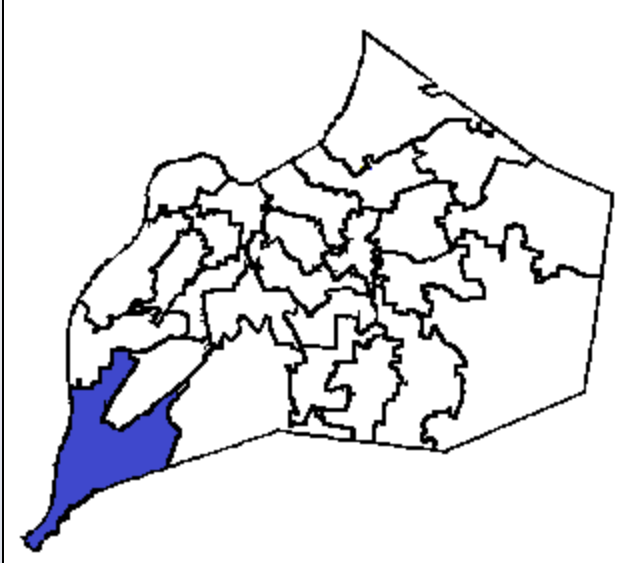
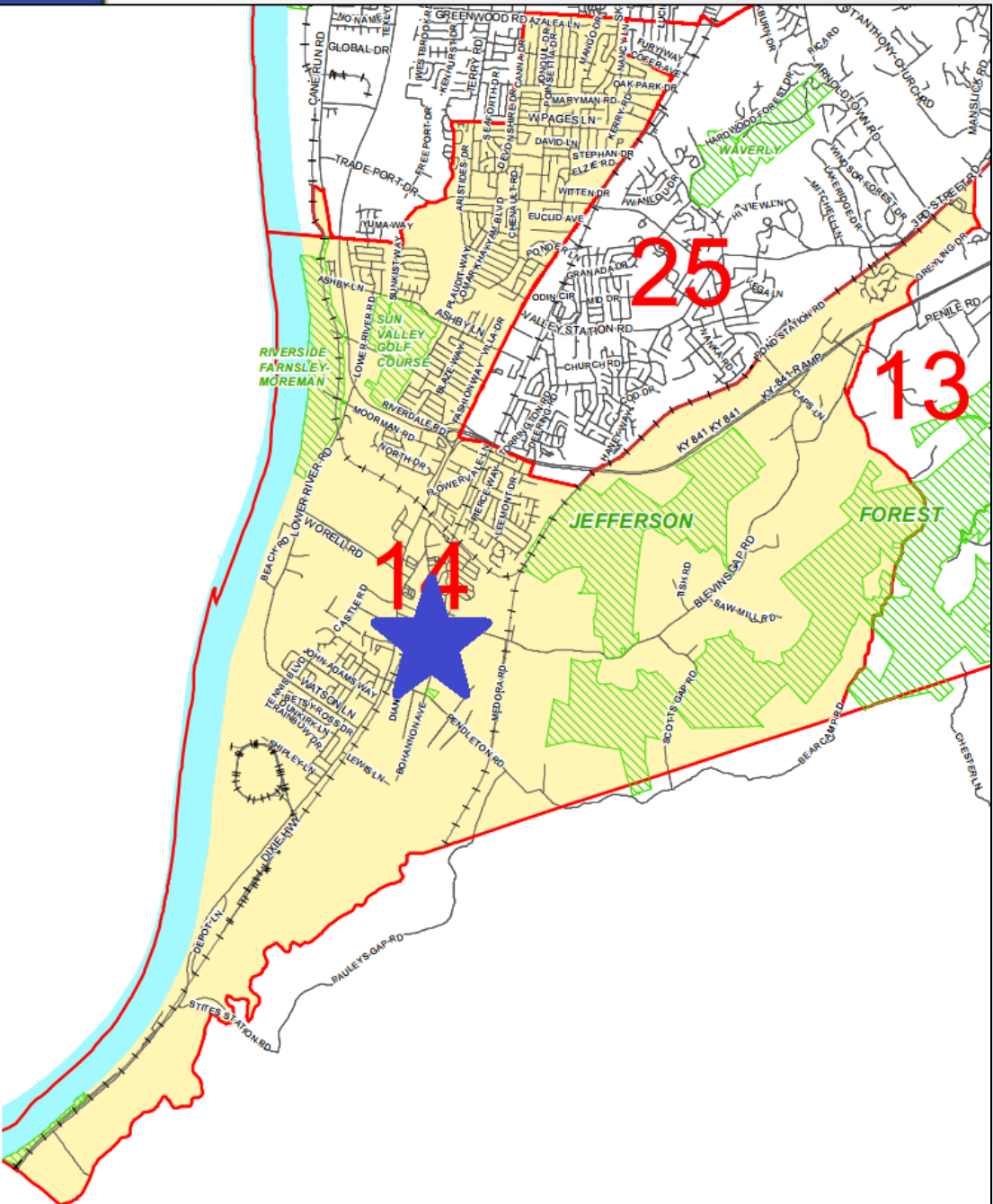


