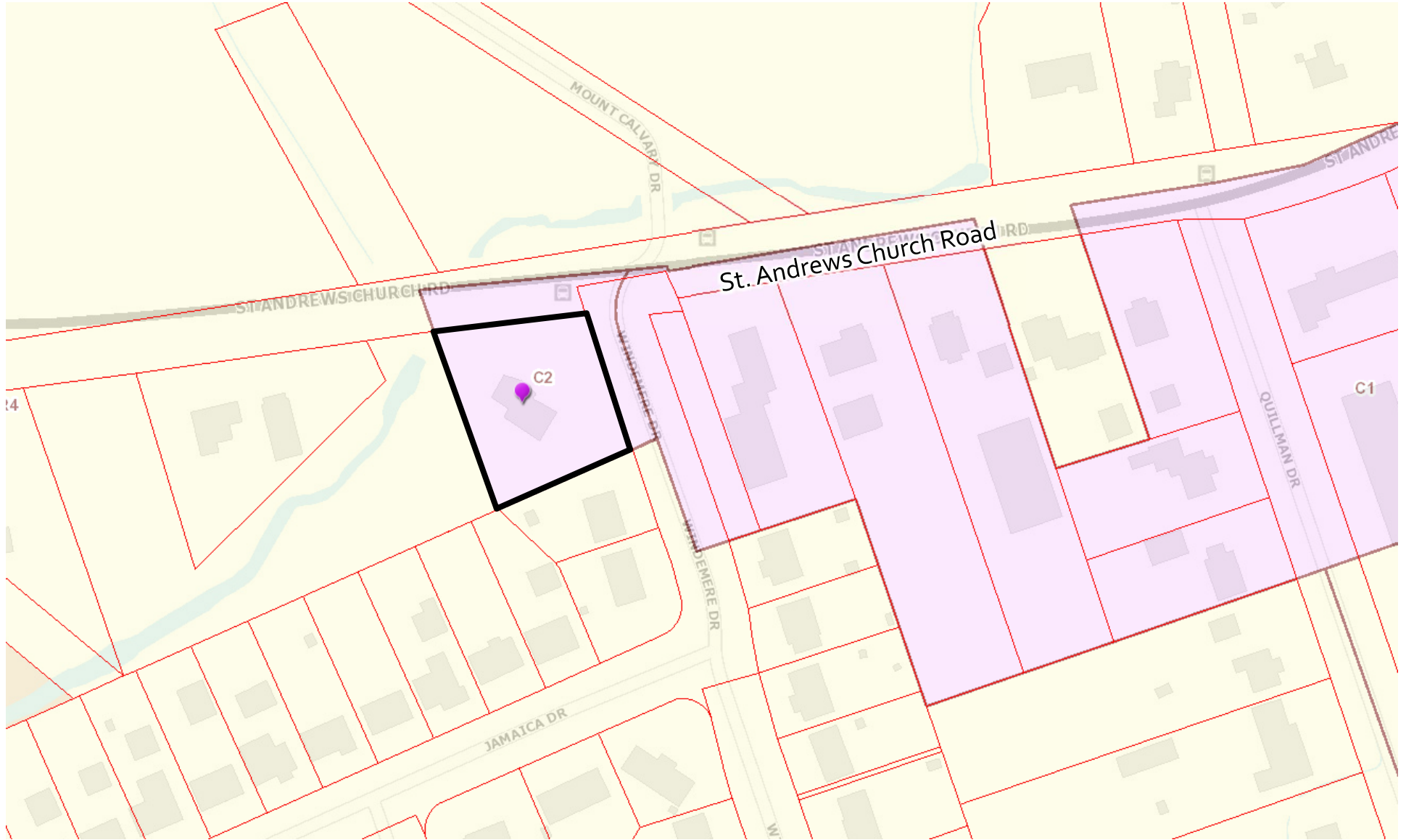


Docket No. 20-AMEND-0002  
Amendment to Binding Elements to  
allow car sales and eliminate hours of  
operation on property located at  
7425 St. Andrews Church Road

