

Case No. 14ZONE1011
Derby LLC Auto



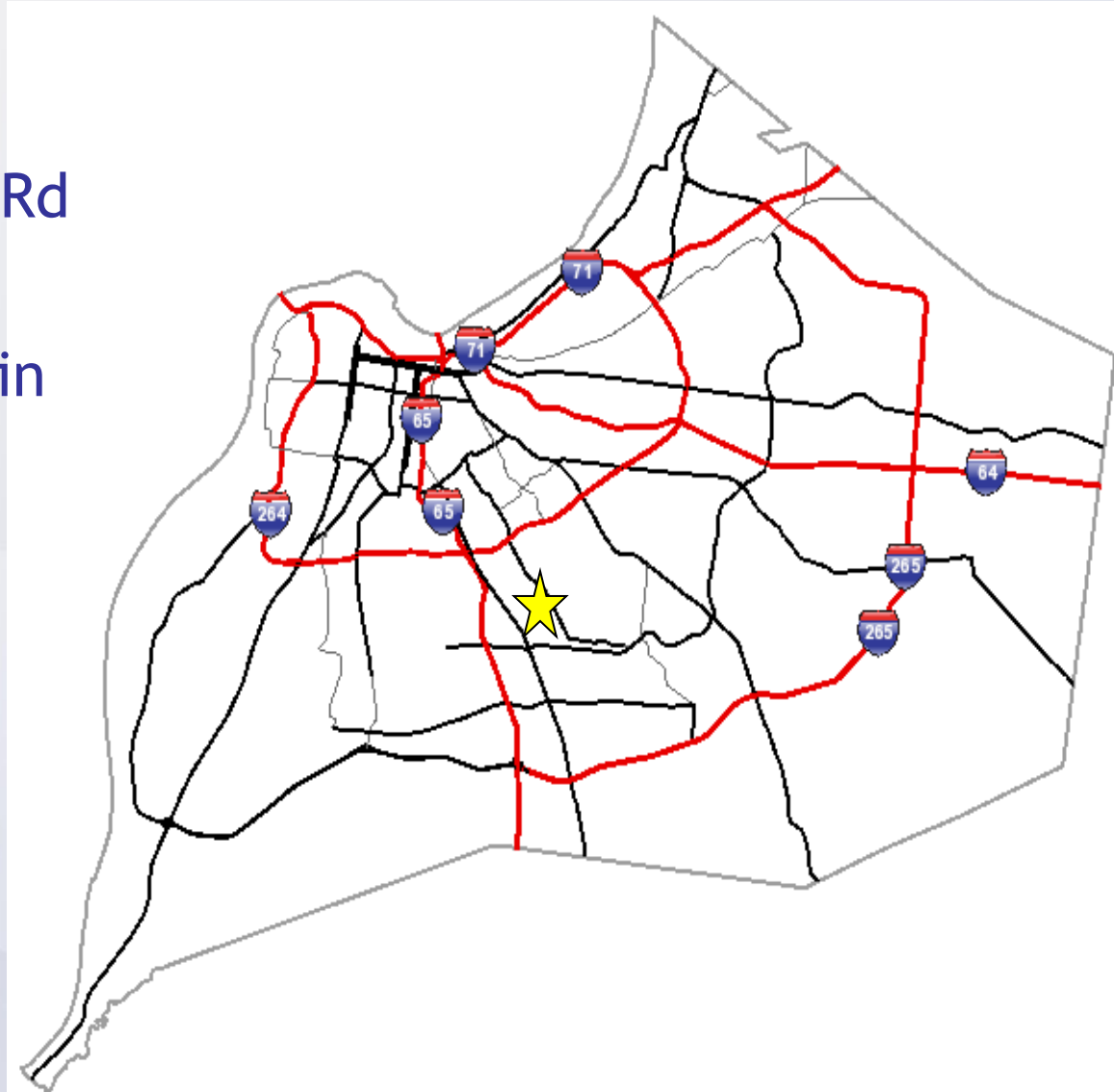
Planning/Zoning, Land Design & Development
October 14, 2014

Case Summary / Background

- Change in zoning from C-1 to C-2
- Existing Auto Repair
- Proposed Auto Repair and Auto Sales

