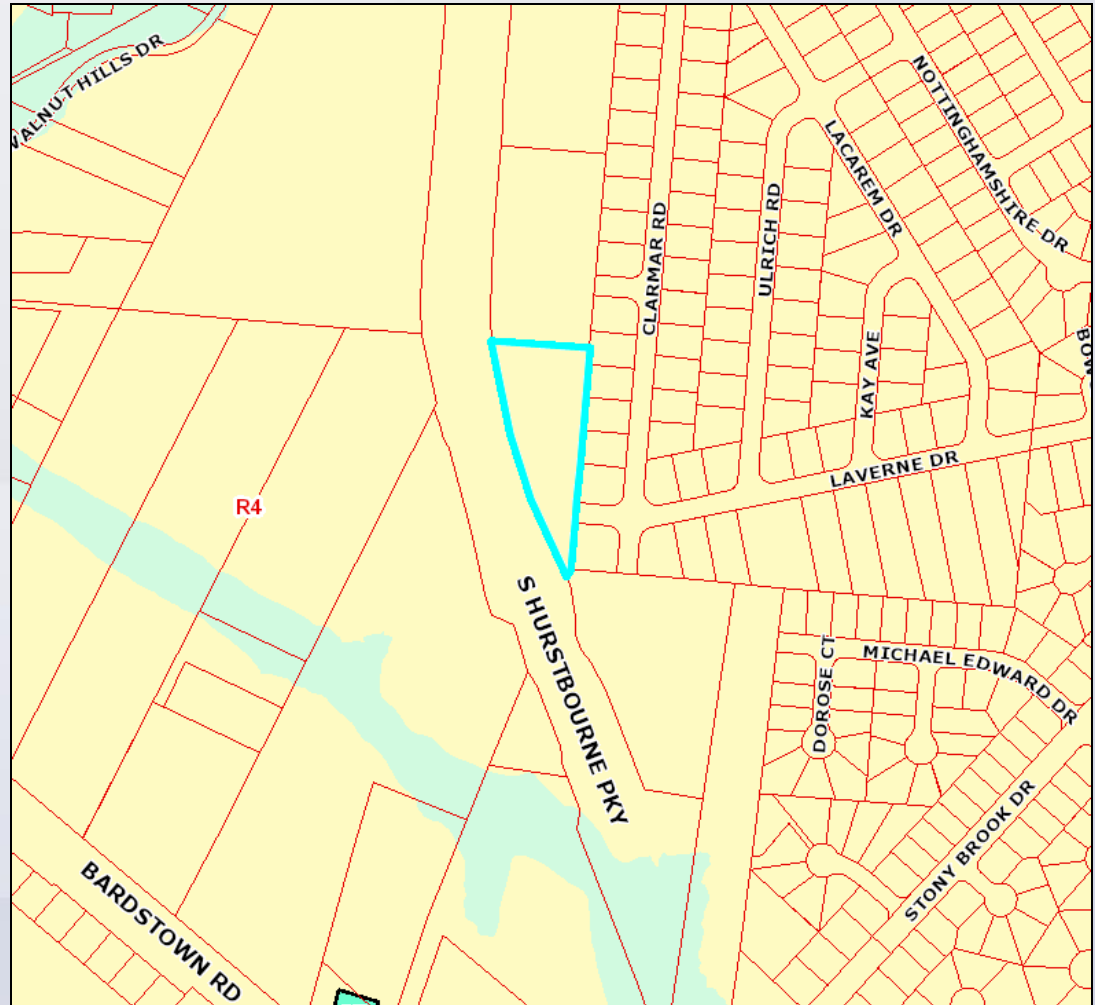
Zoning/Form Districts

Subject Property:

- Existing: R-4/N
- Proposed: C-2/N

Adjacent Properties:

- North: R-4 (CUP)/N
- South: R-4/N
- East: R-4/N
- West: R-4/N



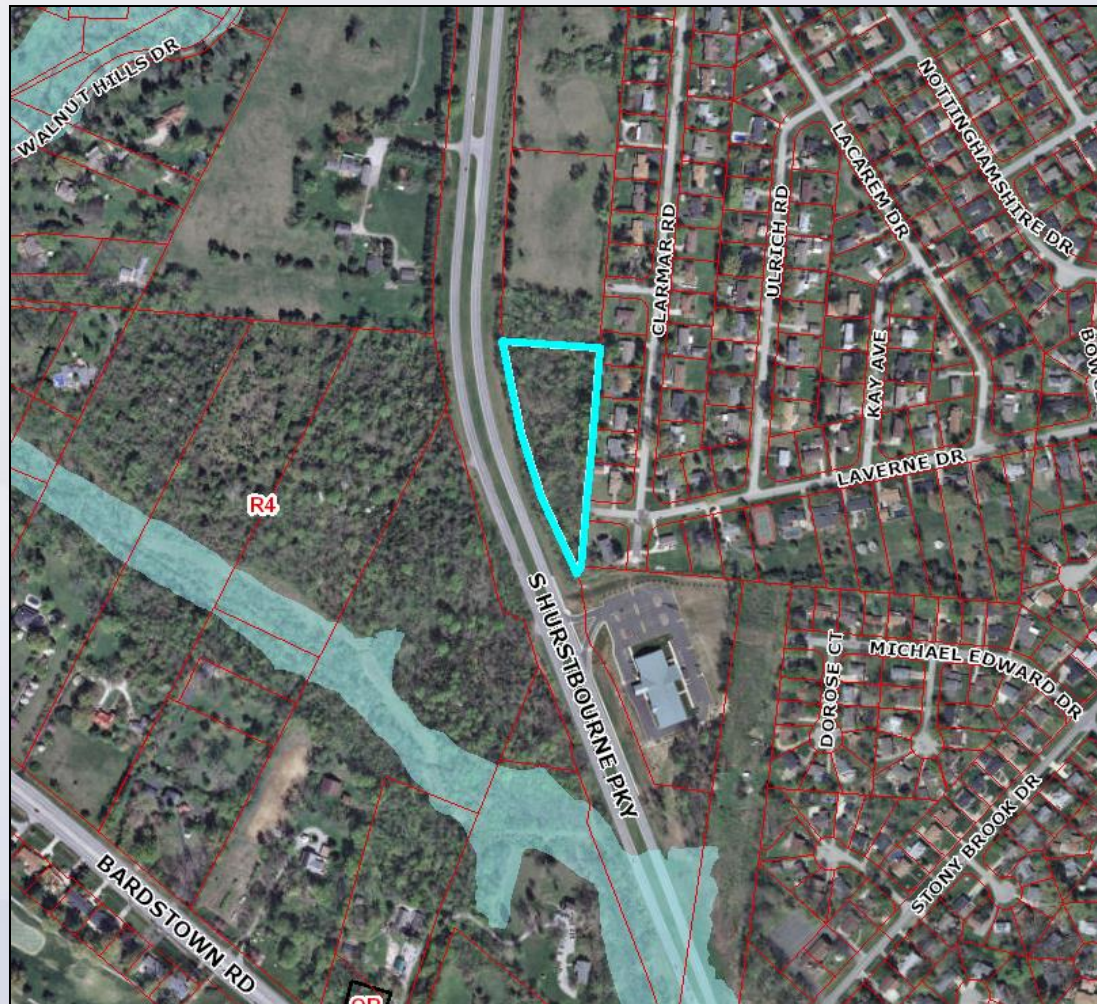
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Car Sales/Residential

Adjacent Properties:

- North: Assisted Living Facility
- South: Down Syndrome of Louisville
- East: Single Family Residential
- West: Single Family Residential/Vacant



