

# Docket No. 15ZONE1001

Zone Change from C-1 to C-2,  
CUP to allow mini-warehouse facility and  
Variance of maximum building setback



Dixie Mini-Warehouse

Louisville Metro Planning Commission

Alex Rosenberg, P.E.

5/21/2015

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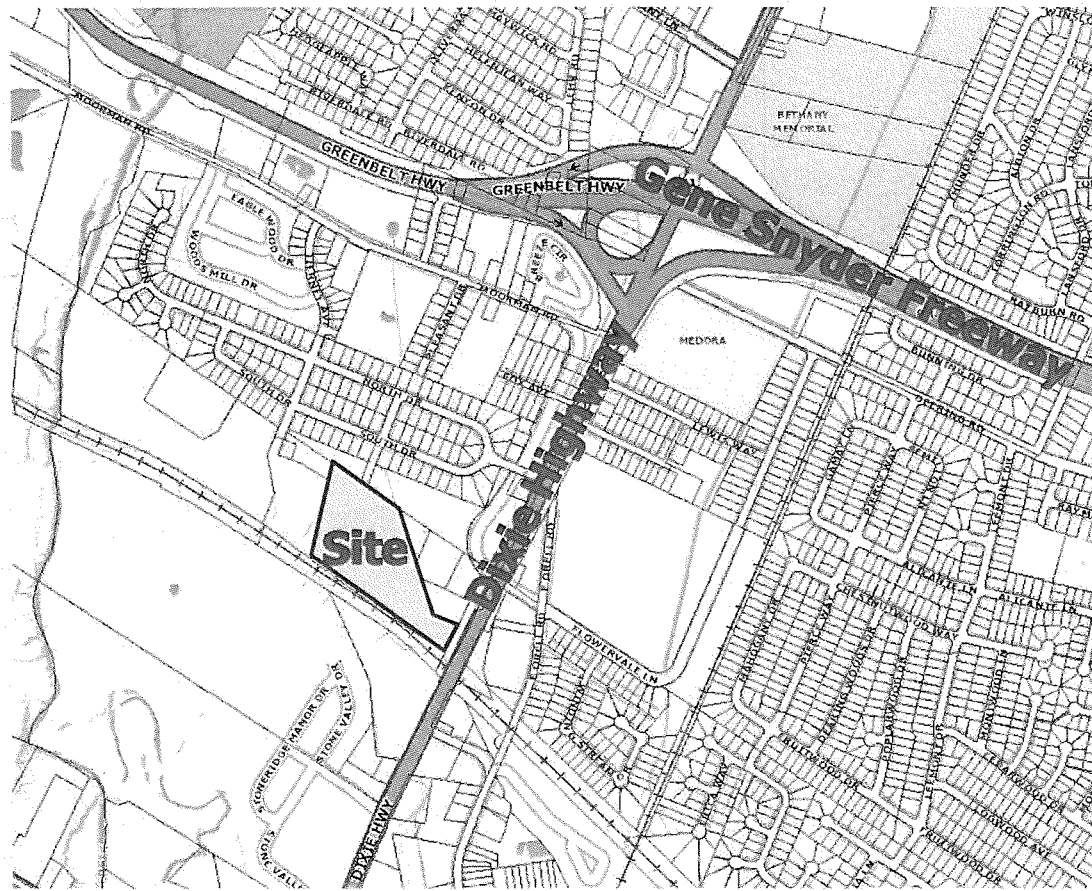
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# Location Map



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# Zoning Map



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# Photos



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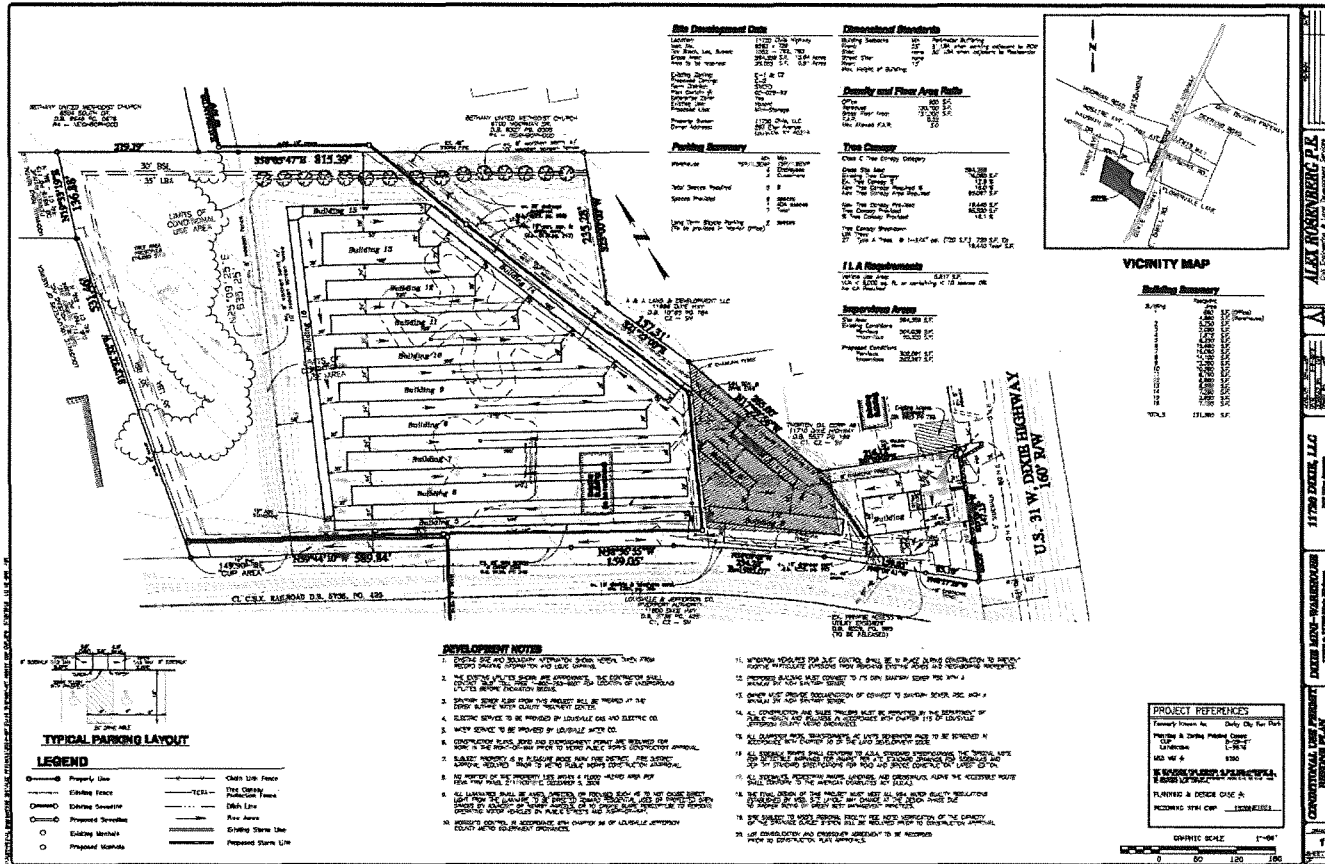


