

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

April 24, 2014

New Cases

CASE NO. 13ZONE1016

Project Name:	Flynn Hook Property
Location:	4337 & 4403 Bardstown Road
Owner:	Salt River Development Company
Applicant:	Salt River Development Company
Representative:	Mindel Scott & Associates
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin
Case Manager:	Julia Williams, AICP, Planner II

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. 5th Street.)

Request:

A change in zoning from M-2 Industrial to C-2 Commercial, a Revised Detailed District Development Plan and General Development Plan, a building setback variance, and amendments to existing binding elements are being requested.

The following spoke on behalf of Case No. 13ZONE1016:

Steve Scott, Mindel Scott & Associates, 5151 Jefferson Boulevard, Louisville, KY 40219

DISCUSSION:

Julia Williams presented the case (see staff report for detailed presentation.) She explained that the existing binding elements deal mostly with truck and trailer sales on the property; the proposed changes to the binding elements remove those references and replace them with a new set (in the staff report) that relate more to what the proposed use on the property.

Steve Scott, the applicant's representative, said this is a down-zoning. The Family Dollar Store and the Tire Discounters, which are to the north of this site, were previously part of the Hook property. Ms. Williams added that the binding elements associated with the Family Dollar site were all eliminated and a new set of binding elements were approved for that site.

The Committee by general consensus scheduled Case No. 13ZONE1016 for the May 29, 2014 Planning Commission public hearing.