

4.

Request:

Project Name: Auto Zone

Location:

Applicant:

Representative:

Jurisdiction:

Council District:

Case Manager:

Land Development and Transportation Committee Staff Report March 13, 2025



Case No:	24-ZONE-0062
Project Name:	Auto Zone
Location:	5862 New Cut Rd and 7419 Star Ln
Owner(s):	Betty Curran, The Young Living Trust
Applicant:	Auto Zone Development, LLC.
Jurisdiction:	Louisville Metro
Council District:	25 – Khalil Batshon
Case Manager:	Molly Clark, Planner II

REQUEST(S)

- **Change in zoning** from R-4 Residential to C-1 commercial
- **Variance** from section 5.3.1.C of the Land Development Code (LDC) to exceed the maximum front yard setback of 95 feet by up to 16.2 feet.
- **Detailed District Development Plan** with Binding Elements

CASE SUMMARY

The subject site is currently zoned R-4 single family residential in the neighborhood form district on 2.20 acres. The applicant is proposing to rezone to C-1 commercial and construct a 7,381 square foot retail auto parts store, while leaving additional site area for future development. The site is located along New Cut Rd approximately 690 feet to the north of Outer Loop at Star Ln and contains approximately 4.3 acres. Access to the site will be via New Cut Rd.

STAFF FINDING

The proposal is ready for a public hearing date to be set.

TECHNICAL REVIEW

MSD and Transportation Planning have provided preliminary approval of the proposal.

INTERESTED PARTY COMMENTS

Interested party comments will be incorporated into the record.

STANDARD OF REVIEW FOR REZONING AND FORM DISTRICT CHANGES

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Plan 2040; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Plan 2040 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR CHANGE IN ZONING / FORM DISTRICT

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Plan 2040.

The site is located in the Neighborhood Form District

Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages, incomes and abilities. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses. These types may include, but not be limited to, large lot single family developments with cul-de-sacs, traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero-lot line neighborhoods with open space, and high density multi-family housing.

The Neighborhood Form may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycle and transit.

Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to support physical activity for all users and invite human interaction. Streets are connected and easily accessible to each other, using design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets.

REUIRED ACTIONS

- **SET** the public hearing date for Planning Commission.

