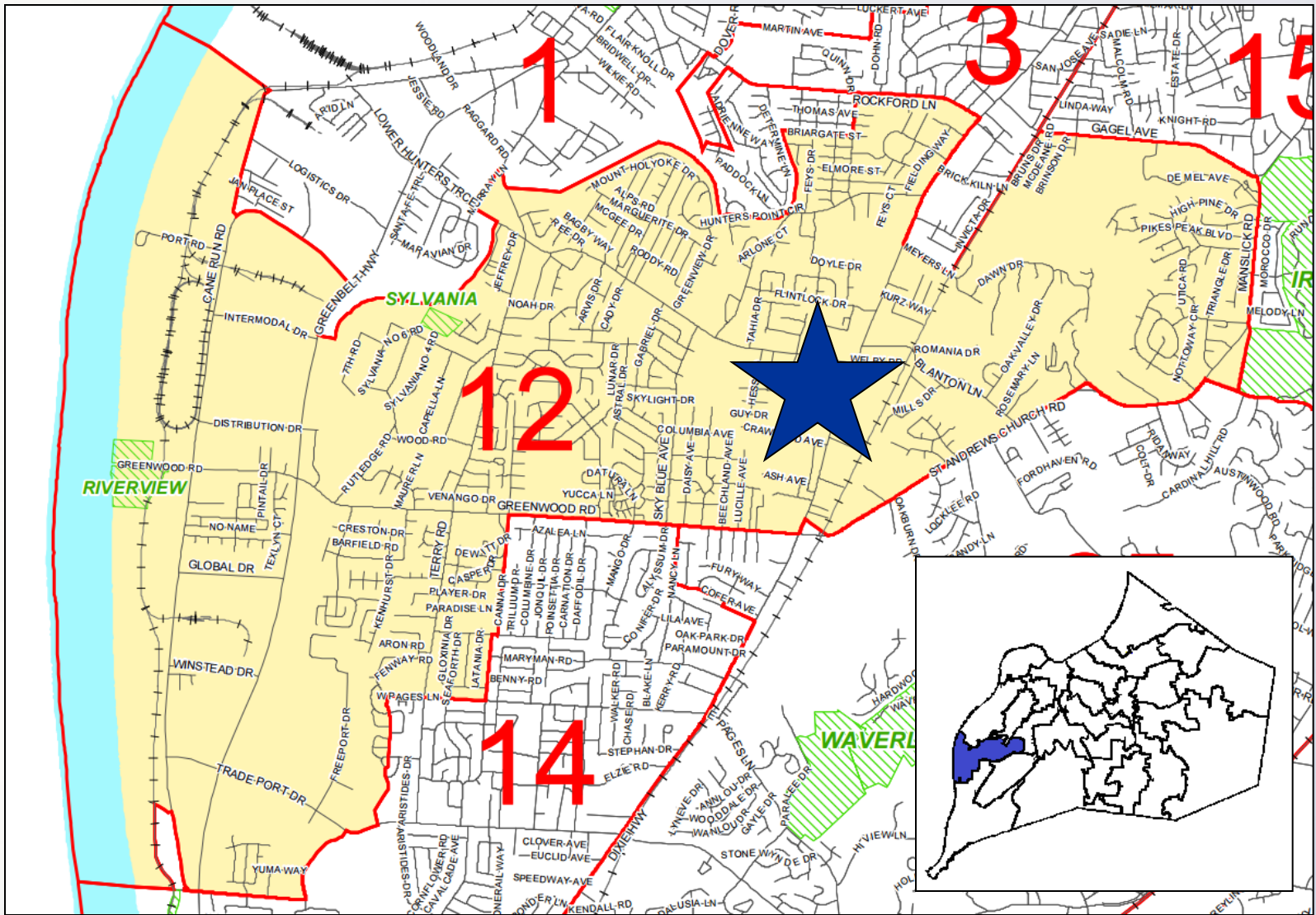


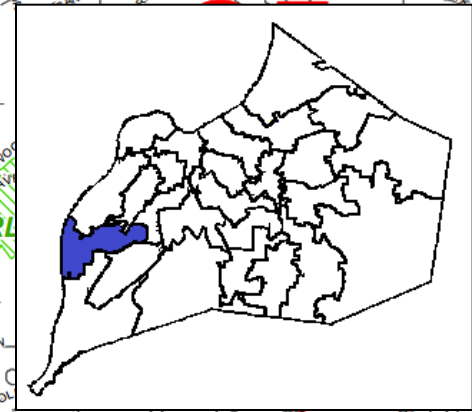
# 18ZONE1013 SWOPE DEALERSHIP



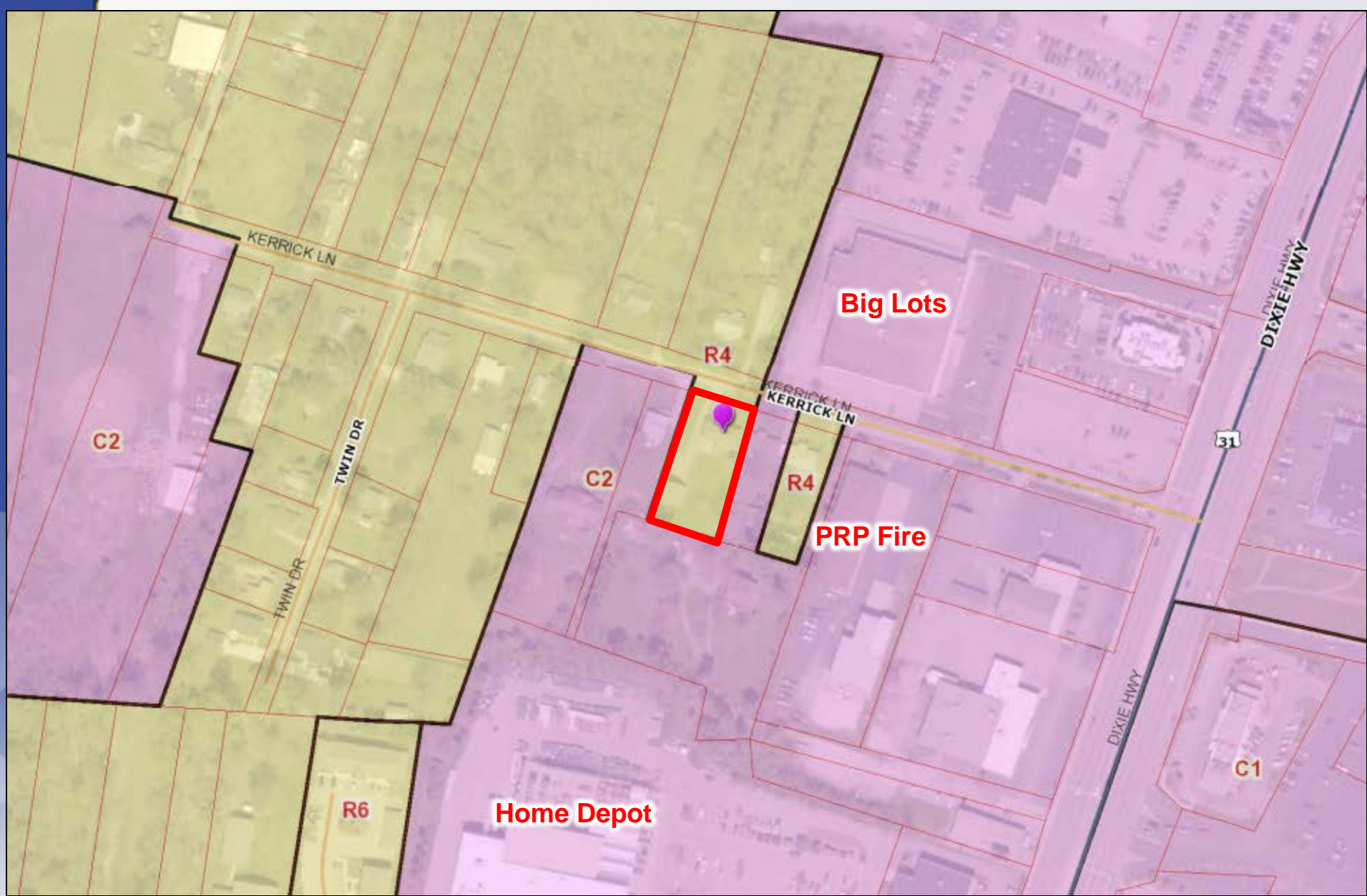
Planning, Zoning & Annexation Committee  
September 18, 2018



4530 Kerrick Lane and  
 6780 Dixie Highway  
 District 12 - Rick Blackwell











# Request(s)

- Change in Form District from Neighborhood to Suburban Marketplace Corridor
- Change in Zoning from R-4 to C-2
- Variance from 5.3.2.C.2.b to encroach 21' into the required 25' setback between the subject site and the Farris Property
- Waiver from Chapter 10.2.10.A to permit the encroachment of VUA into the 5' VUA LBA along the Farris Property.
- Revised District Development Plan

# Case Summary

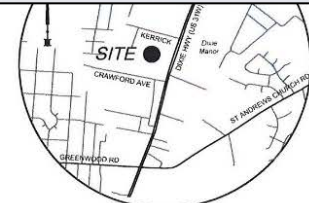
- 12,000 square foot auto repair facility
- Auto display lot
- 0.47 acres being rezoned (total development is 3.41 acres)
- Majority of the site is currently zoned C-2 (15ZONE1020)
- 134 parking spaces



# Site Photos-Subject Property



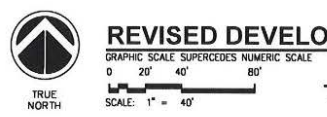




VICINITY MAP  
1" = 2000'



- LEGEND**
- PROPOSED DETENTION BASIN
  - PROPOSED DISPLAY AREA
  - PROPOSED TEMPORARY CONSTRUCTION ENTRANCE
  - PROPOSED DRAINAGE FLOW ARROW
  - PROPOSED VEHICLE FLOW ARROW
  - PROPOSED SILT FENCE
  - PROPOSED SOLID WOOD FENCE



- GENERAL NOTES**
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATION AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
  - THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
  - THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.



T|B|D|+



**FRONT ELEVATION**

SCALE: N.T.S.

SAM SWOPE COLLISION CENTER  
DIXIE HIGHWAY  
SAM SWOPE AUTO GROUP, LLC  
08/10/2015

Tucker Booker Donhoff + Partners  
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# Public Meetings

- Neighborhood Meeting on 4/19/2018
  - Conducted by the applicant, 13 people attended the meeting
- LD&T meeting on 7/12/2018
- Planning Commission public hearing on 8/16/2018
  - No one spoke in opposition.
  - The Commission recommended approval of the change in form district from Neighborhood to Suburban Marketplace Corridor and the change in zoning from R-4 to C-2 with a vote of 8-0 (one member was not present).