# 17ZONE1014

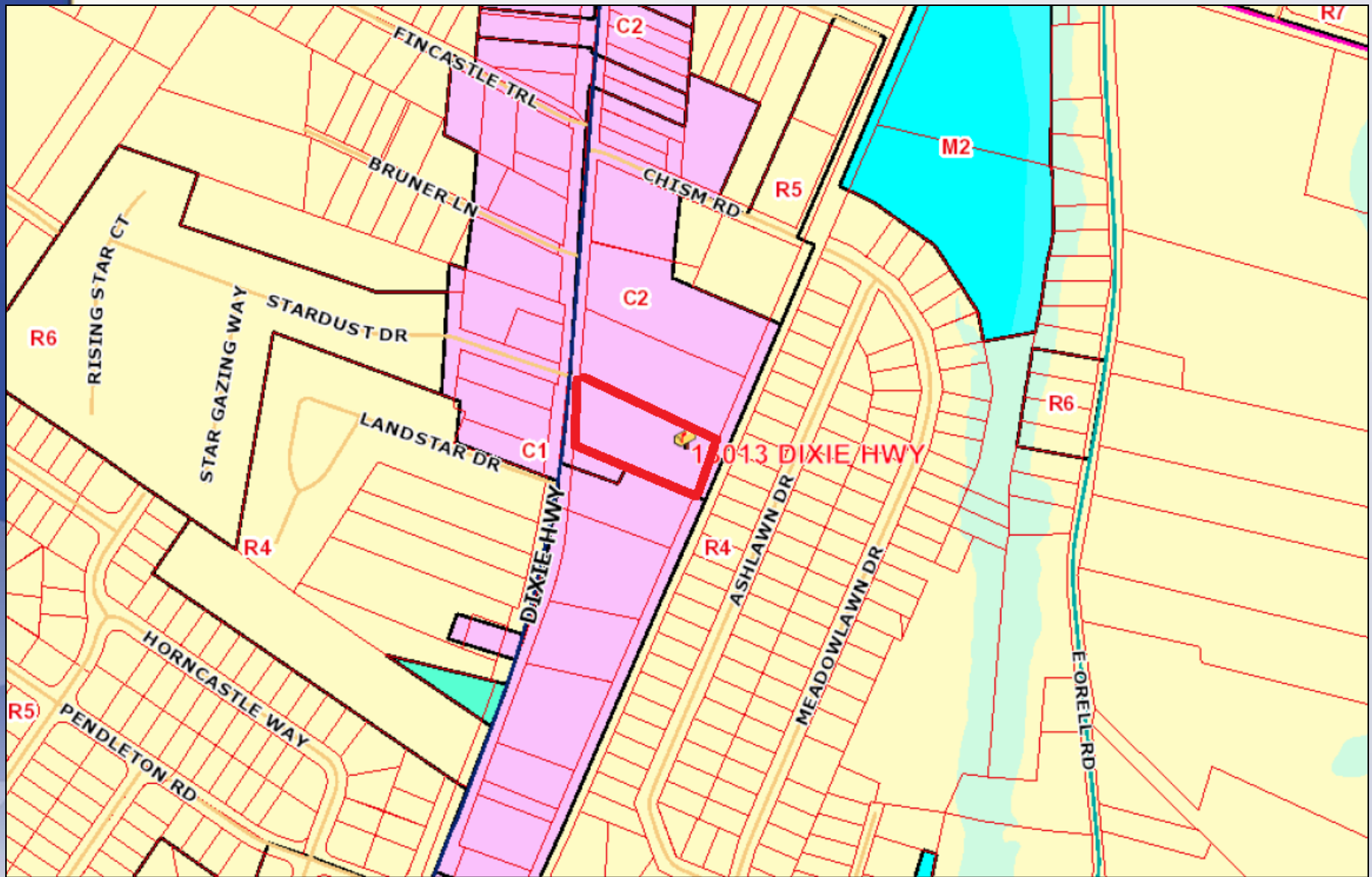
## Cardinal Transportation



Planning/Zoning, Land Design & Development  
September 19, 2017



**13013 Dixie Highway  
District 14 - Cindi Fowler**



**Subject Property:**

Existing: C-2/SMC

Proposed: M-2/SMC



**Subject Property:**

Existing: Vacant

Proposed: Tractor Trailer Storage

17ZONE1014

# Requests

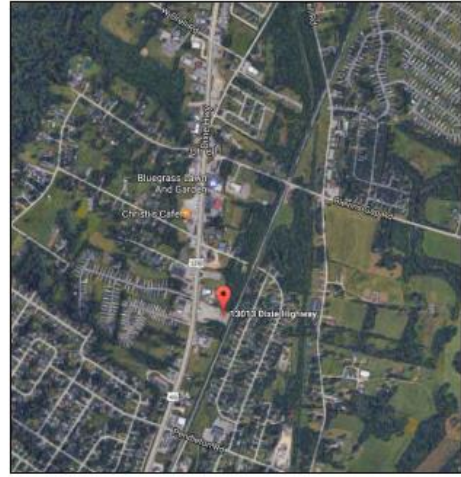
- Change-in-Zoning from C-2 Commercial to M-2 Industrial on 1.8 acre
- Waiver to eliminate 15' property perimeter Landscape Buffer Areas
- Waiver to eliminate 5' vehicle use area Landscape Buffer adjacent to residential
- Detailed District Development Plan

# Case Summary

- Vacant, graveled site with two existing structures
- Located roughly two miles South of Gene Snyder Freeway
- Utilize site for trailer parking, use existing structures for office and repair building
- Up to 20 trailers parked for 2 to 3 days at a time
- All proposed changes to site are required by Land Development Code