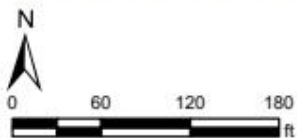
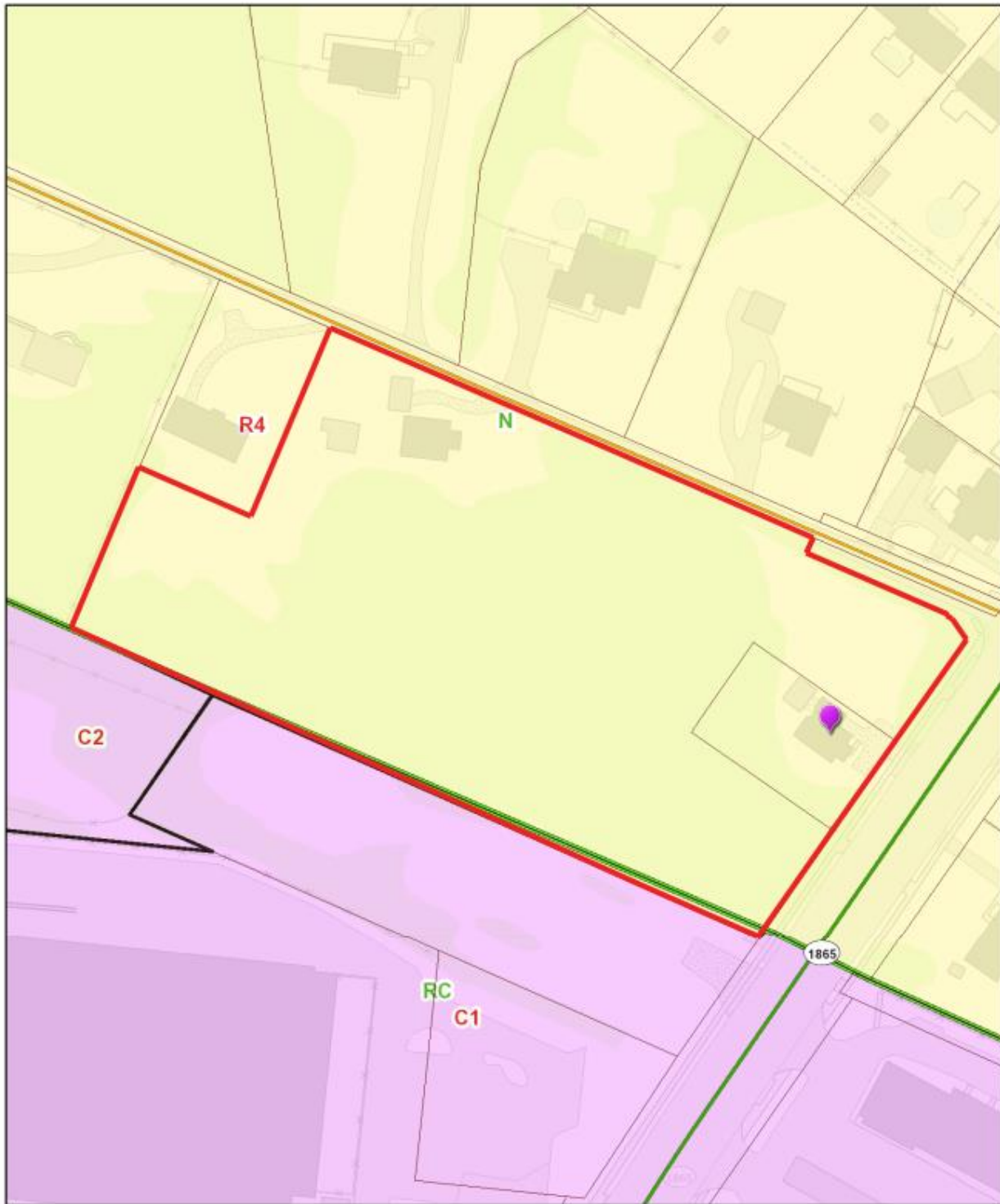
NOTIFICATION

Date	Purpose of Notice	Recipients
2-24-25	Hearing before LDT	1 st and 2 nd tier adjoining property owners and current residents Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 25
	Hearing before PC	1 st and 2 nd tier adjoining property owners and current residents Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 25
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. Zoning Map



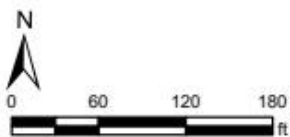
Monday, March 3, 2025 | 4:55 PM



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This map is not a legal document and should only be used for general reference and identification

2. Aerial Photograph



Monday, March 3, 2025 | 4:57 PM



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3. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
 - c. A minor subdivision plat or legal instrument shall be recorded (creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - d. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
 - f. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
 - g. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the _____ Planning Commission meeting. A copy of the approved rendering is available in the case file on record in the offices of the Louisville Metro Planning Commission.
5. A certificate of occupancy must be received from the appropriate code enforcement department 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.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system permitted on the site.

7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. No idling of trucks shall take place within 200 feet of single-family residences. No overnight idling of trucks shall be permitted on-site.

