

Case No. 14ZONE1029

Dollar General



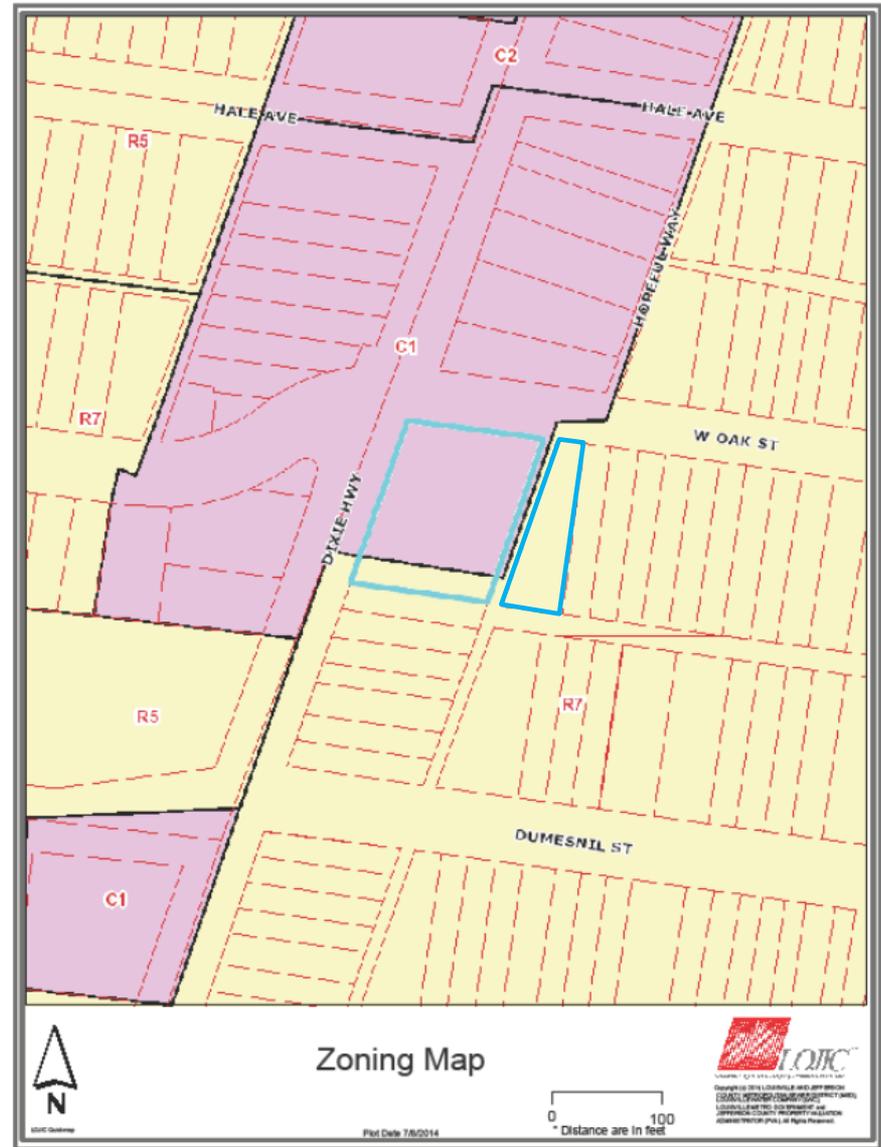
Planning/Zoning, Land Design & Development
December 16, 2014

Case Summary / Background

- Change in zoning from R-7 to C-1
 - Proposed Dollar General store
 - Alley is proposed to be closed

Zoning/Form Districts

- **Subject Property:**
 - Existing: R-7 & C-1/TMC & TN
 - Proposed: C-1/TMC & TN
- **Adjacent Properties:**
 - North: C-1/TMC
 - South: R-7/TN
 - East: R-7/TN
 - West: C-1/TMC



Aerial Photo/Land Use

- Subject Property:
 - Existing: Vacant
 - Proposed: Retail
- Adjacent Properties:
 - North: Restaurant
 - South: Church
 - East: Single Family Residential
 - West: Food Mart



Site Photos-Looking south



Site Photos-Looking north toward W. Oak St.



