



Change in Zoning / Form District Application

Louisville Metro Planning & Design Services

Case No.: 15ZONE1067 Intake Staff: 38

Date: 1/29/16 Fee: _____

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at ~~444~~ South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

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Project Information:

Change in Zoning / Form District from C1 to C2

Project Description (e.g., retail center and office development, etc.): Automobile Sales

Project Name: 5520 Bardstown Road Rezone

Primary Project Address: 5520 Bardstown Road 40291

Additional Address(es): _____

Primary Parcel ID: 062800230000

Additional Parcel ID(s): _____

of Residential Units: NA Commercial Square Footage: 450+ 6328 outdoor

Proposed Use: Auto sales Existing Use: Vacant (previous gas st.)

Existing Zoning District: C1 Existing Form District: SMFD

Deed Book(s) / Page Numbers²: 10338x282

The subject property contains 0.56 acres. The area to be rezoned contains 0.56 acres.

Number of Adjoining Property Owners (APOs): 4 (refer to tax map from PDS)

To the best of your knowledge and belief, does the applicant or any of its related interests have a personal or financial relationship with any Louisville Metro Officer, Metro Council Member, Planning Commission Member or any of their related interests? If yes, please explain the nature of the relationship (including name of official)

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹
 Yes No

If yes, please list the docket/case numbers:
Docket/Case #: 15ZONE1067 Docket/Case #: _____
Docket/Case #: _____ Docket/Case #: _____

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Michael Gordon

Name: Same

Company: Cayman Investments, LLC

Company: _____

Address: 5801 Bardstown Rd.

Address: _____

City: Louisville State: KY Zip: 40291

City: _____ State: _____ Zip: _____

Primary Phone: 502-558-1044

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: gms@twc.com

Email: _____

Owner Signature (required): *Michael S. Gordon*

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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Ashley Bartley

Company: _____

Company: Qk4

Address: _____

Address: 1046 East Chestnut Street

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40204

Primary Phone: _____

Primary Phone: 502-585-2222

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: abartley@qk4.com

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Michael S. Gordon, in my capacity as owner/member, hereby

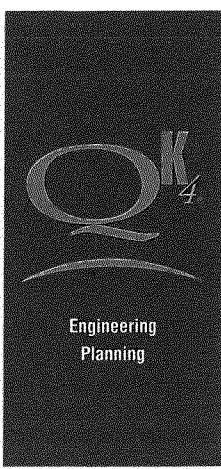
certify that Cayman Investments LLC is (are) the owner(s) of the property which

name of LLC / corporation / partnership / association / e

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: *Michael S. Gordon* Date: 1-29-16

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



1046 East Chestnut Street
Louisville, Kentucky 40204
Ph. 502-585-2222
Fx. 502-581-0406
www.qk4.com

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January 29, 2016

Planning and Design Services
Louisville / Jefferson County Metro Government
444 South 5th Street
Suite 300
Louisville, Kentucky 40202

**Rezoning Full Application
5520 Bardstown Road 40291**

To Whom it May Concern,


Pursuant to Development Code Guidelines, we are providing this description of the referenced project.

Cayman Properties, LLC is proposing to rezone their vacant property from C-1 to C-2. It was formerly a Swifty gas station and has been vacant for approximately eighteen months. Underground gas tanks were removed end of 2014 and the owner received official approval for "no further action" from state Energy and Environmental Cabinet on January 13, 2015. The proposal for the property is for C-2 to support an automobile dealership. The existing building on site will serve as sales office, and the existing lot will be used for outdoor sales and customer parking. There will be no major physical improvements to the site other than removal of the entrance closest to Hudson Lane, reduction of width (more than 50%) of the entrance to remain, sidewalk/ramp improvements and landscape improvements. The existing non-conforming sign will be refaced. Existing lights are in compliance with the LDC.

It is our opinion that the proposed plan meets all Metro Land Development Code requirements.

Please call if you have any further questions regarding this matter.

Sincerely,


Ashley W. Bartley, RLA