GENERAL NOTES

- ALL NEW AND EXISTING SIDEWALKS WITHIN THE PROPERTY FRONTAGE SHALL BE CONSTRUCTED OR RECONSTRUCTED TO MEET CURRENT ADA STANDARDS.
- FREESTANDING BUSINESS SIGNS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 8 OF THE LAND DEVELOPMENT CODE. THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
- DESIGN OF ACCESS TO STATE HIGHWAY SHALL COMPLY WITH KYTC STANDARD DRAWINGS. ENTRANCE THROAT WIDTH LIMITED TO 36 FEET MAXIMUM, WITH 35' RADI.
- SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND ROADWAYS. SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 4.1.3 OF THE LAND DEVELOPMENT CODE. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED OR TURNED OFF.
- STREET TREES TO BE PROVIDED IN ADJACENT RIGHTS-OF-WAY PER LAND DEVELOPMENT CODE SECTION 10.2.8. FINAL LOCATION AND TYPE TO BE SHOWN ON THE APPROVED LANDSCAPE PLAN. TREE SPECIES IN THE RIGHT OF WAY MUST CONFORM TO THE KYTC DISTRICT 5 APPROVED TREE LIST AND NOT BE PLACED IN SIGHT TRIANGLES.
- ANY CONSTRUCTION WITHIN THE STATE RIGHT OF WAY SHALL CONFORM TO THE KYTC DESIGN REQUIREMENTS. ALL DRAINAGE STRUCTURES WITHIN THE RIGHT OF WAY SHALL BE STATE DESIGN.
- THERE SHALL BE NO PARKING NOR ANY PORTION OF PARKING LOT ON STATE RIGHT OF WAY.
- ENCROACHMENT PERMITS AND BONDS ARE REQUIRED FOR ALL WORK PROPOSED IN THE RIGHT OF WAY.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL CONSTRUCTION TRAILERS MUST BE PERMITTED BY THE DEPT. OF PUBLIC HEALTH AND WELFARE PER CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- EACH PROPOSED LOT/BUILDING MUST CONNECT TO ITS OWN SANITARY SEWER PSC WITH A MINIMUM SIX-INCH SANITARY SEWER.
- OWNER MUST PROVIDE DOCUMENTATION OF CONNECT TO SANITARY SEWER, PSC, WITH A MINIMUM SIX-INCH SANITARY SEWER.
- SANITARY SEWER SERVICE TO BE APPROVED BY MSD.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.
- PLANS MUST BE SUBMITTED TO HEALTH DEPT. PRIOR TO CONSTRUCTION.
- A DEED OF CONSOLIDATION OR OTHER LEGAL PARCEL REVISION (MINOR SUBDIVISION PLAT) WILL NEED TO BE APPROVED AND RECORDED TO ADJUST PARCEL LINES SHOWN ON THIS PLAN.
- UPON APPROVAL OF THE ZONING CHANGE, LOUISVILLE METRO EMERGENCY SERVICES SHALL BE CONTACTED TO HAVE ADDRESSES ASSIGNED FOR THIS DEVELOPMENT.
- THE PROPOSED BUILDING DEMOLITION DOES NOT MEET THE THRESHOLD REQUIREMENTS OF LUDC 10.0.110. THEREFORE, A 30-DAY HDO IS NOT REQUIRED.
- CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS, PROPERTIES OR PUBLIC RIGHTS-OF-WAY, TO PROTECT LANDSCAPED AREAS AND TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY OR STRUCTURE, PER LDC SECTION 9.1.12.C.
- ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED FROM THE SITE.
- ALL PAVEMENT MARKINGS/SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY THE APPROPRIATE AGENCIES.
- A RIGHT-OF-WAY DEDICATION WAIVER REQUEST WAS APPROVED BY LOUISVILLE METRO PUBLIC WORKS ON NOVEMBER 21, 2024.

MSD NOTES

- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- SANITARY SEWER SERVICE TO BE PROVIDED BY NEW PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
- SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE X PER FIRM MAP 21111C0048F, EFFECTIVE ON FEBRUARY 6, 2021.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL ORDINANCES.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
- AN APPROVED DOWNSIDE FACILITIES CAPACITY REQUEST IS REQUIRED PRIOR TO PRELIMINARY PLAN APPROVAL.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- SITE SERVED BY DECK R. CUTHBERT. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSIDE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- IF THE FINAL SITE DESIGN HAS THROUGH DRAINAGE, AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.