Site Photos-Subject Property



Site Photos-Subject Property

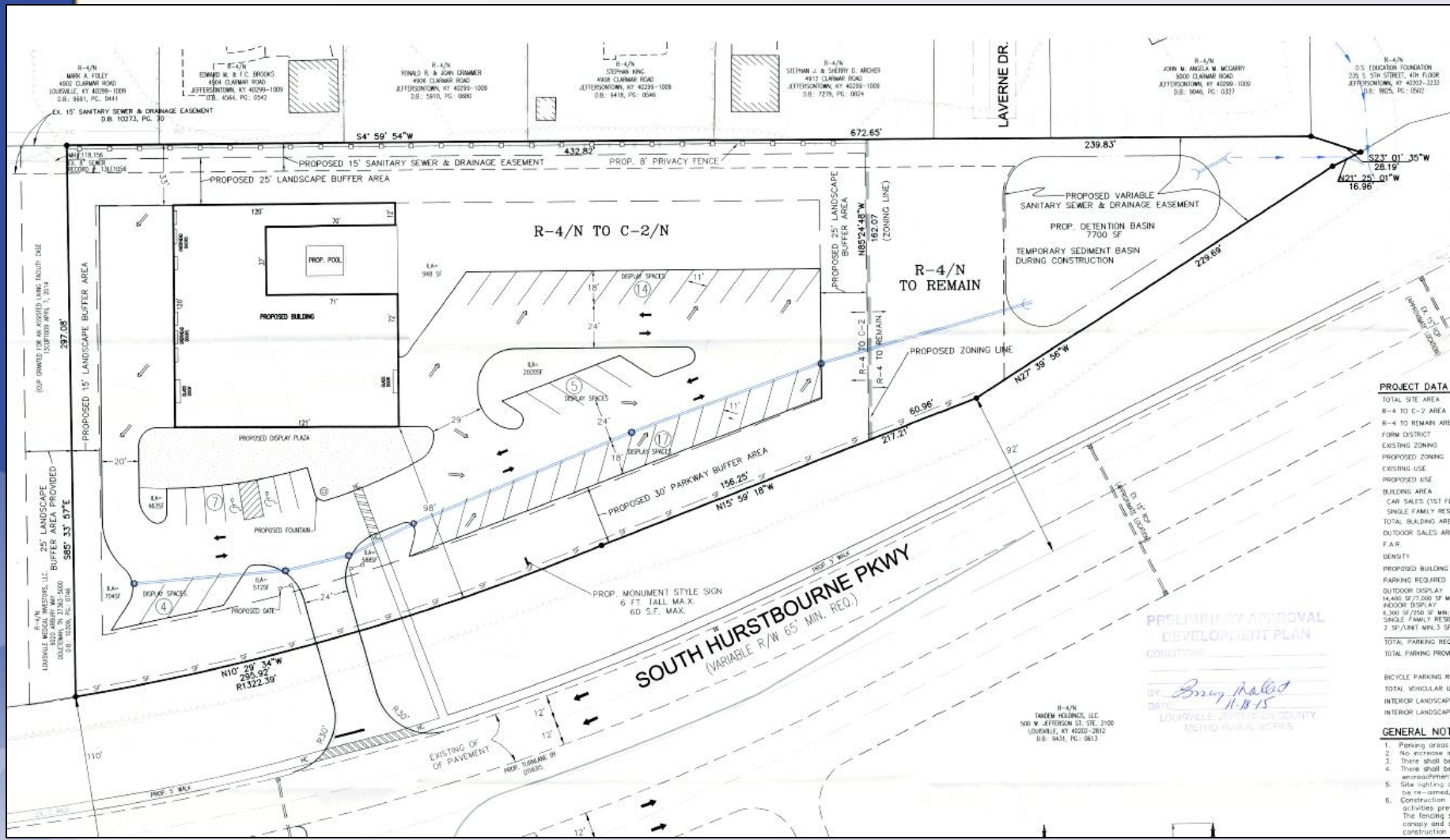


Site Photos-Subject Property



Site Photos-Subject Property





PROJECT DATA

TOTAL SITE AREA	14,400 SF
R-4 TO C-2 AREA	14,400 SF
R-4 TO REMAIN AREA	0 SF
FORM DISTRICT	R-4
EXISTING ZONING	R-4
PROPOSED ZONING	C-2
EXISTING USE	RESIDENTIAL
PROPOSED USE	COMMERCIAL
BUILDING AREA	15,100 SF
CAR SALES (151 F)	15,100 SF
SINGLE FAMILY RES	0 SF
TOTAL BUILDING AREA	15,100 SF
OUTDOOR SALES AREA	0 SF
F.A.R.	1.0
DENSITY	1.0
PROPOSED BUILDING	15,100 SF
PARKING REQUIRED	14,400 SF
OUTDOOR DISPLAY	0 SF
TOTAL PARKING AREA	14,400 SF
INDOOR DISPLAY	0 SF
SINGLE FAMILY RES	0 SF
TOTAL PARKING REQ	14,400 SF
TOTAL PARKING PROV	14,400 SF

PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS

BY: *Greg Hales*
 DATE: 11-18-15
 LOUISVILLE, JEFFERSON COUNTY METRO PUBLIC WORKS

R-4/N
 TANDEM HOLDINGS, LLC
 500 W. JEFFERSON ST., STE. 2100
 LOUISVILLE, KY 40202-2812
 D.B. 9431, P.C. 0613

GENERAL NOTES

1. Parking areas
2. No encroachment
3. There shall be
4. There shall be
5. Site lighting shall be re-armed.
6. Construction activities pre The fencing canopy and construction



PC Recommendation

- Public Hearing was held on 1/21/2016
 - No one spoke in opposition to the requests
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to C-2 and the Parking Waiver by a vote of 7-0-1 (8 members voted)