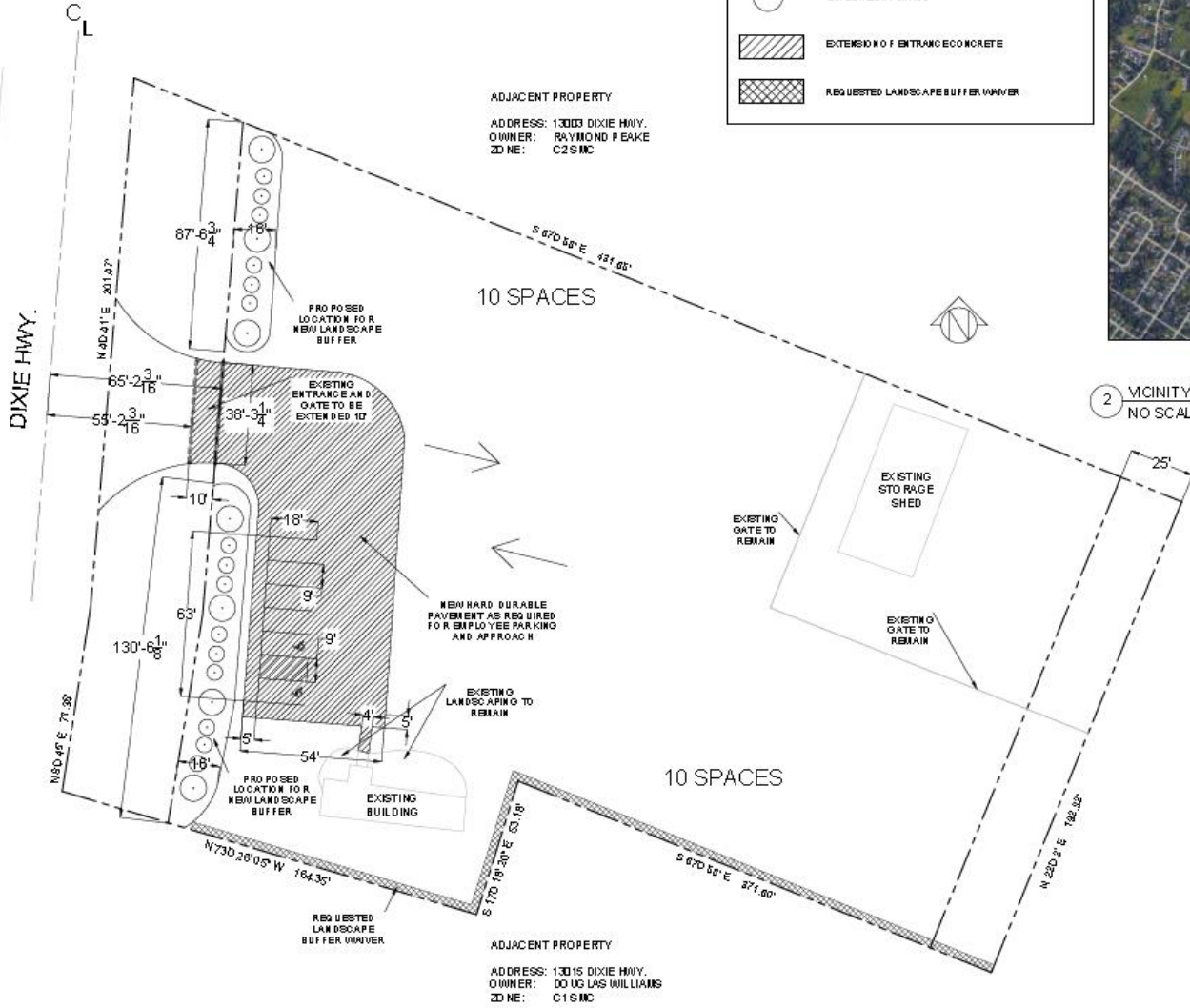
# Site Photos





2 VICINITY MAP  
NO SCALE

**Cardinal Transportation**  
**13013 Dixie Hwy.**  
**Louisville, KY 40272**



### SITE STATISTICS

CURRENT ZONING:	C2
PROPOSED ZONING CHANGE:	M2
*NOTE NO CONSTRUCTION IS PROPOSED WITH THIS ZONING CHANGE	
ADJACENT PARCELES:	C1/C2
VEHICLE USE AREA:	TRAILER SPACES = 20 20,265 S.F.
PARKING:	MIN = 1 SPACE / 15 EMPLOYEES MAX = 1 SPACE / 11 EMPLOYEES MAX SHIFT = 6 EMPLOYEES EMPLOYEE SPACES = 6 8726 S.F.
ACRES:	127.250
LANDSCAPING:	TOTAL LOT: 57,540 S.F. REQUIRED LANDSCAPING = 5% OF LOT = 2,877 S.F. EXISTING LANDSCAPING = 700 S.F. PROPOSED LANDSCAPING = 3,700 S.F. TOTAL LANDSCAPING = 4,400 S.F.
OWNER INFORMATION:	ROCKY MENCH CARDINAL TRANSPORTATION PO BOX 565 LOUISVILLE, KY 40203 502772-2111

1 SITE PLAN  
1" = 1'-0"



# PC Recommendation

- The Planning Commission conducted a public hearing on 8/3/2017
- No one spoke in opposition.
- 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 C-2 to M-2 by a vote of 9-0 (9 members voted)