

ZONING NOTES

PROJECT/ZONING SUMMARY:

Project involves expanding the existing Hyundai Dealership (6633 Dixie Highway) vehicle display lot onto the available parcel to the north (6517 Dixie Highway). Both parcels are owned by Ruby Real Estate Kentucky LLC. Ruby Real Estate is the developer for this project. Previously, the parcel was occupied by a restaurant. Fire damaged the restaurant which had to be demolished. The vacant property is currently zoned C-1 with a small section of R-4 on the east end. The car dealership expansion onto the site requires re-zoning the lot to C-2. The Alta Survey provided delineates existing zoning and form district boundaries in the area. The existing conditions survey provided delineates easements, utilities and grades for the parcels. The project was previously submitted for review (project number: 18zone1073) with comments generated 11/05/2018. This submission provides additional details and responds to the comments.

The project intent is to refurbish the existing parking lot of the former restaurant to provide additional vehicle sales display for the car dealership. The following zoning information includes the existing lot (6633 Dixie Highway). It is not subject to current zoning requirements, but is included to provide general zoning information and for parking tabulations. The balance of the data provided is for the parcel to be re-zoned (6517 Dixie Highway).

The site/detailed district development plan provided delineates proposed vehicle display areas and vehicle parking areas. It includes proposed vehicle use, interior landscape and landscape buffer areas.

EXISTING ZONING:

6633 Dixie Highway (existing Hyundai Dealership)	C-2 (High Density Commercial)
6517 Dixie Highway (demolished restaurant)	C-1 (Commercial)
(See ALTA Survey for borders)	R-4 (Single Family Residential)

PROPOSED ZONING:

6633 Dixie Highway (existing Hyundai Dealership)	C-2 (High Density Commercial - no change)
6517 Dixie Highway (demolished restaurant)	C-2 (High Density Commercial-proposed new zoning)

INTERIOR LANDSCAPE AREA (ILA)

Ⓐ	= 1335 SF
Ⓑ	= 574 SF
Ⓒ	= NOT USED
Ⓓ	= 325 SF
Ⓔ	= 337 SF
Ⓕ	= 340 SF
Ⓖ	= NOT USED
TOTAL = 2,981 SF	

FORM DISTRICT

Suburban Marketplace Corridor (See ALTA Survey for borders)

BUILDING AREA

18,120 sf (existing Hyundai Dealership)

SITE AREAS:

6633 Dixie Highway (existing Hyundai Dealership)	4,790 Acres
6517 Dixie Highway (demolished restaurant)	0.886 Acres
Pre-development	0.786 impervious
Post-development	0.703 impervious

VEHICLE USE AREA (VUA)

6517 Dixie Highway (demolished restaurant) 30,634 sf

INTERIOR LANDSCAPE AREA (ILA)

