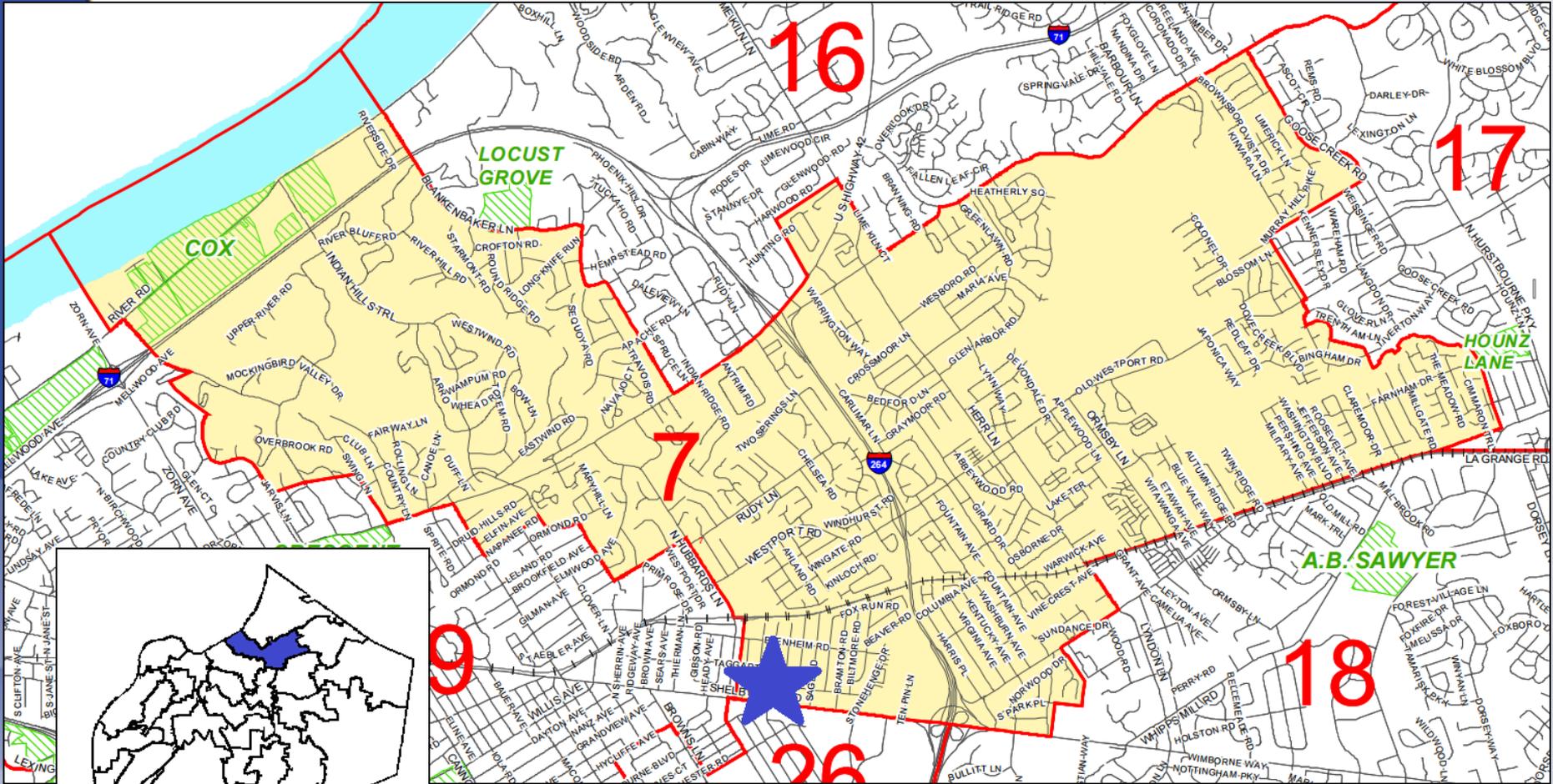


16ZONE1087

BMW of Louisville



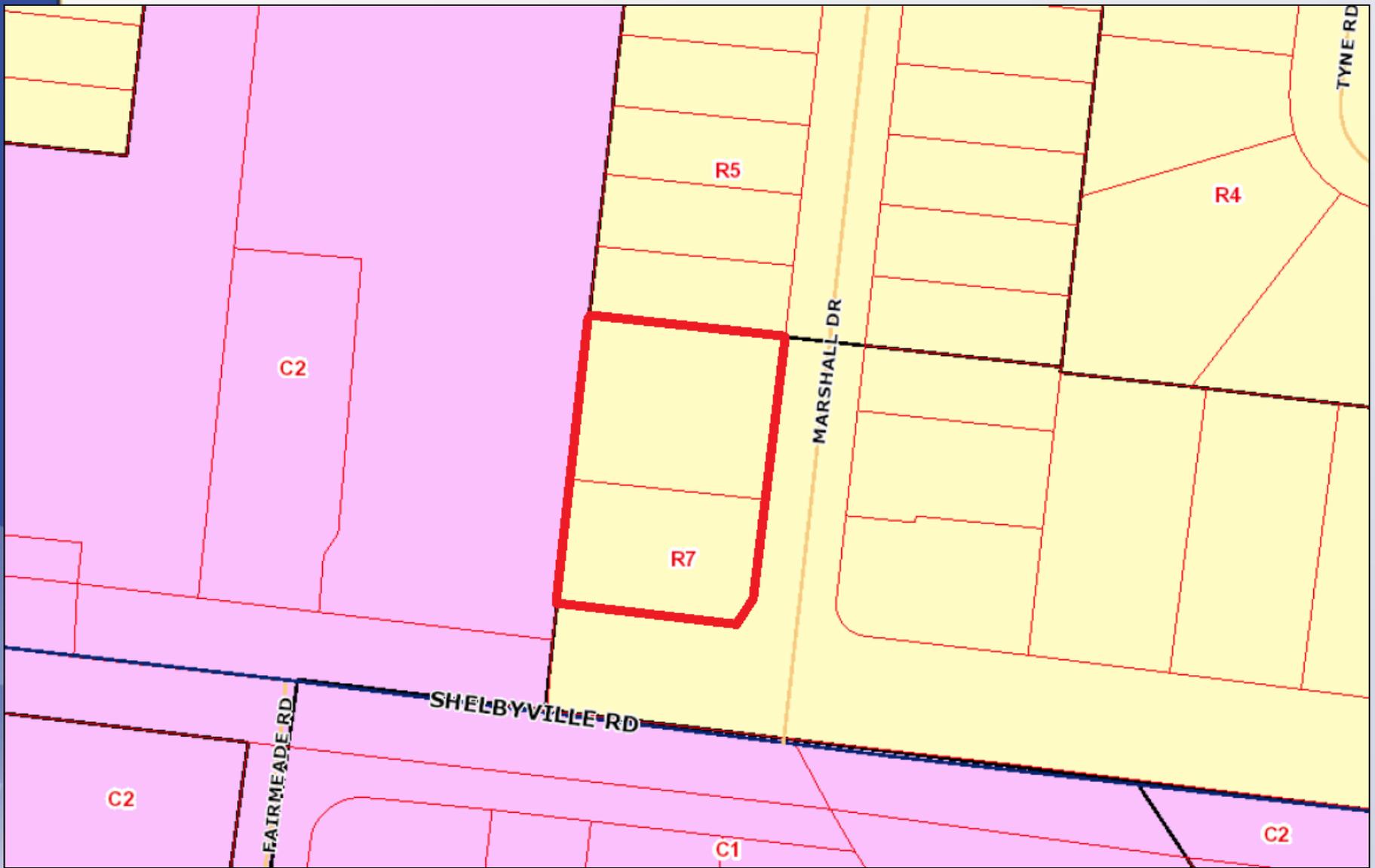
Planning/Zoning, Land Design & Development
July 18, 2017



100 & 102 Marshall Drive
 District 7 - Angela Leet



16ZONE1087



Subject Property:

Existing: R-7/N

Proposed: C-2/N



Subject Property:
Existing: Multi Family Residential
Proposed: Car Sales Display

Request(s)

- Change in zoning from R-7 to C-2
- Variances:
 1. Variance from 4.4.3.A.1.a. to permit a fence height of 8' in a street side yard instead of the required 48".
 2. Variance from 5.1.12.B.2.e.i.1 to permit parking to encroach approximately 9.5' into the required +/- 34.5' setback along Marshall Drive.
- District Development Plan

Case Summary / Background

- Expansion of vehicle sales and display
- Existing multi-family residential lot
- 11,349 sf of outdoor sales and display
- Underground detention
- 8' tall masonry screen wall

Site Photos-Subject Property



Site Photos-Surrounding Areas



PC Recommendation

- The Planning Commission conducted public hearings on 6/1/2017 and 6/15/2017
- One person spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-7 to C-2 by a vote of 6-0-2 (8 members voted)