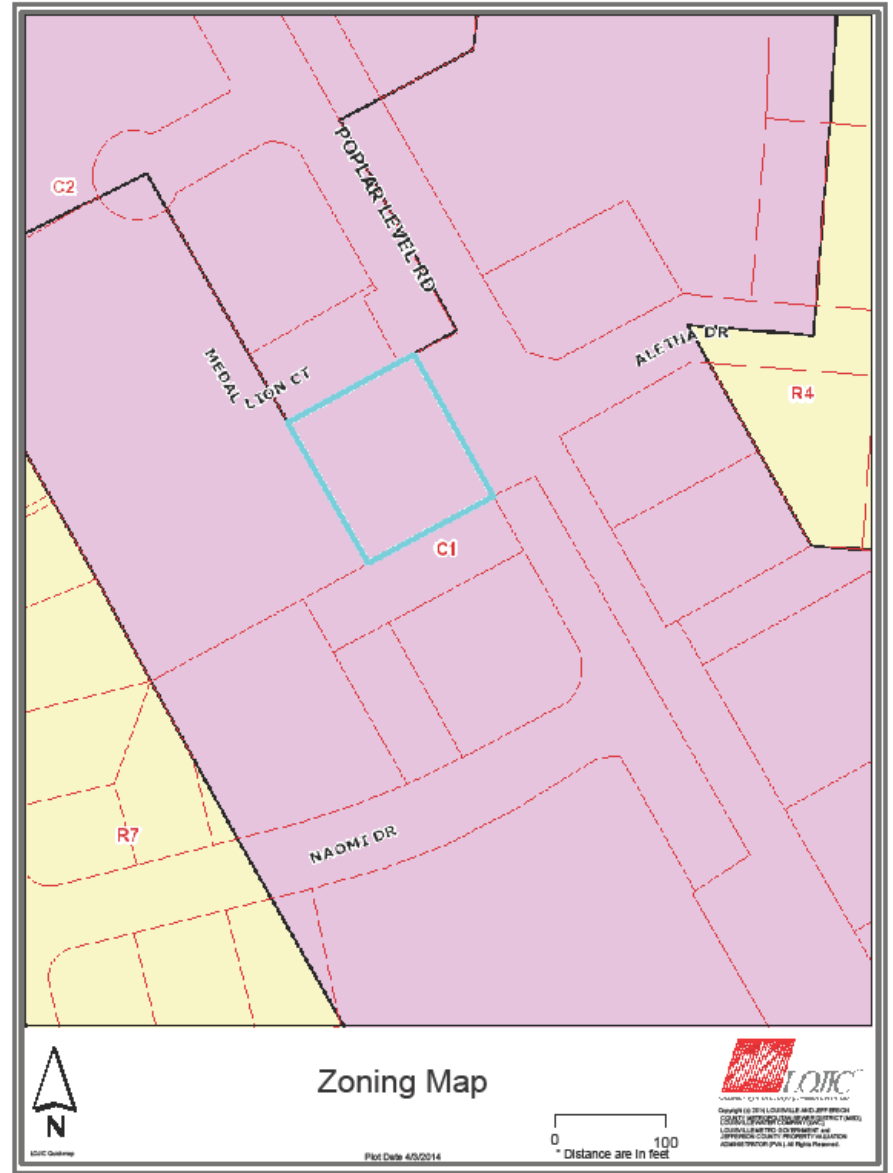
Location

- 5010 Poplar Level Rd
- Council District
2 - Barbara Shanklin



Zoning/Form Districts

- **Subject Property:**
 - Existing: C-1/SMC
 - Proposed: C-2/SMC
- **Adjacent Properties:**
 - North: C-1/SMC
 - South: C-1/SMC
 - East: C-1/SMC
 - West: C-1/SMC



Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Auto Repair
 - Proposed: Auto Repair and Sales
- **Adjacent Properties:**
 - North: Apartment Entrance
 - South: Convenience Store
 - East: Liquor Store
 - West: Apartments



