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February 11, 2022

Dante St. Germain  
Louisville Metro Planning & Design  
444 S. 5th Street, Suite 300  
Louisville, KY 40202

Re: Request to Close "L" shaped Alleys  
(Location: between 15009 & 15011 Dixie Hwy, behind 15011 & 15101 Dixie Hwy. and adjacent to  
14815 and 15105 Dixie Highway)  
Related Case: #22-zone-0016

Dear Ms. St Germain:

This request is related to the recently filed change of zoning listed above and filed by Robin and Randy Mattingly of Double R Trucking, 15009 & 15011 Dixie Highway. They along with Walter E and Diana Davis, owners of 14815 Dixie Highway have both signed affidavits agreeing to the closure of the alleys that run between their properties. The first section of alley runs perpendicular to Dixie Highway and between 15009 and 15011 Dixie Highway. It is currently maintained as part of the 15009 lot, is paved with gravel and has been used by Double R Trucking for access and truck parking. It is occasionally used by the Davis' for access to the rear part of their property, an area that they are in the process of selling to the Mattingly's/Double R Trucking. The portion of the alley that then runs parallel to Dixie to the west from the first alley, remains unimproved and is not actively used. The only other adjacent property owner is Kosmos Cement Co LLC with 15101 and 15105 Dixie Highway. They were noticed of the neighborhood meeting for the proposed change of zoning which also identified a proposal to close the alleys and no response has been received. An attempt to obtain their support will be made but they are not expected to have an interest in preserving these alleys.

Neither of these alleys were improved or utilized in recent years as one might expect, nor are there any developments in the vicinity that would require utilities to be routed in these alleys. No existing utilities are expected to be affected with the proposed closing.

Our justification for the closure is as follows:

1. Adequate Public Facilities – There are no developments adjacent to the alleys that require the extension of utilities. The right of way proposed to be closed neither accommodates any existing easements nor is needed for the extension of future utilities. With the tract being purchased from the Davis', Double R Trucking will own property surrounding the alleys. Therefore, the closing of the alleys will not result in demand on public facilities and services as only the adjacent property owners use this alley; will not interfere with or impact transportation, utilities, emergency services or similar necessary facilities and services as it is not used by any of these now; no current or future need for the alley exists and no utilities located within it that will be impacted.
2. Cost for Improvement – Any cost for the closure of the alleys or improvements will be borne by the adjacent landowners as the beneficiaries of the closure. No utilities are expected to require relocation because of this closure.



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3. Comprehensive Plan - This request to close these alleys is in compliance with the requirements of the Comprehensive Plan as these alleys are only utilized by the adjacent landowners supporting the request. It will not negatively impact access or circulation in the vicinity and does not negatively impact the provision of any utilities or services.

Consent from more than 51% of the adjacent landowners has been obtained and the applicant will attempt to achieve consent from 100% of the affected/adjacent property owners. Please contact me if you have any questions or concerns. As always, we appreciate your assistance.

Respectfully,

*Kathy M. Linares*

Kathy M. Linares, RLA

cc: Robin Mattingly