Attorneys: Bardenwerper Talbott & Roberts, PLLC



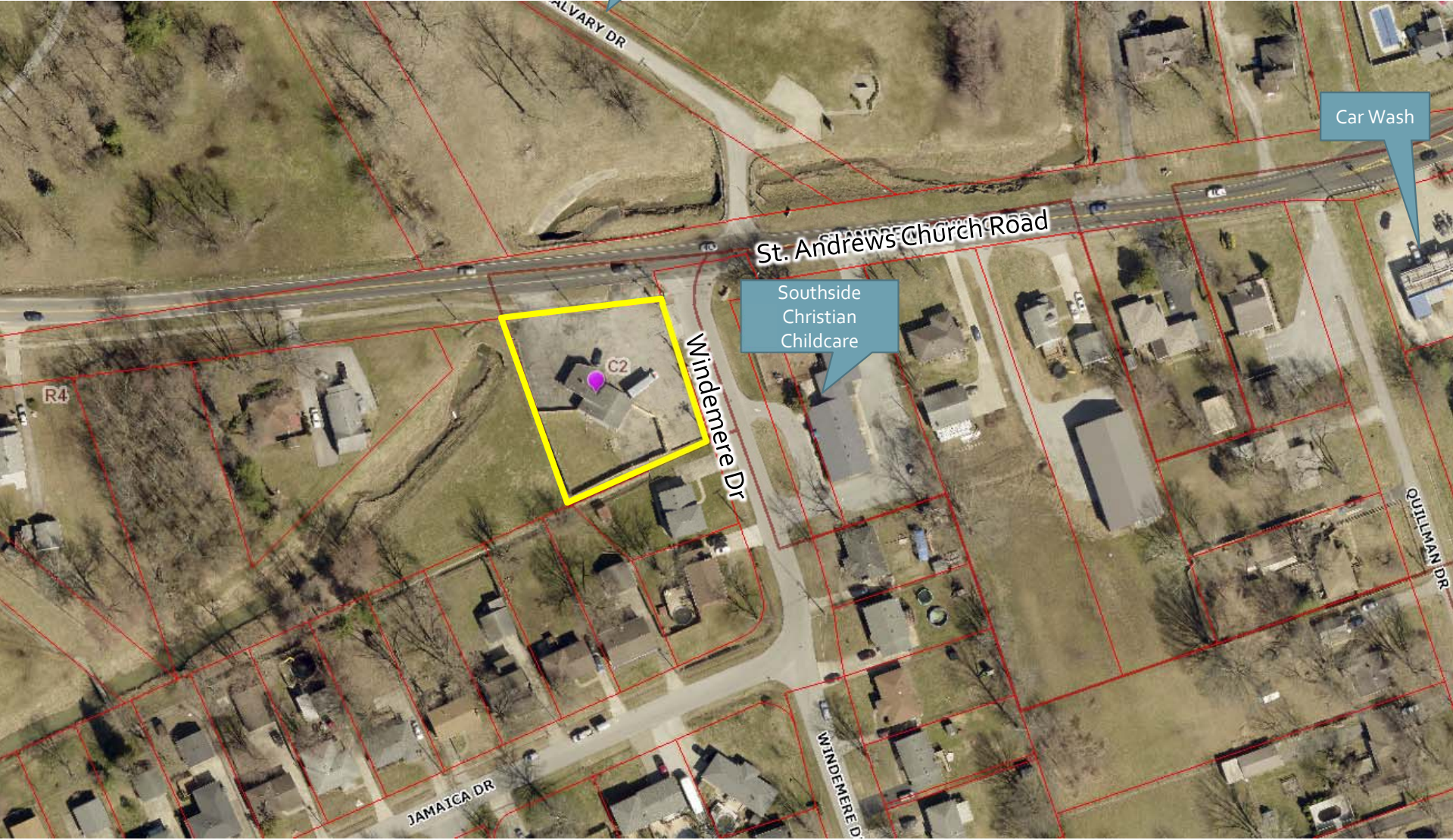


Grace Church  
Louisville

Car Wash

St. Andrews Church Road

Southside  
Christian  
Childcare



R4

JAMAICA DR

Windemere Dr

WIDEMERE D

QUILLMAN DR

ALVARY DR





View of site from Windemere Drive.



