

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**July 14, 2016**

**NEW BUSINESS**

**CASE NUMBER 15ZONE1065**

Request:	Change in zoning from R-4 to C-1 on 2.5 acres
Project Name:	Crossroads IGA
Location:	8001 Smyrna Parkway
Owner:	Highview Fire Protection District
Applicant:	Houchens Industries, Inc.
Representative:	Arnold Consulting Engineering Services, Inc.
Jurisdiction:	Louisville Metro
Council District:	23 – James Peden
Case Manager:	Brian Davis, AICP, Planning Manager

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5<sup>th</sup> Street.)

**An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**Agency Testimony:**

**00:14:52** Julia Williams presented the case and referred to the site plan (see staff report and recording for detailed presentation).

**The following spoke in favor of the request:**

Bill Bardenwerper, 1000 N Hurstbourne Pkwy, Louisville, KY 40223  
Brian Shirley, 1136 South Park Drive, Bowling Green, KY 42103  
Tim Rich, 700 Church Street, Bowling Green, KY 42102  
David Steff, 7812 Appleview Lane, Louisville, KY 40228

**Summary of those in favor:**

**00:18:10** Bill Bardenwerper spoke on behalf of the applicant and referred to a PowerPoint presentation. He stated that the Crossroads IGA will be a small, full service grocery store that will feature a hardware store and a small gas station. A traffic signal would be required to improve traffic in the area (see recording for detailed presentation).

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**00:28:38** Brian Shirley is a landscape architect who spoke in favor of the request and explained how the retention area on the south end of the site would collect water drainage from the north.

**00:30:36** In response to concerns from the committee members regarding the location, Tim Rich explained that he feels the store would serve this community because of the convenience it will provide to local shoppers.

**00:32:57** David Steff, President of the Apple Valley Homeowners Association, is in support of this request because he feels that a gas station at this location would benefit the Highview area. He responded to questions from the Committee Members (see recording for detailed presentation).

**The following spoke neither for nor against the proposal:**  
Leslie Weller, 9110 Satinwood Court, Louisville, KY 40229

**Summary of those neither for nor against:**

**00:36:37** Local resident, Leslie Weller, spoke regarding her concerns with how traffic would be affected by the construction of a traffic signal.

**Rebuttal:**

**00:39:35** Brian Shirley addressed the traffic concerns raised by Ms. Weller (see recording for detailed presentation).

**00:40:58** Mr. Bardenwerper further discussed traffic issues with the Committee Members. He also confirmed that a Binding Element would be written up regarding future connection to abutting properties (see staff report and recording for detailed presentation).

**00:42:51** The Louisville Metro Land Development and Transportation Committee by general consensus **SCHEDULED** Case Number 15ZONE1065 to be heard at the August 4, 2016 Planning Commission Public Hearing.