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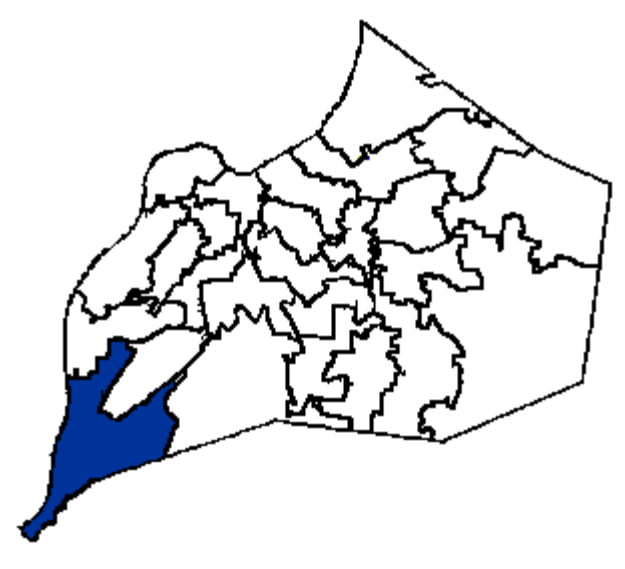
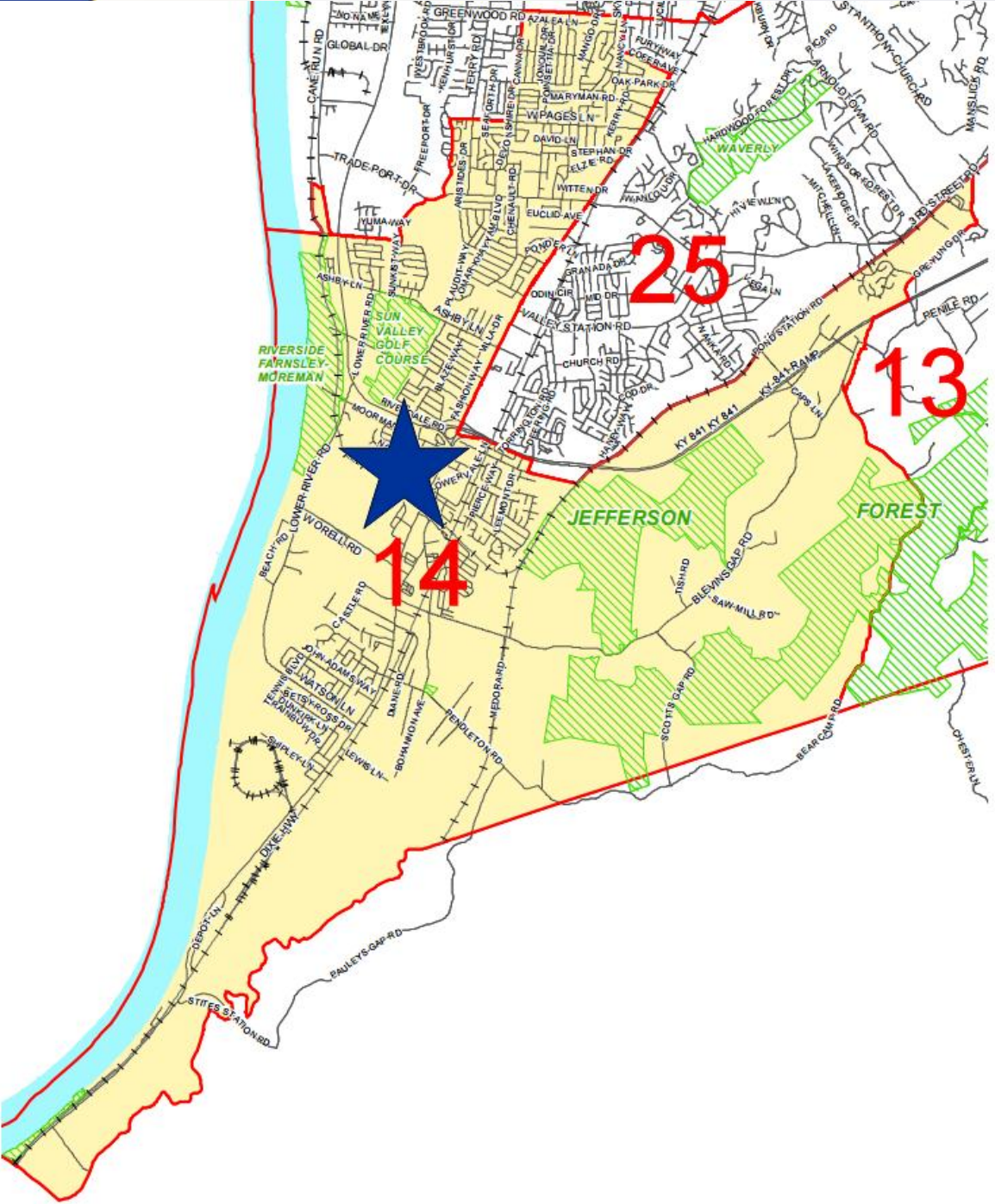
Dixie Mini-Storage



