

Docket Number 9-5-95CV

Change in zoning from OR-3 Office Residential to C-2 Commercial on the northeast side of North Church Way, 0 feet east of an unnamed alley and 340 feet more or less south of Shelbyville Road; also having related requests for Conditional Use Permit for off-street parking in an R-7 District and a variance to permit parking spaces to encroach into the side yard, containing 1.60 acres and being in the City of St. Matthews.

Owner: Eline Development Company, by Sidney Eline, Jr., President
P.O. Box 6953
Louisville, Kentucky 40206

Developer: Tafel Motors, Inc.
4156 Shelbyville Road
Louisville, KY 40207

Existing Use: Off-Street Parking for Automobile Sales and Service

Proposed Use: Expansion of Automobile Sales and Services

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the district development plan SUBJECT to the following binding elements:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless

amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission, except for permitted land uses for the established zoning district.

2. The development shall not exceed 15,638 square feet of gross floor area for automobile repair with 14 service bays.
3. There shall be no freestanding sign permitted on site.
4. No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site of inoperable vehicles and vehicle parts.
6. Outdoor lighting shall be directed down and away from surrounding residential properties.
7. The only permitted C-2 use of the area shown on the approved detailed district development plan as automobile parking and storage, shall be for said uses only.
8. Before a building or alteration permit

and/or a certificate of occupancy is requested:

- a) The development plan must be re-approved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
 - b) The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
 - c) A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Planning Commission.
 - d) The property owner/developer shall submit written documentation to the Planning Commission specifying measures for tire/oil disposal
9. If a building permit is not issued within

one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.

10. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

CONDITIONAL USE PERMIT:

RESOLVED, That the Louisville and Jefferson County Planning Commission does hereby APPROVE the Conditional Use Permit for off-street parking in an R-7 District ON CONDITION that:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without

prior approval from the Planning Commission, except for permitted land uses for the established zoning district.

2. The development shall not exceed 15,638 square feet of gross floor area for automobile repair with 14 service bays.
3. There shall be no freestanding sign permitted on site.
4. No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site of inoperable vehicles and vehicle parts.
6. Outdoor lighting shall be directed down and away from surrounding residential properties.
7. The minimum front, street side and side yards required in the district shall be maintained free of parking.
8. The area shall be used exclusively for transient parking of motor vehicles belonging to invitees of the owner or lessee of said lot.

9. Before a building or alteration permit and/or a certificate of occupancy is requested:

- a) The development plan must be re-approved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
- b) The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
- c) A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Planning Commission.
- d) The property owner/developer shall submit written documentation to the Planning Commission specifying measures for tire/oil disposal

10. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within one year of the Planning Commission's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for an off-street parking lot without further review and approval by the Commission.

VARIANCE

On a motion by Commissioner Hettinger, the following resolution was unanimously adopted:

NOW, THEREFORE, BE IT RESOLVED, that the variances are hereby APPROVED ON CONDITION that:

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. No further development shall occur without prior approval from the Planning Commission, except for permitted land uses for the established zoning district.
2. The development shall not exceed 15,638 square feet of gross floor area for automobile repair with 14 service bays.

3. There shall be no freestanding sign permitted on site.
4. No outdoor advertising signs (billboards), small freestanding (temporary) signs, pennants or banners shall be permitted on the site.
5. There shall be no outdoor storage on the site of inoperable vehicles and vehicle parts.
6. Outdoor lighting shall be directed down and away from surrounding residential properties.
7. The minimum front, street side and side yards required in the district shall be maintained free of parking.
8. The area shall be used exclusively for transient parking of motor vehicles belonging to invitees of the owner or lessee of said lot.
9. Before a building or alteration permit and/or a certificate of occupancy is requested:

- a) The development plan must be re-approved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.

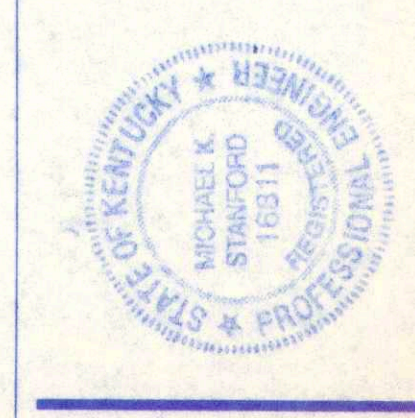
- b) The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
- c) A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Planning Commission.
- d) The property owner/developer shall submit written documentation to the Planning Commission specifying measures for tire/oil disposal

10. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within one year of the Planning Commission's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for an off-street parking lot without further review and

approval by the Commission.