Aerial Photo/Land Use



Site Photos-Looking east



Site Photos-Looking toward site from north



Site Photos-Looking northwest



Site Photos-Looking southeast

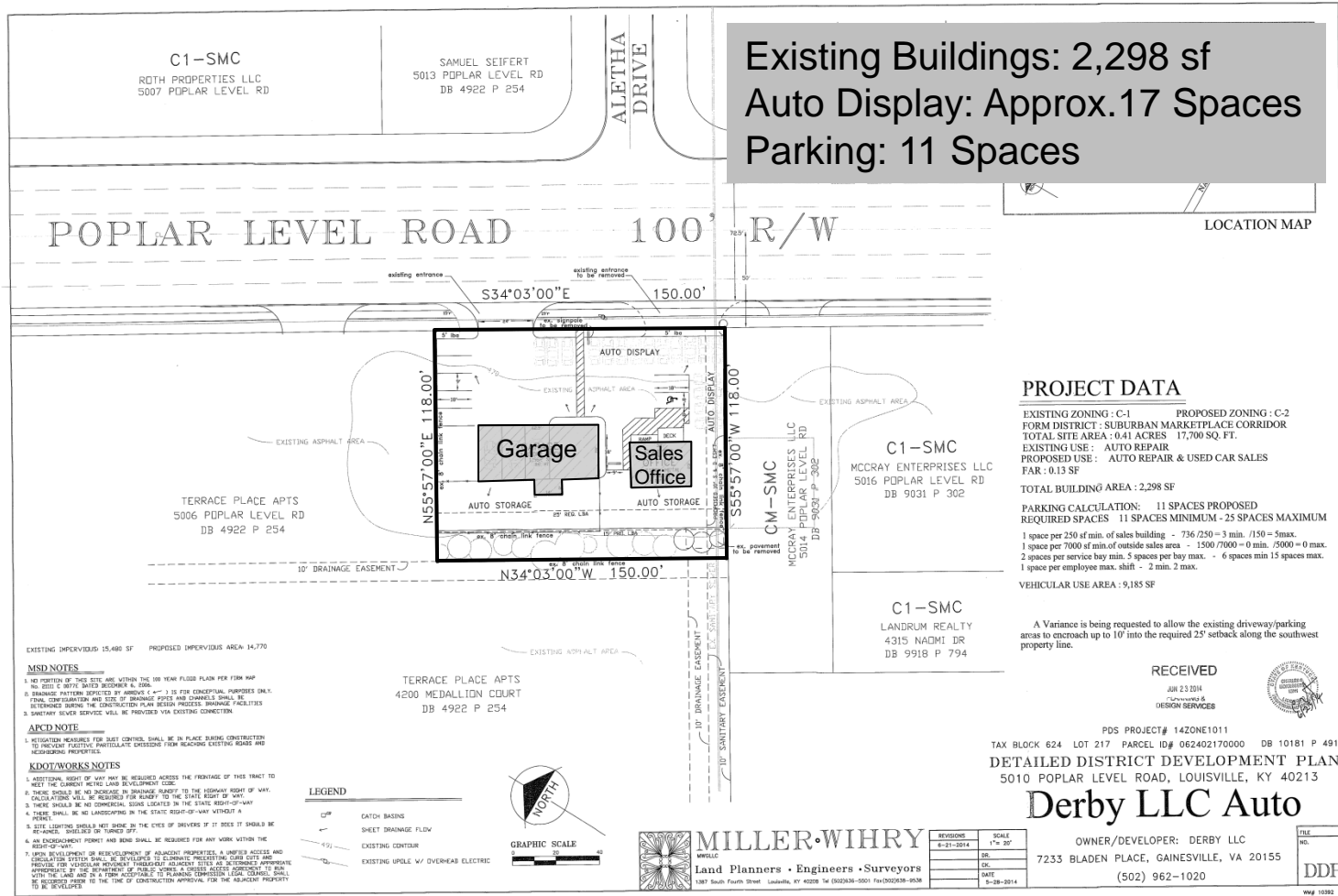


Site Photo



Entrance to be removed

Applicant's Development Plan



Existing Buildings: 2,298 sf
Auto Display: Approx. 17 Spaces
Parking: 11 Spaces

PROJECT DATA

EXISTING ZONING : C-1 PROPOSED ZONING : C-2
 FORM DISTRICT : SUBURBAN MARKETPLACE CORRIDOR
 TOTAL SITE AREA : 0.41 ACRES 17,700 SQ. FT.
 EXISTING USE : AUTO REPAIR
 PROPOSED USE : AUTO REPAIR & USED CAR SALES
 FAR : 0.13 SF
 TOTAL BUILDING AREA : 2,298 SF
 PARKING CALCULATION: 11 SPACES PROPOSED
 REQUIRED SPACES 11 SPACES MINIMUM - 25 SPACES MAXIMUM
 1 space per 250 of min. of sales building - 736/250 = 3 min. /150 = 5max.
 1 space per 7000 of min. of outside sales area - 1500/7000 = 0 min. /5000 = 0 max.
 2 spaces per service bay min. 5 spaces per bay max. - 6 spaces min 15 spaces max.
 1 space per employee max. shift - 2 min. 2 max.
 VEHICULAR USE AREA : 9,185 SF

A Variance is being requested to allow the existing driveway/parking areas to encroach up to 10' into the required 25' setback along the southwest property line.

RECEIVED

JUN 23 2014
 Planning &
 DESIGN SERVICES



PDS PROJECT# 14ZONE1011
 TAX BLOCK 624 LOT 217 PARCEL ID# 062402170000 DB 10181 P 491
DETAILED DISTRICT DEVELOPMENT PLAN
 5010 POPLAR LEVEL ROAD, LOUISVILLE, KY 40213

Derby LLC Auto

OWNER/DEVELOPER: DERBY LLC
 7233 BLADEN PLACE, GAINESVILLE, VA 20155
 (502) 962-1020

EXISTING IMPERVIOUS 15,486 SF PROPOSED IMPERVIOUS AREA 14,370

MSD NOTES

- NO PORTION OF THIS SITE AREA WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP No. 2013 C 207E DATED NOVEMBER 4, 2008.
- DRAINAGE PATTERNS SPECIFIED BY ARROWS (→) IS FOR CONCEPTUAL PURPOSES ONLY.