EROSION PREVENTION AND SEDIMENT CONTROL

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LOADED GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

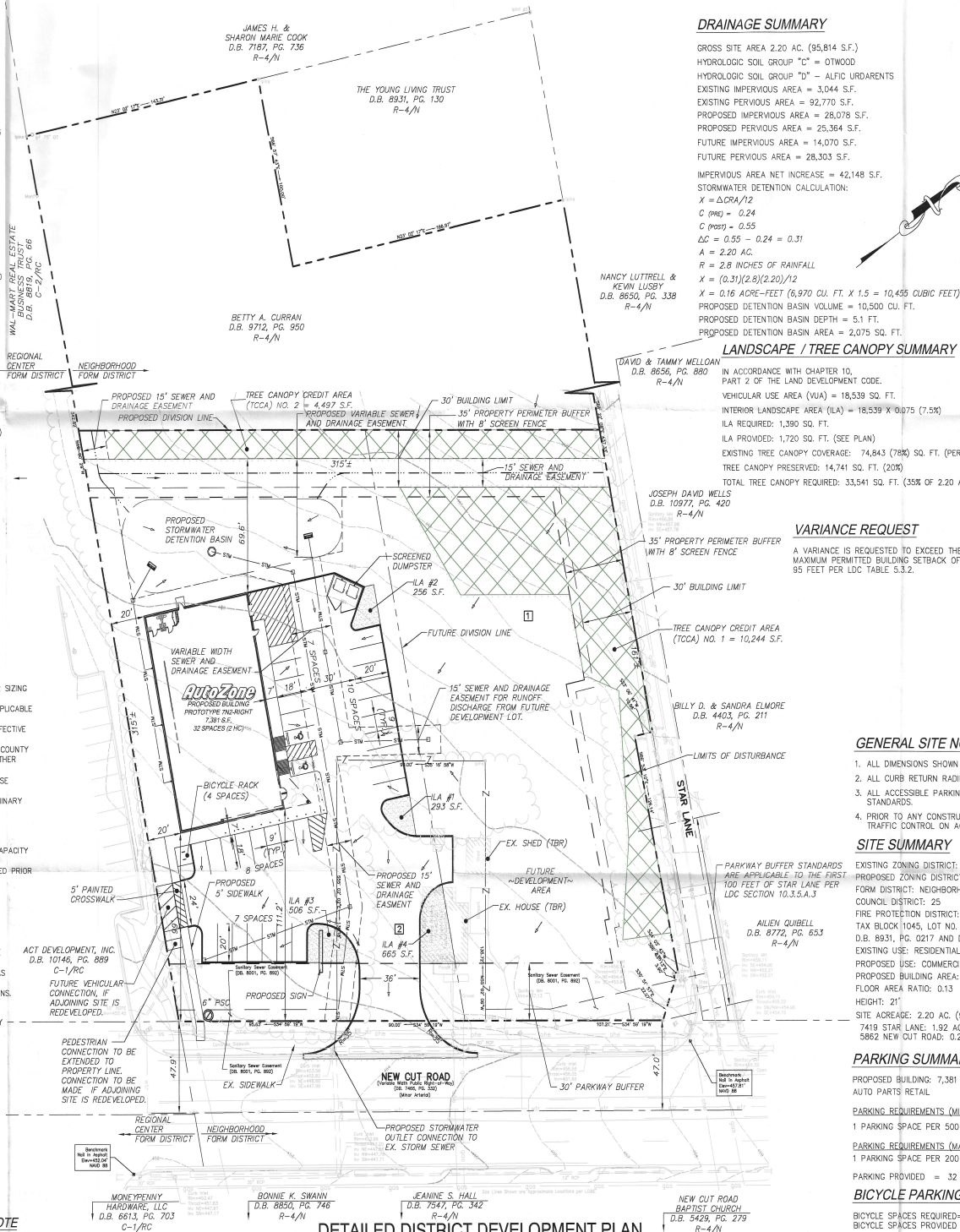


UTILITY PROTECTION NOTE

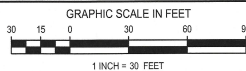
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "KENTUCKY 811" (TOLL-FREE PHONE NO. 1-800-752-8007 OR LOCAL 502-260-9123), 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/INSP LAND SITE SURVEY (DATED 01/30/24) PREPARED BY SURVEY MATTERS. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.