6517 Dixie Highway (demolished restaurant)	2,911 sf
Minimum ILA	7.5% of VUA or 2,298 sf

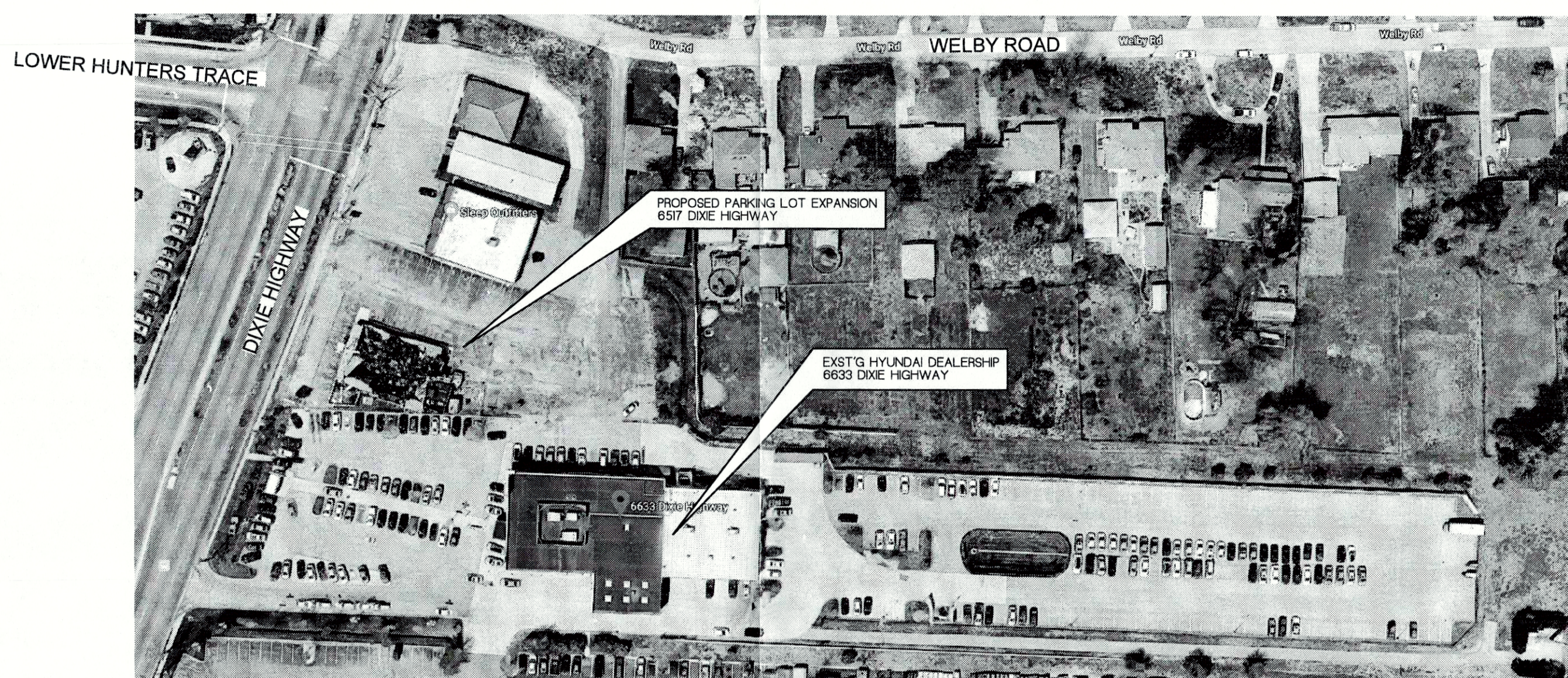
LANDSCAPE BUFFER AREAS (LBA) - 6517 Dixie Highway (demolished restaurant)

Table 10.2.6, VUA along Dixie Highway	15' required, 12'-8" and 14'-11" provided
Table 10.2.3, VUA adjacent to R-4	25'-35' required, 36' and 30' provided

PARKING REQUIREMENTS:

Parking shall be in accordance with table 9.1.2A. The parking calculations shown below combine the requirements for 6633 Dixie Highway (existing Hyundai Dealership) and 6517 Dixie Highway (demolished restaurant). Parking is based upon requirements for Motor Vehicle Sales and Auto Service Establishments.

Outdoor vehicle sales area 6633 Dixie Highway (existing Hyundai Dealership)	66,750 sf	13.6 (motor vehicle sales outdoor display)
Outdoor vehicle sales area 6517 Dixie Highway (demolished restaurant)	29,074 sf	14.4 (motor vehicle sales interior display/sale)
Total	95,824 sf	32 (auto service establishment)
Minimum parking required:	3,600 sf / 250 sf maximum shift	10 (auto service establishment)
	10 service bays (10 spaces at interior bays)	70 employee and customer parking spaces required
Total		
Parking provided		73 employee and customer parking spaces
Maximum parking spaces allowed:		
95,821 sf / 5000 sf		19 (motor vehicle sales outdoor display)
3,600 sf / 150		24 (motor vehicle sales interior display/sale)
maximum shift		32 (auto service establishment)
10 service bays (10 spaces at interior bays)		40 (auto service establishment)
Total		115 employee and customer parking spaces allowed
Site Disturbance Area 6517 Dixie Highway (demolished restaurant)		
New lawn/landscape area (paving removed)	4,170 sf (.096 acre)	
Demolished bldg & walks area	5,595 sf (.128 acre)	
Total	9,765 sf (.224 acre)	
Impervious Area 6517 Dixie Highway (demolished restaurant)		
Existing	34,249 sf (.786 acre)	
Proposed Impervious	30,634 sf (.703 acre)	
Net Decrease	3,615 sf (.083 acre)	



LOCATION MAP
NO SCALE

Legal Description describing a 0.886 acre parcel of land for rezoning purposes
Project No. 31,875
December 27, 2019

Situated in the City of Louisville, County of Jefferson and Commonwealth of Kentucky, known as being all of land conveyed to Ruby Real Estate Kentucky LLC by deed recorded on December 5, 2017 in Deed Book 11039, Page 332 of the Jefferson County Clerk's Records further bounded and described as follows:

Commencing at a 5/8-inch iron pin found with cap stamped "2662" in the Eastern Right-of-Way line of Dixie Highway, said point also being the Northwest corner of land conveyed to Ruby Real Estate Kentucky LLC by deed recorded on September 30, 2015 in Deed Book 10474, Page 149 of the Jefferson County Clerk's Records and the TRUE PLACE OF BEGINNING of the parcel herein described;

Thence along the Eastern Right-of-Way line of said Dixie Highway, bearing North 18°52'44" East, a distance of 160.67 feet to a 5/8-inch iron pin found without cap thereon, the same being the Southwest corner of land conveyed to Brown Family Enterprises by deed recorded on December 18, 2012 in Deed Book 9994, Page 58 of the Jefferson County Clerk's Records;

Thence along the Southern line of said land conveyed to Brown Family Enterprises, bearing South 70°27'23" East, a distance of 146.25 feet to a PK Nail found at an angle point;

Thence along the Southern line of said land conveyed to Brown Family Enterprises, bearing South 78°17'38" East, a distance of 84.84 feet to a PK Nail found at an angle point;

Thence along the Southern line of said land conveyed to Brown Family Enterprises, bearing North 01°36'52" East, a distance of 6.74 feet to a PK Nail found at an angle point;

Thence along the Southern line of said land conveyed to Brown Family Enterprises, bearing South 86°57'38" East, a distance of 73.92 feet to a 5/8-inch iron pin found without cap at the Southeast corner thereof, the same being a point in the Western line of land conveyed to Troy B. Lacy by deed recorded on December 1, 2016 in Deed Book 10769, Page 629 of the Jefferson County Clerk's Records;

Thence along the Western line of said land conveyed to Troy B. Lacy, bearing South 01°24'38" East, a distance of 102.40 feet to a 5/8-inch iron pin found with cap stamped "1628" at the Southwest corner thereof, the same being a point in the Northern line of said land conveyed to Ruby Real Estate Kentucky LLC (Deed Book 10474, Page 149);

Thence along the Northern line of said land conveyed to Ruby Real Estate Kentucky LLC (Deed Book 10474, Page 149), bearing North 87°45'42" West, a distance of 349.68 feet to a point in the Eastern Right-of-Way line of said Dixie Highway and the TRUE PLACE OF BEGINNING, containing 0.886 acres of land, more or less but subject to all legal highways and all covenants and agreements of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

The above description is for rezoning purposes only and not intended to be used for the transfer of real property. This legal description was prepared based on a survey under the supervision of Andrew G. Planet, P.L.S. #3912 by Rolling & Hoevar, Inc. in August 2019.

SYMBOL LEGEND & ABBREVIATIONS:

⊙	STORM MANHOLE	⊕	GAS METER
⊚	STORM CATCH BASIN	⊗	STREET SIGN
⊛	SANITARY MANHOLE	⊘	GAS VALVE
⊜	CURB INLET BASIN	⊙	UTILITY PEG/BOX
⊝	FIRE HYDRANT	⊖	UTILITY POLE
⊞	WATER LINE VALVE	⊗	POWER POLE
⊟	POLE WITH GUY WIRE	⊘	IRRIGATION CONTROL VALVE
⊠	CLEAN-OUT	⊙	ONE - OVERHEAD ELECTRIC
⊡	MANHOLE (TYPE UNKNOWN)	⊘	ONE - OVERHEAD TELEPHONE
⊢	AC	⊙	ONE - UNDERGROUND ELECTRIC
⊣	LIGHTPOLE	⊘	ONE - UNDERGROUND TELEPHONE
⊤	⊥	⊙	ONE - TRAFFIC HAND HOLE
⊦	⊧	⊘	ONE - CATV HAND HOLE
⊨	⊩		
⊪	⊫		
⊬	⊭		
⊮	⊯		
⊰	⊱		
⊲	⊳		
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⊾	⊿		
⊿	⊿		