C Per Ordinance #95-02

Drawn By: SB
Checked By: JH
Project No: 4450
Date: 1/26/95
Revisions:
Certified By: [Signature]



NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN

JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-5-1561
APPROVAL DATE 4/16/95
EXPIRATION DATE 5/23/96
SIGNATURE OF PLANNING COMMISSION
[Signature]
COMMISSION

Sheet
D-1
Sheets

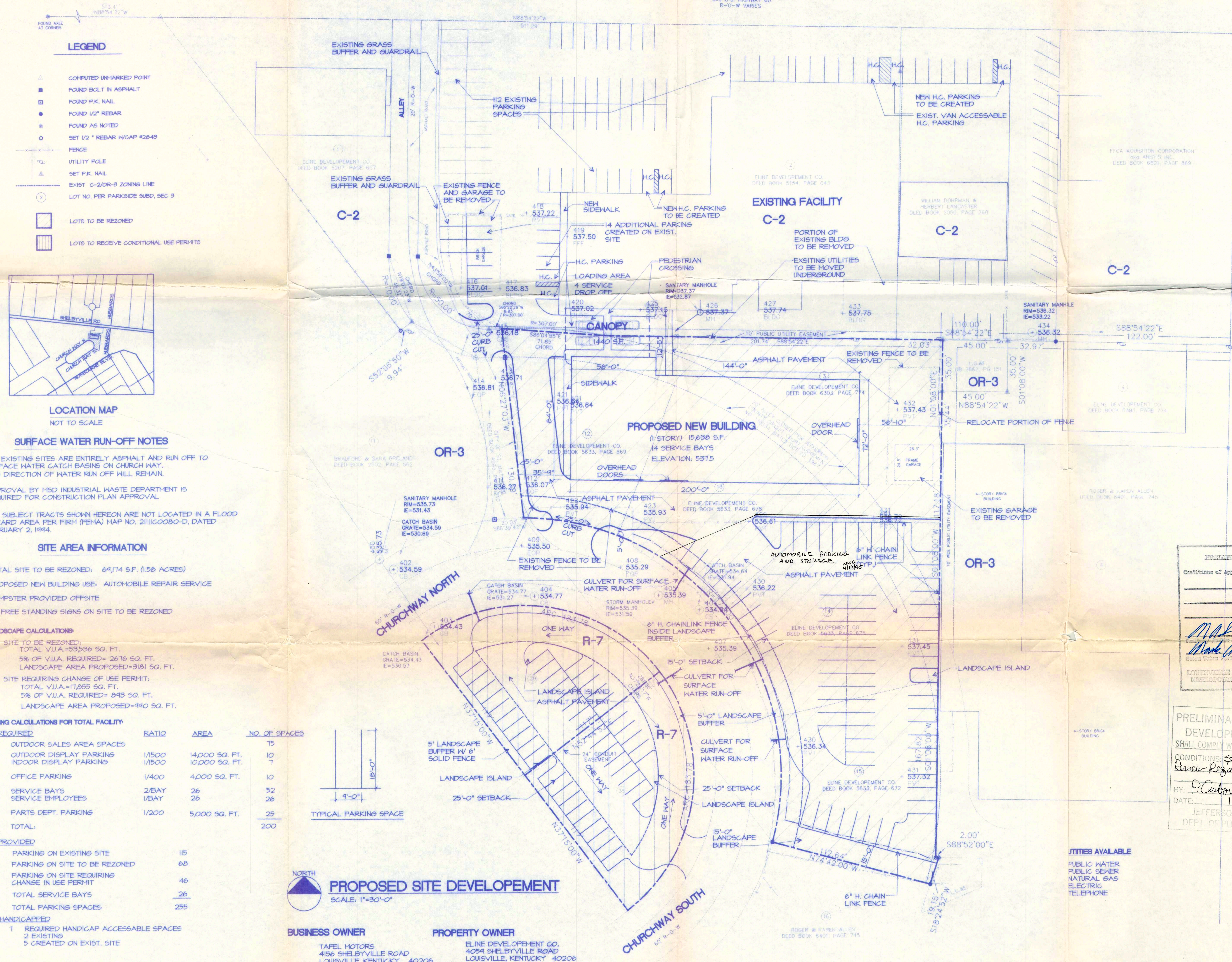
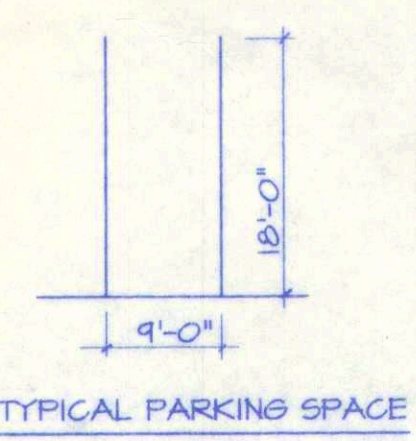
RECEIVED
JAN 26 1995
PLANNING & DEVELOPMENT SERVICES

PRELIMINARY APPROVAL
Conditions of Approval:
[Signature]
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS: St. Matthews
Renew Reg
BY: P. Osborne
DATE: 1-26-95
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS

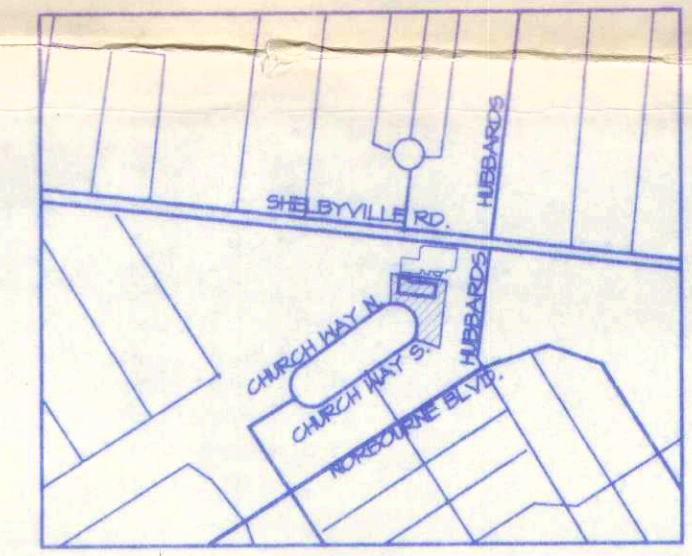
UTILITIES AVAILABLE
PUBLIC WATER
PUBLIC SEWER
NATURAL GAS
ELECTRIC
TELEPHONE

PROPOSED SITE DEVELOPMENT
SCALE: 1"=30'-0"
BUSINESS OWNER
TAFEL MOTORS
4156 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40206
PROPERTY OWNER
ELINE DEVELOPMENT CO.
4054 SHELBYVILLE ROAD
LOUISVILLE, KENTUCKY 40206



LEGEND

- △ COMPUTED UNMARKED POINT
- FOUND BOLT IN ASPHALT
- FOUND P.K. NAIL
- FOUND 1/2" REBAR
- * FOUND AS NOTED
- SET 1/2" REBAR W/ CAP #2843
- FENCE
- UTILITY POLE
- △ SET P.K. NAIL
- EXIST C-2/OR-3 ZONING LINE
- (X) LOT NO. PER PARKSIDE SUBD, SEC 3
- LOTS TO BE REZONED
- ▨ LOTS TO RECEIVE CONDITIONAL USE PERMITS



LOCATION MAP
NOT TO SCALE

SURFACE WATER RUN-OFF NOTES

THE EXISTING SITES ARE ENTIRELY ASPHALT AND RUN OFF TO SURFACE WATER CATCH BASINS ON CHURCH WAY.
THIS DIRECTION OF WATER RUN OFF WILL REMAIN.

APPROVAL BY MSD INDUSTRIAL WASTE DEPARTMENT IS REQUIRED FOR CONSTRUCTION PLAN APPROVAL

THE SUBJECT TRACTS SHOWN HEREON ARE NOT LOCATED IN A FLOOD HAZARD AREA PER FIRM (FEMA) MAP NO. 21111C0080-D, DATED FEBRUARY 2, 1994.

SITE AREA INFORMATION

TOTAL SITE TO BE REZONED: 64,174 S.F. (1.58 ACRES)
PROPOSED NEW BUILDING USE: AUTOMOBILE REPAIR SERVICE
DUMPSTER PROVIDED OFFSITE
NO FREE STANDING SIGNS ON SITE TO BE REZONED

LANDSCAPE CALCULATIONS:

SITE TO BE REZONED:
TOTAL V.I.A.=53,536 SQ. FT.
5% OF V.I.A. REQUIRED= 2676 SQ. FT.
LANDSCAPE AREA PROPOSED=3181 SQ. FT.
SITE REQUIRING CHANGE OF USE PERMIT:
TOTAL V.I.A.=17,255 SQ. FT.
5% OF V.I.A. REQUIRED= 843 SQ. FT.
LANDSCAPE AREA PROPOSED=940 SQ. FT.

PARKING CALCULATIONS FOR TOTAL FACILITY:

REQUIRED	RATIO	AREA	NO. OF SPACES
OUTDOOR SALES AREA SPACES			75
OUTDOOR DISPLAY PARKING	1/1500	14,000 SQ. FT.	10
OFFICE PARKING	1/400	4,000 SQ. FT.	10
SERVICE BAYS	2/BAY	26	52
SERVICE EMPLOYEES	1/BAY	26	26
PARTS DEPT. PARKING	1/200	5,000 SQ. FT.	25
TOTAL:			200
PROVIDED			
PARKING ON EXISTING SITE		115	
PARKING ON SITE TO BE REZONED		68	
PARKING ON SITE REQUIRING CHANGE IN USE PERMIT		46	
TOTAL SERVICE BAYS		26	
TOTAL PARKING SPACES		255	
HANDICAPPED			
1 REQUIRED HANDICAP ACCESSIBLE SPACES			
2 EXISTING			
5 CREATED ON EXIST. SITE			

plot scale: 1"=30'