DETAILED DISTRICT DEVELOPMENT PLAN



DRAINAGE SUMMARY

GROSS SITE AREA 2.20 AC. (95,814 S.F.)
HYDROLOGIC SOIL GROUP "C" = OTWOOD
HYDROLOGIC SOIL GROUP "D" = ALFIC URDARENTS
EXISTING IMPERVIOUS AREA = 3,044 S.F.
EXISTING PERVIOUS AREA = 92,770 S.F.
PROPOSED IMPERVIOUS AREA = 28,078 S.F.
PROPOSED PERVIOUS AREA = 25,364 S.F.
FUTURE IMPERVIOUS AREA = 14,070 S.F.
FUTURE PERVIOUS AREA = 28,303 S.F.

IMPERVIOUS AREA NET INCREASE = 42,148 S.F.
STORMWATER DETENTION CALCULATION:
 $X = \Delta CRA / 12$
 $C (IMP) = 0.24$
 $C (PERV) = 0.55$
 $\Delta C = 0.55 - 0.24 = 0.31$
 $A = 2.20 AC.$
 $R = 2.8 INCHES OF RAINFALL$
 $X = (0.31)(2.8)(2.20) / 12$
 $X = 0.16 ACRE-FEET (6,970 CU. FT. X 1.5 = 10,455 CUBIC FEET)$
PROPOSED DETENTION BASIN VOLUME = 10,500 CU. FT.
PROPOSED DETENTION BASIN DEPTH = 5.1 FT.
PROPOSED DETENTION BASIN AREA = 2,075 SQ. FT.

LANDSCAPE / TREE CANOPY SUMMARY

IN ACCORDANCE WITH CHAPTER 10, PART 2 OF THE LAND DEVELOPMENT CODE.
VEHICULAR USE AREA (VUA) = 18,539 SQ. FT.
"INTERIOR LANDSCAPE" AREA (ILA) = 18,539 X 0.075 (7.5%)
ILA REQUIRED: 1,390 SQ. FT.
ILA PROVIDED: 1,720 SQ. FT. (SEE PLAN)
EXISTING TREE CANOPY COVERAGE: 74,843 (78%) SQ. FT. (PER AERIAL)
TREE CANOPY PRESERVED: 14,741 SQ. FT. (20R)
TOTAL TREE CANOPY REQUIRED: 33,541 SQ. FT. (35% OF 2.20 AC. LOT)

VARIANCE REQUEST

A VARIANCE IS REQUESTED TO EXCEED THE MAXIMUM PERMITTED BUILDING SETBACK OF 95 FEET PER LDC TABLE 5.3.2.

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE AS NOTED ON PLANS.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER ADA STANDARDS.
- PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

SITE SUMMARY

EXISTING ZONING DISTRICT: R-4
PROPOSED ZONING DISTRICT: C-1
FORM DISTRICT: NEIGHBORHOOD
COUNCIL DISTRICT: 25
FIRE PROTECTION DISTRICT: FAIRDALE
TAX BLOCK 1045, LOT NO. 0337, 0042
D.B. 8931, PG. 0217 AND D.B. 9712, PG. 0950
EXISTING USE: RESIDENTIAL
PROPOSED USE: COMMERCIAL/RETAIL
PROPOSED BUILDING AREA: 7,381 S.F.
FLOOR AREA RATIO: 0.13
HEIGHT: 21'
SITE ACREAGE: 2.20 AC. (95,814 S.F.)
7419 STAR LANE, 1.92 ACRES
5862 NEW CUT ROAD, 0.281 ACRES

