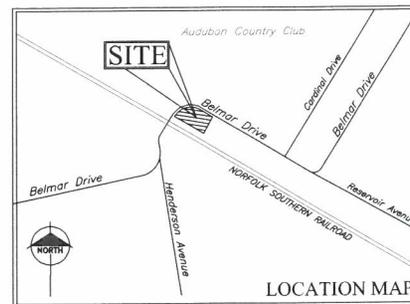


1301 Belmar Drive
Parcel#085A02411325
Audubon Country Club
DB 9749 P 781
R1/N

3265 Robin Road
Parcel#085H00350000
Audubon Country Club
DB 9749 P 781
R1&M2/N



GENERAL NOTE:

1. No site work is proposed with this application.

PLANNING NOTES:

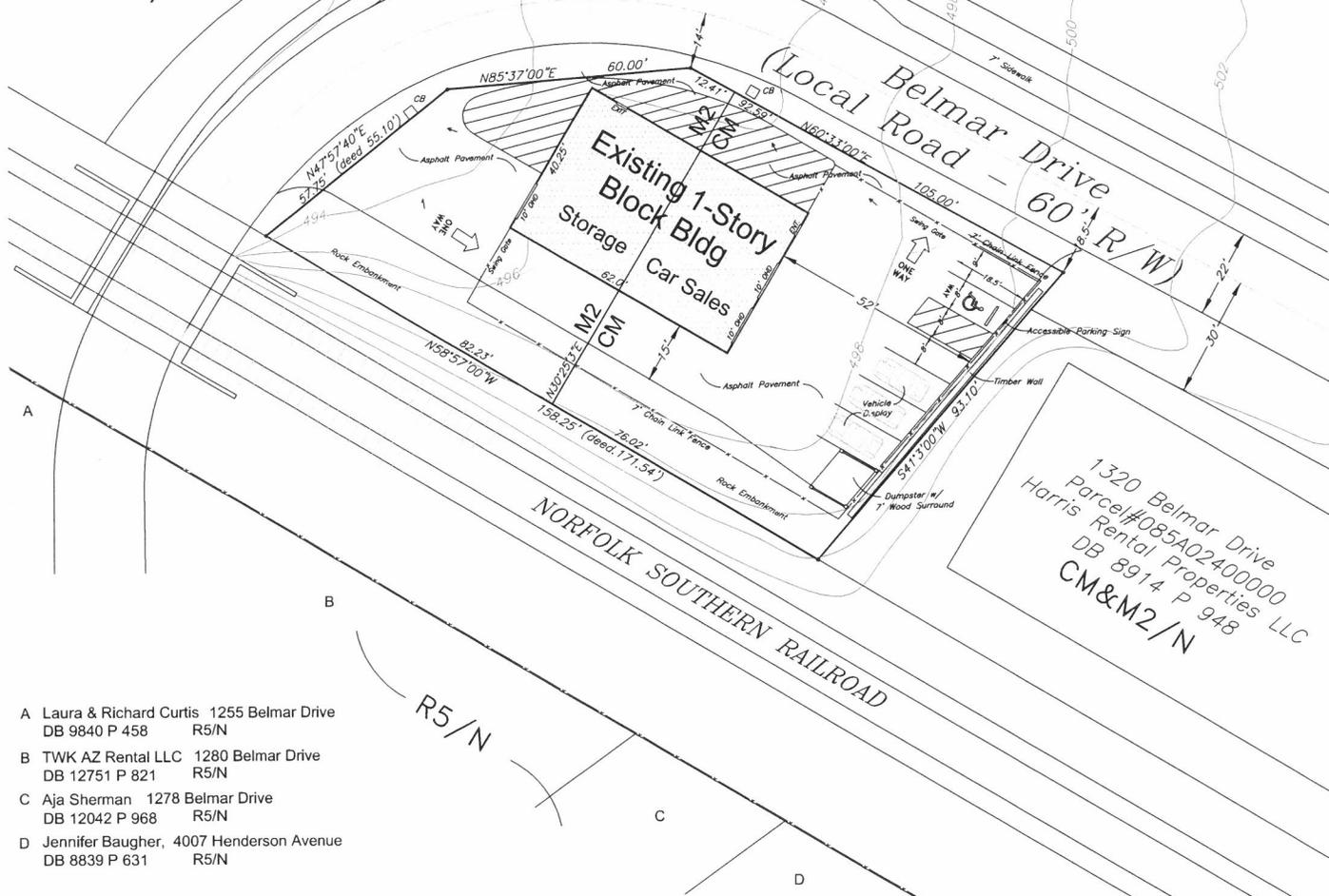
1. Concrete wheelstops or protective curbing at least 6" high and 6" wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscape areas and adjacent properties. Such wheelstops or curbing shall be at least 3' from any adjacent wall, fence, property line, woody vegetation, walkway or structure. (9.1.12)

MSD NOTES:

1. Sanitary sewer service via existing connection.

APCD NOTES:

1. Mitigation measures for dust control shall be in place during construction to prevent fugitive emissions from reaching existing roads and neighboring properties.



Site Data

TOTAL SITE AREA	0.29 acre / 12,772 sf
EXISTING USE - STORAGE	
PROPOSED USE - CLASSIC CAR SALES	
EXISTING ZONING/FORM DISTRICT	M2 - Neighborhood
PROPOSED ZONING/FORM DISTRICT	M2 & CM - Neighborhood
AREA TO BE REZONED TO CM	0.17 acres / 7,608 sf
EXISTING BUILDING	2,480 SF 18' HEIGHT
REQUIRED PARKING	3 Spaces
	Car Display 464sf - 1 Space Min & Max
	Sales Office 10'x10' 100sf - 1 Space Min & Max
	Storage 1,240sf - 1 Space Min & Max
PROPOSED PARKING	3 Spaces

- A Laura & Richard Curtis 1255 Belmar Drive
DB 9840 P 458 R5/N
- B TWK AZ Rental LLC 1280 Belmar Drive
DB 12751 P 821 R5/N
- C Aja Sherman 1278 Belmar Drive
DB 12042 P 968 R5/N
- D Jennifer Baugher, 4007 Henderson Avenue
DB 8839 P 631 R5/N

LEGEND

- SHEET DRAINAGE FLOW
- CATCH BASIN
- EXISTING CONTOUR
- FENCE AS NOTED

Existing Site Area -12,772 sf
Existing Impervious Area -12,772 sf

FLOODPLAIN NOTE
NO PART OF THE PROPERTY IS LOCATED IN THE 100-YEAR FLOODPLAIN
ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP)
NO. 21111C0068F DATED DECEMBER 6, 2006

RECEIVED

OCT 21 2024

PLANNING & DESIGN
SERVICES



24-ZONE-0080

**Development Plan
Dean's Classic Auto Sales**

1300 Belmar Drive Louisville, KY 40213
DB 10629 P 235 Parcel# 085A02530000

OWNERS James & Carrie Taylor
8107 Hudson Lane Louisville, KY 40291
DEVELOPER Joseph W. Dean
4604 Idle Hour Drive, Louisville, KY 40216

DATE 10/20/24 SCALE 1" = 20' NO. 25256



MILLER WIHRY MWGLLC
Engineers, Surveyors & Planners
1387 S. 4th St., Louisville, KY 40208

84-WAIVER-0165