

ORDINANCE No. 170, SERIES 2014

AN ORDINANCE CHANGING THE ZONING FROM C-1 COMMERCIAL TO C-2 COMMERCIAL ON PROPERTY LOCATED AT 5010 POPLAR LEVEL ROAD CONTAINING 0.41 ACRES AND BEING IN LOUISVILLE METRO (CASE NO. 14ZONE1011).

SPONSORED BY: COUNCILWOMAN MADONNA FLOOD


WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 14ZONE1011; and,

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 14ZONE1011 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records;

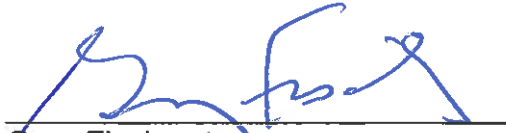
NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

Section I: That the zoning of the property located at 5010 Poplar Level Road containing 0.41 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 14ZONE1011, is hereby changed from C-1 Commercial to C-2 Commercial; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 14ZONE1011.

Section II: This Ordinance shall take effect upon its passage and approval.


H. Stephen Ott
Metro Council Clerk

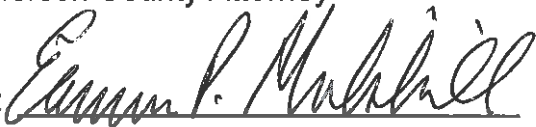

Jim King
President of the Council


Greg Fischer
Mayor

Approved: 10/30/14
Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: 

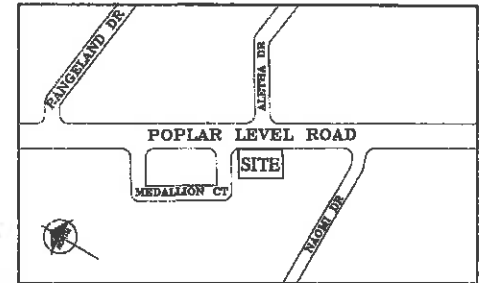
**LOUISVILLE METRO COUNCIL
READ AND PASSED**
October 23, 2014

C1-SMC
RUTH PROPERTIES LLC
5007 POPLAR LEVEL RD

SAMUEL SEIFERT
5013 POPLAR LEVEL RD
DB 4922 P 254

ALEX & JACK LLC
5017 POPLAR LEVEL RD
DB 6902 P 121

ALETHA DRIVE



LOCATION MAP

POPLAR LEVEL ROAD 100' R/W

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:

BY: *Chris Miller*
DATE: 7-7-14
LOUISVILLE, KENTUCKY COUNTY
METROPOLITAN SEWER DISTRICT

PROJECT DATA

EXISTING ZONING: C-1 PROPOSED ZONING: C-2
FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR
TOTAL SITE AREA: 0.41 ACRES 17,700 SQ. FT.
EXISTING USE: AUTO REPAIR
PROPOSED USE: AUTO REPAIR & USED CAR SALES
FAR: 0.13 SF

TOTAL BUILDING AREA: 2,298 SF

PARKING CALCULATION: 11 SPACES PROPOSED
REQUIRED SPACES 11 SPACES MINIMUM - 25 SPACES MAXIMUM

1 space per 250 of min. of sales building - 736/250 = 3 min. /150 = 5 max.
1 space per 7000 of min. of outside sales area - 1500/7000 = 0 min. /3000 = 0 max.
2 spaces per service bay min. 5 spaces per bay max. - 6 spaces min 15 spaces max.
1 space per employee max. shift - 2 min. 2 max.

VEHICULAR USE AREA: 9,185 SF

A Variance is being requested to allow the existing driveway/parking area to encroach up to 10' into the required 25' setback along the southwest property line.

RECEIVED

JUN 23 2014
Planning &
DESIGN SERVICES



PDS PROJECT# 14ZONE1011

TAX BLOCK 624 LOT 217 PARCEL ID# 082402170000 DB 10181 P 491
DETAILED DISTRICT DEVELOPMENT PLAN
5010 POPLAR LEVEL ROAD, LOUISVILLE, KY 40213

Derby LLC Auto

OWNER/DEVELOPER: DERBY LLC
7233 BLADEN PLACE, GAINESVILLE, VA 20155

(502) 962-1020

FILE NO.

DDP

FILE

METRO
APPROVED PRELIMINARY
DEVELOPMENT PLAN
DOCKET NO. 14ZONE1011
APPROVAL DATE: 7-7-14
EXPIRATION DATE:
EXPIRES ON PLANNING COMMISSION

NOTICE
PERMITS SHALL BE ISSUED
CONFORMANCE
WITH THE ZONING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN

TERRACE PLACE APTS
5006 POPLAR LEVEL RD
DB 4922 P 254

TERRACE PLACE APTS
4200 MEDALLION COURT
DB 4922 P 254

EXISTING IMPERVIOUS 15,486 SF PROPOSED IMPERVIOUS AREA 14,770

MSD NOTES

- NO PORTION OF THIS SITE ARE WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 8411 C DATED SEPTEMBER 4, 2010.
- DRAINAGE PATTERNS INDICATED BY ARROWS (→) IN FOR CONCEPTUAL PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE ROPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN REVIEW PROCESS THROUGH FACILITIES.
- SEWAGE TREATMENT SERVICE WILL BE PROVIDED VIA EXISTING CONNECTION.

APCD NOTE

- REQUIREMENTS FOR THIS CONTROL SHALL BE IN PLACE BEFORE CONSTRUCTION TO PREVENT EXISTING PARTICULATE EMISSIONS FROM READING EXISTING RAINS AND NEIGHBORING PROPERTIES.

KDOT/WORKS NOTES

- ADDITIONAL RIGHT OF WAY MAY BE REQUIRED ACROSS THE FRONTAGE OF THIS TRACT TO MEET THE CURRENT KENTUCKY LAND DEVELOPMENT CODE.
- THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE HIGHWAY RIGHT OF WAY. CALCULATIONS WILL BE REQUIRED FOR RUNOFF TO THE STATE RIGHT OF WAY.
- THERE SHALL BE NO COMMERCIAL SIGNS LOCATED IN THE STATE RIGHT-OF-WAY.
- THERE SHALL BE NO LANDSCAPING IN THE STATE RIGHT-OF-WAY WITHOUT A PERMIT.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS IF IT DOES IT SHALL BE RE-ARMED, SHUTTERED OR TURNED OFF.
- AN ENCROACHMENT PERMIT AND SIGN SHALL BE REQUIRED FOR ANY WORK WITHIN THE RIGHT-OF-WAY.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A LIMITED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PROTECTIVE DRAIN CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE AND NECESSARY BY THE COMMISSION OF PUBLIC WORKS A PERMIT ACCESS AGREEMENT TO RUN WITH THE LAND AND IS A PERMIT ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE REQUIRED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

LEGEND

- CATCH BASIN
- SHEET DRAINAGE F.L.D.V
- EXISTING CENTERLINE
- EXISTING UNDER VV OVERHEAD ELECTRIC



GRAPHIC SCALE
0 20 40

PRELIMINARY APPROVAL
Condition of Approval:
Chris Miller
LOUISVILLE, KENTUCKY COUNTY
METROPOLITAN SEWER DISTRICT

MILLER-WIHR
LAND PLANNERS • ENGINEERS • SURVEYORS
1287 South Fourth Street, Louisville, KY 40203 Tel (502) 365-5511 Fax (502) 365-9938

REVISIONS	SCALE
6-21-2014	1" = 30'
DR	
DATE	
5-28-2014	