View of St. Andrews Church Road looking west. Site is to the left.





View of St. Andrews Church Road looking east. Site is to the right.

**PLANNING COMMISSION MINUTES**

**MAY 20, 1999**

**DOCKET NO. 9-16-99**

Change in zoning from C-1 Commercial to C-2 Commercial on property located at 7425 St. Andrews Church Road containing 0.55 acres and being in unincorporated Jefferson County.

**Owner/Developer:** Joseph R. and Karen A. Ford  
7425 St. Andrews Church Road  
Louisville, Kentucky 40214

**Existing Use:** Auto Repair/Muffler Shop (2 Bays)

**Proposed Use:** Auto Repair/Muffler Shop (4 Bays)

**Staff Case Manager:** Steve Lutz, AICP

Notice of this public hearing appeared in The Courier Journal on April 29, 1999, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (See Staff Report Appendix for staff report in full.)

**The following spoke in favor of this request:**

Stephen T. Porter, 233 Breckenridge Lane, Louisville, Kentucky 40207.

**The following spoke in opposition:**

No one.

**SUMMARY OF TESTIMONY OF PROPONENTS: (See transcript for text in full.)**

Mr. Porter reported that the proposal consists of expanding the repair shop from two bays to four bays. The zoning change is necessary because C-1 commercial zoning permits only two bays. Mr. Porter stated that the only reason for this is to add two more bays and to allow him to do more extensive repairs. All repairs will be done inside a building which will look very similar to what's there now. Mr. Porter stated that as far as the design is concerned they've proposed a fence and buffer areas. He pointed out that a large portion of land in the rear of the property backs up to a drainage swale and a fence doesn't need to surround the entire property.

PLANNING COMMISSION MINUTES

MAY 20, 1999

DOCKET NO. 9-16-99

**RESOLVED**, that the Louisville and Jefferson County Planning Commission does hereby **RECOMMEND** to Fiscal Court of Jefferson County that the change in zoning **from C-1 Commercial to C-2 Commercial** on property described in the attached legal description be **APPROVED**.

**RESOLVED**, That the Louisville and Jefferson County Planning Commission does hereby **APPROVE** the district development plan **SUBJECT** to the following binding elements:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes/additions/alterations of any binding elements shall be submitted to the Planning Commission for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Use of the subject site shall be limited to auto repair (no body work or auto painting, other than the incidental painting of small parts (rear view mirrors, etc. or touch up painting for dents or scratches) shall be permitted) and other uses permitted in the C-1 district. There shall be no other C-2 commercial use of the property unless prior approval is obtained from the Planning Commission. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.
3. The development shall not exceed 2,671 square feet of gross floor area. The hours of operation shall be from eight in the morning to eight in the evening, Monday through Saturday. Closed on Sunday.
4. There shall be no freestanding sign permitted on site without prior approval. Monument style signs that meet the size and height limits established in the "Policies for Future Development Along Designated Parkways" may be approved by DPDS staff. Signs that exceed those limits are permitted only if approved by LD&T or the Commission. LD&T or the Planning Commission may require that the signs be smaller than would otherwise be permitted by the Zoning District Regulations.
5. No outdoor advertising signs, small free-standing signs, pennants, balloons, or banners shall be permitted on the site.

Binding Elements to be amended



## Proposed Amendment to Binding Element 2

The use of the subject site shall be limited to the following:

- Cleaning, pressing, and dyeing establishments using non-flammable and non-explosive cleaning fluid
- Community Service Facility
- Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building (Outdoor sales, display and storage as referenced in Section 4.4.8 is not permitted in association with a contractor's shop in this zoning district)
- Equipment rental, where all activities are within a building
- Monument sales
- Plumbing, and heating shops, storage and sales provided all operations are totally enclosed in a building
- Printing, lithographing, or publishing establishments, if constructed to insure that there is no noise or vibration evident outside the walls of the buildings
- Sign painting
- Training school, provided all training activities are located within a building
- Upholstery and furniture repair shops
- Used car sales areas, provided that no repair or reconditioning of automobiles or storage of parts shall be permitted except when enclosed in a building