PARKING SUMMARY

PROPOSED BUILDING: 7,381 S.F.
AUTO PARTS RETAIL

PARKING REQUIREMENTS (MINIMUM)
1 PARKING SPACE PER 500 S.F. = 15 SPACES

PARKING REQUIREMENTS (MAXIMUM)
1 PARKING SPACE PER 200 S.F. = 37 SPACES

PARKING PROVIDED = 32 SPACES

BICYCLE PARKING

BICYCLE SPACES REQUIRED = 3
BICYCLE SPACES PROVIDED = 4

24-ZONE-0062
WM # 12739



PRISM ENGINEERING
2305 WATERBURY TRAIL, SUITE 200
LOUISVILLE, KENTUCKY 40299
OFFICE: (502) 491-8891
FAX: (502) 491-8898
WWW.PRISM-CIVIL.COM
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PROPERTY OWNER

- 7419 STAR LANE:
BETTY A. CURRAN
6604 HOLLY LAKE DRIVE
LOUISVILLE, KY 40291-3076
D.B. 9712, PG. 0950
ACREAGE: 1.92 ACRES
(PROPOSED C-1)
- 5862 NEW CUT ROAD:
THE YOUNG LIVING TRUST
7425 STAR LANE
LOUISVILLE, KY 40214-5611
D.B. 8931, PG. 0217
ACREAGE: 0.281 ACRES
(PROPOSED C-1)

RECEIVED
FEB 25 2025
PLANNING & DESIGN SERVICES



REVISIONS					
1	11/05/24	REVIEW PER CLIENT REVIEW	4		
2	12/02/24	REVIEW PER CLIENT REVIEW	5		
3	02/05/25	REVIEW PER AGENCY REVIEW	6		

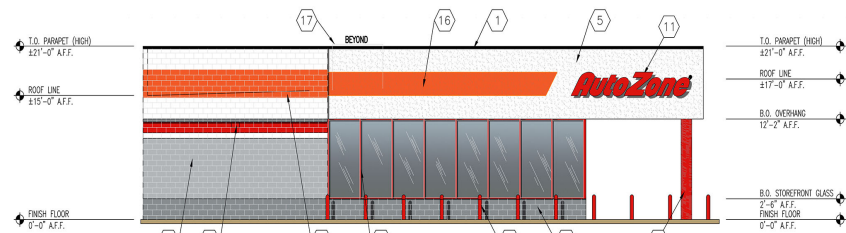
AutoZone Store No. 9385
5862 NEW CUT ROAD
7419 STAR LANE
LOUISVILLE
KY 40214

Developer:
ZAREMBA GROUP, LLC
14600 Detroit Avenue, Suite 1500
38103 Lakewood, OH 44107
Attn: Justin Bruce
Tel.: (216) 226-4168

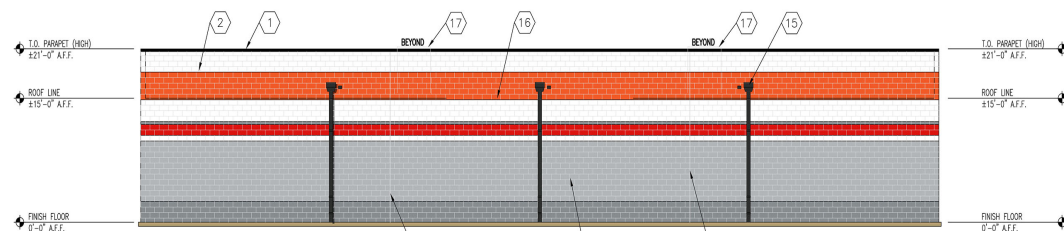
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7N2-RIGHT