- FINAL DRAINAGE AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PERIOD. PROGRESS DRAINAGE FACILITIES & SANITARY SEWER SERVICES WILL BE PROVIDED VIA EXISTING CONNECTIONS.

APCD NOTE

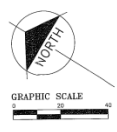
- VEGETATION REMOVAL FOR BEST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EXCEEDING FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

KDOT/WORKS NOTES

- ADDITIONAL RIGHT OF WAY MAY BE REQUIRED ACROSS THE FRONTAGE OF THIS TRACT TO MEET THE CURRENT METRO LAND DEVELOPMENT CODE.
- THESE SHOULD BE NO INCREASE IN DRAINAGE RUNOFF TO THE HIGHWAY RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR READY TO THE LEVEL RIGHT OF WAY.
- THESE SHOULD BE NO COMMERCIAL SIGNS LOCATED IN THE STATE RIGHT-OF-WAY.
- THESE SHALL BE NO LANDSCAPING IN THE STATE RIGHT-OF-WAY WITHOUT A PERMIT.
- STATE LIGHTING SHOULD NOT BE DONE IN THE CASES OF DRIVEWAYS IF IT DOES IT SHOULD BE RE-ARCS. DRIVEN OR TURNED OFF.
- AN ENCROACHMENT PERMIT AND BOND SHALL BE REQUIRED FOR ANY WORK WITHIN THE RIGHT-OF-WAY.
- URBAN DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES & IMPROVED ACCESS AND UTILIZATION SYSTEMS SHALL BE DEVELOPED TO DRAINAGE EXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS AN INTERIM APPROPRIATE APPROVALS BY THE DEPARTMENT OF PUBLIC WORKS ACCESS REQUEST FORM SHOULD BE RECEIVED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

LEGEND

- CATCH BASINS
- SHEET DRAINAGE FLOW
- EXISTING CONTOUR
- EXISTING UPRULE V OVERHEAD ELECTRIC



MILLER WHIRRY
 MWLLC
 Land Planners • Engineers • Surveyors
 1387 South Fourth Street Louisville, KY 40203 Tel (502)636-1001 Fax(502)636-9538

REVISIONS	SCALE
8-21-2014	1" = 20'
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FILE NO.
DDP



PC Recommendation

- Public Hearing was held on 9/4/2014
- No one spoke in opposition at the Planning Commission public hearing.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (5 members voted)