SITE PLAN NOTES

- EXISTING DEALERSHIP SIGN TO REMAIN.
- EXISTING ASPHALT PAVING TO REMAIN. TYPICAL EXISTING HYUNDAI LOT.
- CUSTOMER PARKING AREA.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING PEDESTRIAN WALK TO REMAIN.
- NEW VEHICLE SALES DISPLAY AREA.
- FRONT ROW VEHICLE DISPLAY AREA.
- EXISTING ENTRANCE DRIVE. REWORK WITH CURBS AND LANDSCAPE. COORDINATE WITH EXISTING CURB CUT.
- EXISTING ENTRANCE DRIVE FOR DEALERSHIP. NO CHANGE.
- DEALERSHIP SHOWROOM ENTRANCE.
- EXISTING LANDSCAPE ISLANDS.
- EXISTING SIDEWALK AT ROW. NO CHANGE.
- NEW LANDSCAPE ISLAND WITH 6" CONCRETE CURBS.
- NEW LANDSCAPE AREA WITH CURB. LANDSCAPE BUFFER AREA ALONG RIGHT-OF-WAY ALIGN WITH EXIST'G CURB. REMOVE EXISTING PAVING AS REQUIRED.
- REWORK EXISTING ASPHALT PAVING AND PROVIDE NEW ASPHALT OVERLAY. TYPICAL. PROVIDE NEW SUBGRADE AND PAVING AS REQ'D AT DAMAGED AREAS AND SLAB/WALKS REMOVAL AREAS ASSOCIATED WITH RESTAURANT BUILDING DEMOLITION.
- NEW 6" CONCRETE CURBS AT NEW VEHICLE DISPLAY LOT. TYPICAL.
- EXISTING LANDSCAPE AREA. 36" WIDTH LANDSCAPE BUFFER AREA ALONG R-4 ZONED PROPERTY.
- EXISTING PRIVACY FENCE.
- EMPLOYEE PARKING SPACES.
- EXISTING CATCH BASIN TO REMAIN. COORDINATE WITH NEW CURBS/PAVING.
- EXISTING CONCRETE VEHICLE DISPLAY ISLAND.
- EXISTING POLE LIGHTS TO REMAIN.
- NEW LANDSCAPED LAWN WITH CURB. 21'-9" LANDSCAPE BUFFER AREA ALONG R-4 ZONED PROPERTY. REMOVE EXISTING PAVING.
- EXISTING CURB INLET STORM DRAIN. REVISE TO SURFACE DRAIN. COORDINATE WITH NEW ASPHALT PAVING AT CONCRETE & CURBS REMOVED.
- NEW LANDSCAPED LAWN WITH CURB. REMOVE EXISTING PAVING.
- EXISTING VEHICLE SALES DISPLAY/INVENTORY. NO CHANGE.
- NEW POLE LIGHTS.
- 25' MINIMUM LB WITH PLANTING DENSITY INCREASE BY HALF OR 35' REQUIRED ADJACENT TO R-4.

PRELIMINARY APPROVAL

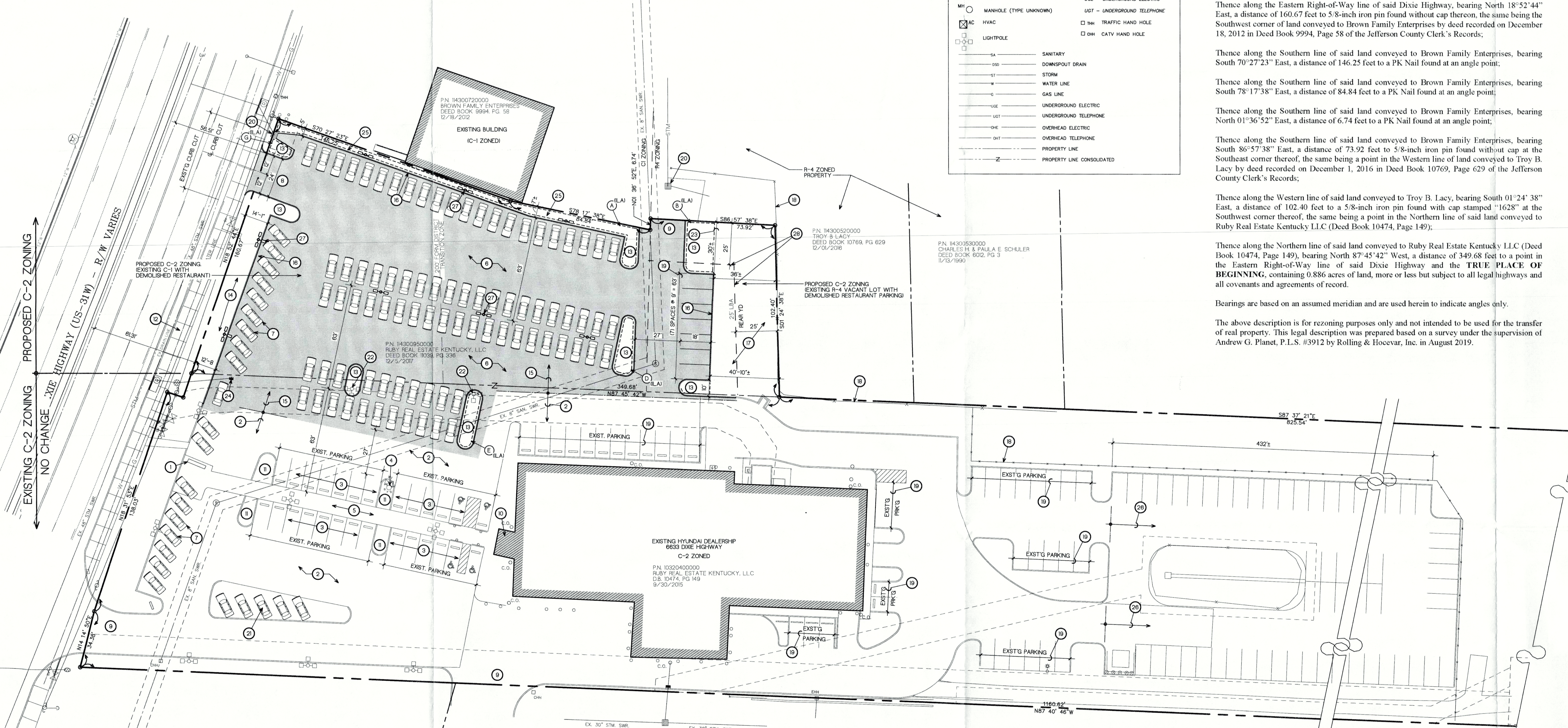
Condition of Approval:

Approved - 11-15-20

Development Review Date

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

- ### GENERAL NOTES:
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
 - COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
 - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PUBLIC STREETS AND RESIDENTIAL USES.
 - ACCESSORY STRUCTURES SHALL BE IN COMPLIANCE WITH SECTIONS 5.5.5 AND 10.2.6 OF THE LOUISVILLE METRO LAND DEVELOPMENT CODE.
 - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
 - THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE. PER THIS PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 10,006 SF.
 - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
 - CROSS ACCESS AND RECIPROCAL EASEMENT AGREEMENT BETWEEN THE SUBJECT SITE AND ADJACENT PROPERTY TO THE NORTH IN A FORM ACCEPTABLE TO THE PLANNING COMMISSIONS LEGAL COUNSEL SHALL BE RECORDED PRIOR TO REQUESTING BUILDING PERMIT.



PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

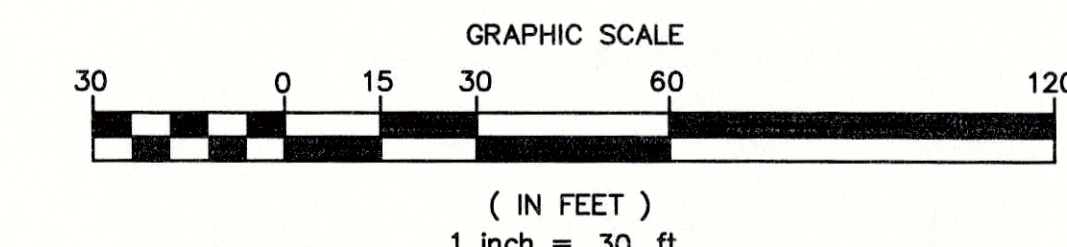
BY: *Erin W. Seal*

DATE: 11/15/20

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

SITE/DETAILED DISTRICT DEVELOPMENT PLAN

SCALE: 1" = 30' - 0"



RECEIVED
JAN 08 2020
PLANNING & DESIGN SERVICES

SITE - 6517 DIXIE HIGHWAY (DEMOLISHED RESTAURANT) TAX BLOCK = 143, LOT 95

STATE OF OHIO
REGISTERED ARCHITECT
ANTHONY J. CERNY
1926
EXPIRATION DATE 12/31/2019

ARCHITECTURAL DESIGN STUDIOS INCORPORATED

Architecture
Preservation
Graphics
Planning
Interior Design

620 E. Smith Road
Medina, Ohio 44256
330 6723 6675

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ISSUED

1	11/19/2019	ISSUED FOR PLANNING
2	12/10/2019	REVISED FOR PLANNING
3	12/31/2019	REVISED FOR PLANNING
4		
5		
6		
7		
8		
9		

DRAWINGS FOR:
HYUNDAI PARKING LOT
6633 & 6517 DIXIE HIGHWAY
LOUISVILLE, KENTUCKY

THESE DRAWINGS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF ARCHITECTURAL DESIGN STUDIOS. THEY ARE INTENDED FOR CONSTRUCTION ONLY AT THE SITE INDICATED. UNAUTHORIZED REPRODUCTION OF THE DOCUMENTS/DESIGN IS PROHIBITED.

JUNE 2019 #1031

WM #2563

19-zone-0088