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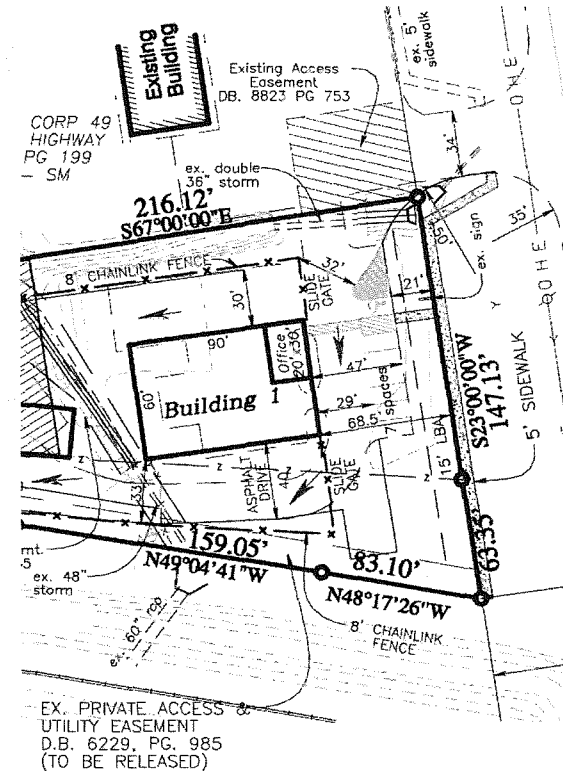
# Development Plan



# Variance

## LDC 5.1.8.B Maximum Setback

*The maximum setback requirement shall be satisfied when 60% of the lot frontage adjacent to the street(s) is occupied by building(s) between the maximum setback line and minimum setback line. Once the 60% standard is met, further development is not subject to the maximum setback. This requirement applies to multi-family residential and any non-residential development. Additions that do not extend the building wall adjacent to a street frontage shall be exempt from the maximum setback.*

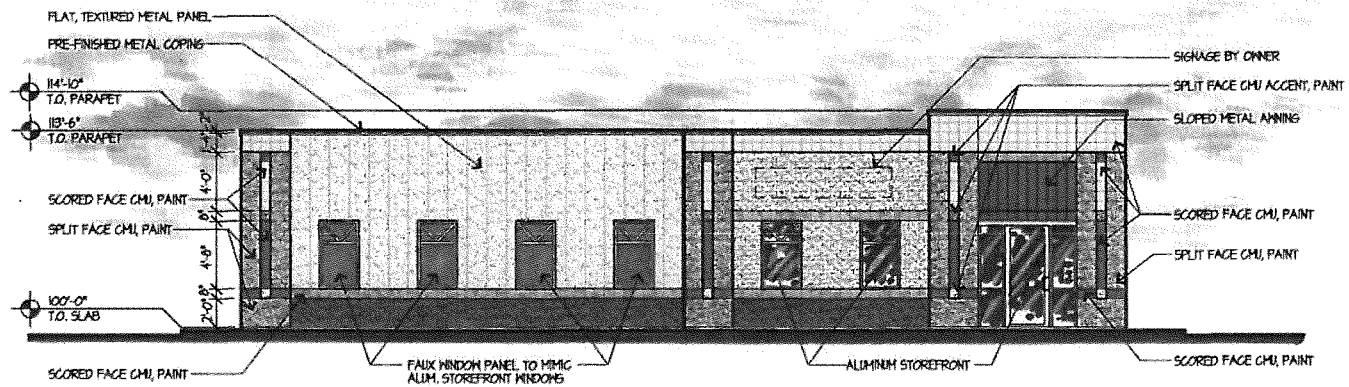


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# Building Elevations



**ELEVATION**  
**DIXIE HIGHWAY MINI-STORAGE**  
 SCALE 1/8"=1'-0"

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# Binding Elements

- The previous binding elements pertained to the go-cart track and should be eliminated and replaced with the proposed binding elements recommended by Planning and Design staff.