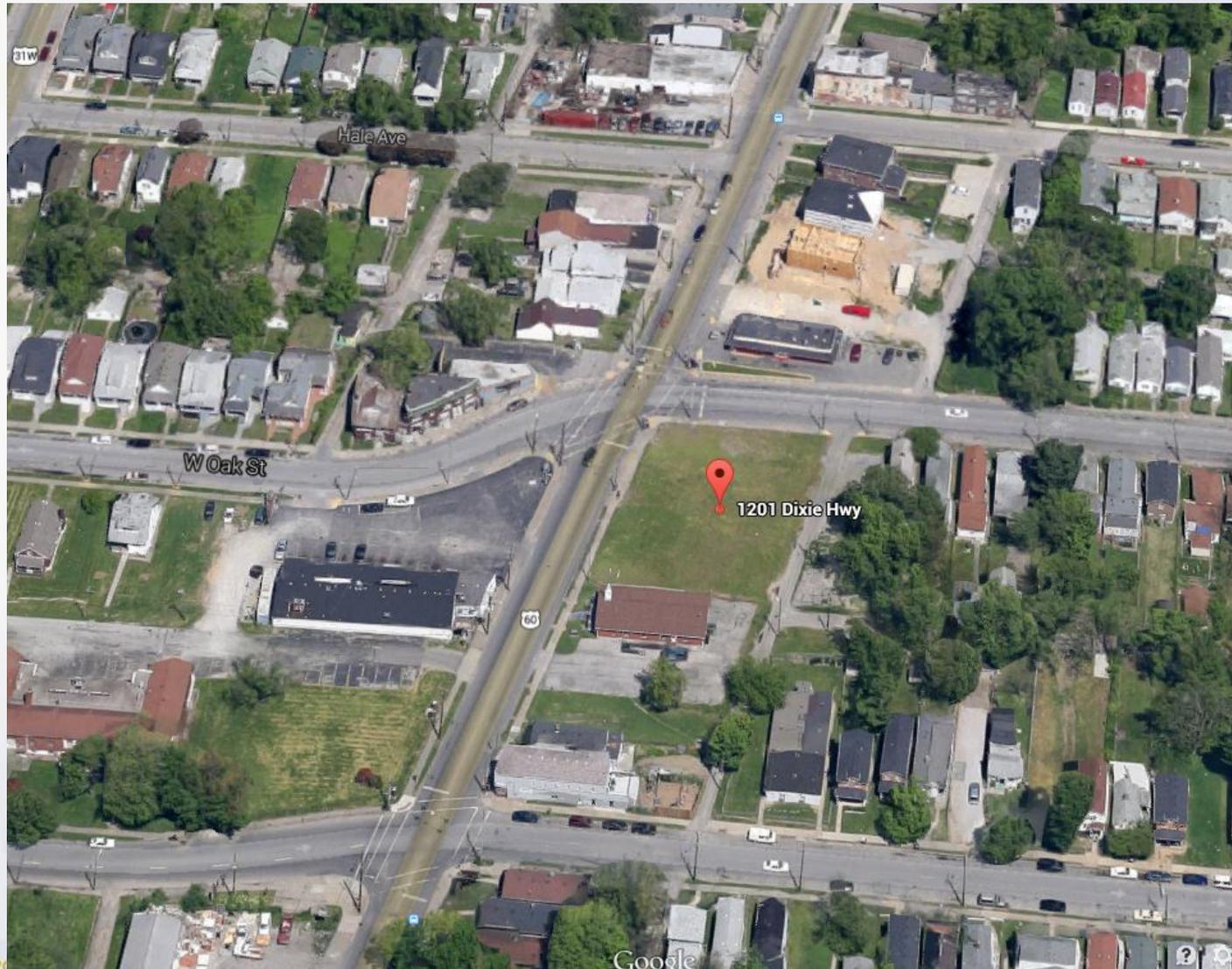
Site Photos-Looking toward alley along Oak



Site Photos-Looking across Dixie



Aerial -Surrounding Areas



Applicant's Development Plan



3 COLOR LEFT SIDE ELEVATION
18' x 112'



1 COLOR FRONT ELEVATION
18' x 112'



4 COLOR RIGHT SIDE ELEVATION
18' x 112'



2 COLOR REAR ELEVATION
18' x 112'



04/24/2017

DOLLAR GENERAL
DIXIE AND OAK
LOUISVILLE, KENTUCKY

SEWELL AND SEWELL
ARCHITECTS
1000 W. MAIN ST., SUITE 100
LOUISVILLE, KY 40202

COLOR EXTERIOR
BUILDING ELEVATIONS

DATE	08/27/17
DESIGN	001
CHECKED	001
COPYRIGHT © 2017 SEWELL AND SEWELL ARCHITECTS, PLLC	

A2b

PC Recommendation

- Public Hearing was held on 11/20/2014
 - No one spoke in opposition.
- 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)