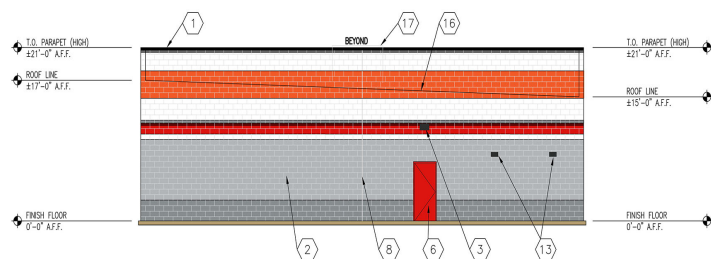
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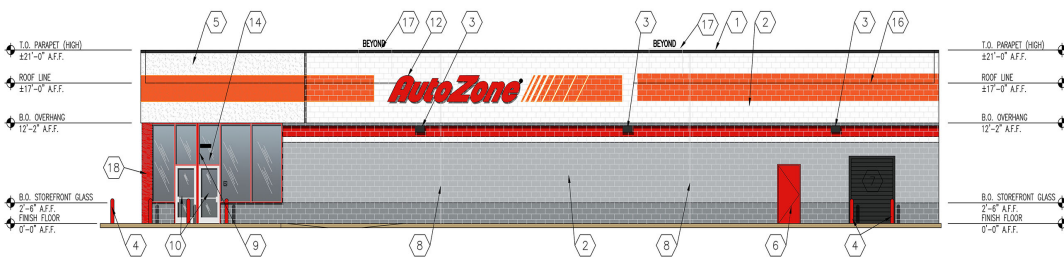
SCALE: 1/8" = 1'-0"
A EAST (LEFT) ELEVATION



SCALE: 1/8" = 1'-0"
B SOUTH (REAR) ELEVATION



SCALE: 1/8" = 1'-0"
C WEST (RIGHT) ELEVATION



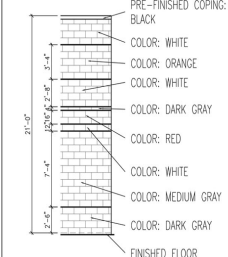
SCALE: 1/8" = 1'-0"
D NORTH (FRONT) ELEVATION

- 1 TWO PIECE COMPRESSION TRIM SEE DETAIL 4/A6
- 2 SMOOTH FACE CONCRETE MASONRY UNITS SEE PAINT DETAIL SCHEME THIS SHEET
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH RED SLEEVE
- 5 MFG. WHITE EXTERIOR INSULATED FINISH - PAINT WHITE
- 6 PAINT MAIN DOOR RED & METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 LEFT SIDE WALL SIGN - 32" CHANNEL LETTERS
- 12 FRONT WALL SIGN - 32" CHANNEL LETTERS WITH STRIPES
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH BACKGROUND WALL COLOR. ADJACENT 4" H. X 6" W. OVERFLOW SCUPPER. FLOWING 2" ABOVE ROOF.
- 16 ROOF LINE SEE STRUCTURAL DRAWINGS FOR DETAILS
- 17 ROOF MOUNTED HVAC UNIT
- 18 CORRUGATED COLUMN PAINT RED

1/8" = 1'-0"

2 ELEVATION KEY NOTES

NOTE: CENTER ALL WALL SIGNAGE VERTICALLY ON THE PAINTED ORANGE STRIPE OR THE TOP TWO BRICK SOLDIER COURSES. PAINT ORANGE STRIPE TO WITHIN 2" OF WALL SIGN. DO NOT PAINT ORANGE STRIPE BEHIND SIGN. CONTINUE ORANGE STRIPE ON E.I.F.S. ABOVE STOREFRONT.



NOT TO SCALE

3 EXTERIOR WALL COLOR SCHEME

GENERAL NOTES:

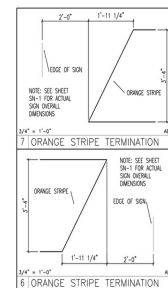
1. REFER TO SECTION 0900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
4. ALL MASONRY JOINTS TO BE CONCRETE TOOLED.

4 GENERAL NOTES

SIGNAGE NOTES:

1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SN" SHEETS FOR ADDITIONAL INFORMATION.
4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

5 SIGNAGE NOTES - BUILDING



REVISIONS

NO.	DESCRIPTION	DATE
1		4
2		5
3		6

AutoZone Store No. 9385
5862 NEW CUT RD.

LOUISVILLE KY 40214
EXTERIOR ELEVATIONS AND NOTES

Architect: GPD Group, Inc.
520 S. Main Street (Suite 2531)
Akron, Ohio 44311
TEL: (330) 572-2100
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429
cindy.jacobs@construction.com

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION.
NO RELIANCE
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