Planning/Zoning, Land Design & Development
June 16, 2015

11712 & 11720 Dixie Highway

14 - Cindi Fowler



Request(s)

- Change in zoning from C-1 to C-2
- District Development Plan with amendments to Binding Elements
- Conditional Use Permit for Mini-Storage
- Variance from 5.3.2.C.2.a to permit buildings to be setback more than the maximum 275 feet

Case Summary / Background

- Existing go-cart track
- Proposed Mini-storage
- 131,300 sf of Office and mini-storage buildings

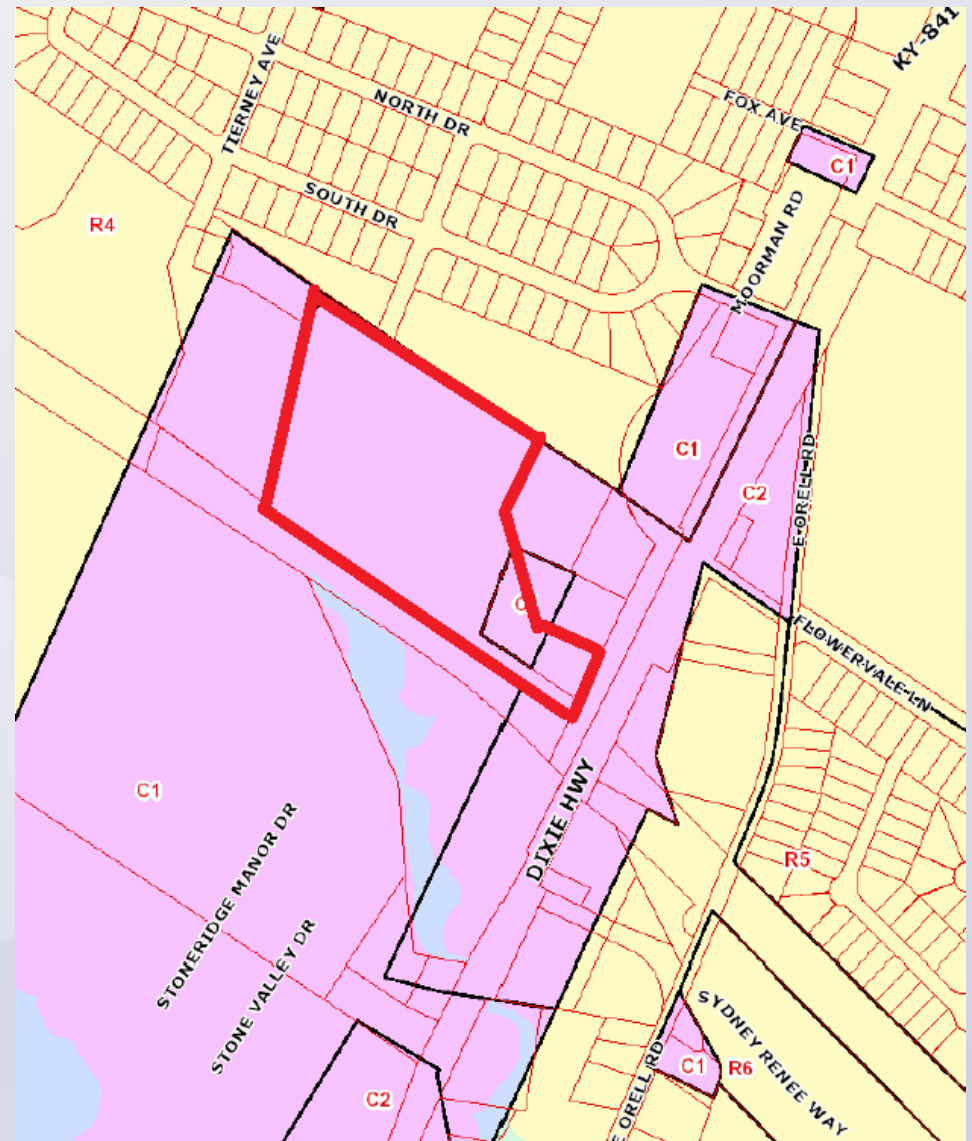
Zoning/Form Districts

Subject Property:

- Existing: C-1/SMC
- Proposed: C-2/SMC

Adjacent Properties:

- North: R-4/N
- South: C-1/SMC
- East: C-2, C-1/SMC
- West: C-1/N



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Mini-Storage

Adjacent Properties:

- North: Church
- South: Railroad
- East: Commercial
- West: Senior Living



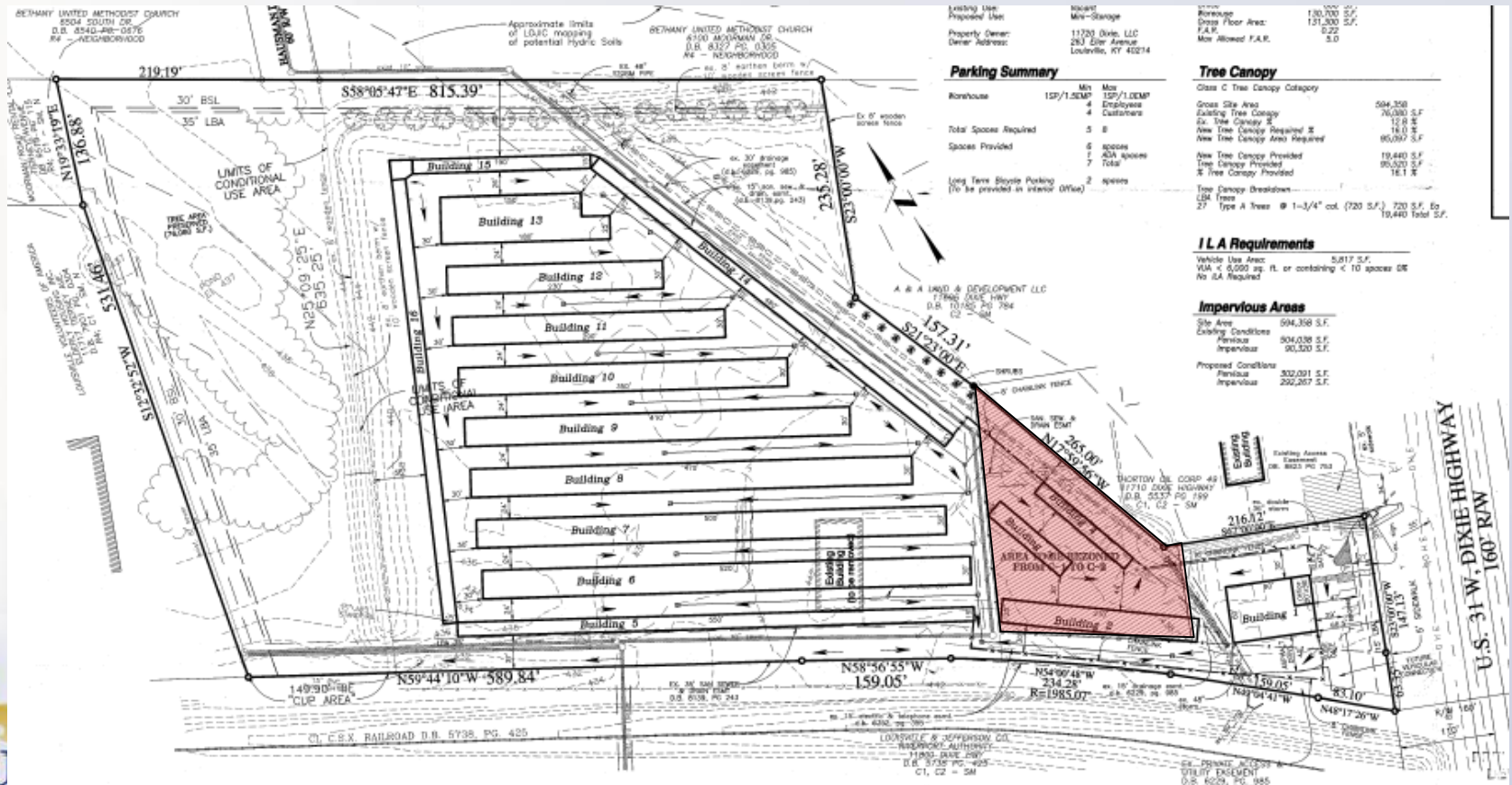
Site Photos-Subject Property



Applicant's Development Plan

Highlights:

- Mini-Storage
- 131,300 SF
- 7 Parking spaces



PC Recommendation

- Public Hearing was held on 5/21/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the zoning change from C-1 to C-2 to Louisville Metro Council (9 members voted)