

CJ 3/24/14

Bank, restaurant planned for Beckley Pointe

By Kirsten Clark

kclark2@courier-journal.com
The Courier-Journal

A locally owned bank could soon become part of Beckley Pointe, a budding commercial development on Shelbyville Road east of the Snyder Freeway.

River City Bank and Beckshell LLC are seeking a zoning change for about 3 acres for a proposed bank, restaurant and retail space on property adjacent to a Crossroads IGA gro-

cery store and fueling station at 14010 Shelbyville Road.

The majority of the land, which is currently owned by Houchens Properties, Inc. — affiliated with Houchens Industries, the parent company of Crossroads IGA — is already zoned for commercial use, said attorney Bill Bardenwerper, who represents both Houchens Properties and River City Bank.

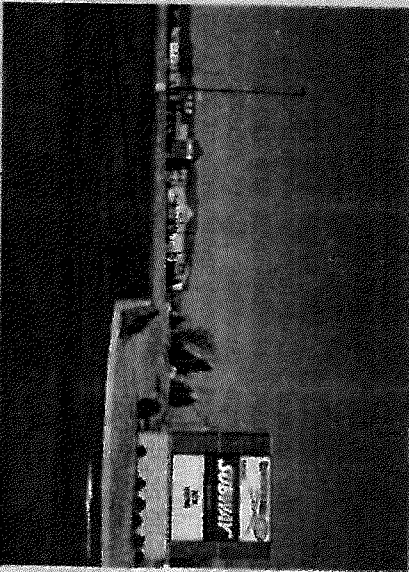
The proposal seeks to rezone 2.77 acres from residential to commercial.

NEIGHBORHOOD MEETING

» A meeting about the proposed zoning change will take place at 7:15 p.m. Monday at Lakewood Baptist Church, 13803 Shelbyville Road.

Houchens Properties bought nearly 6 acres before it built the 11,300-square-foot combined Crossroads IGA and

See ZONING, Page A6



A rezoning is sought for a proposed bank, restaurant and retail space directly west of Crossroads IGA on Shelbyville Road.

KIRSTEN CLARK/THE CJ

ZONING: Bank, restaurant planned for Beckley Pointe

Continued from Page A5

Subway that opened last year, and now it's selling the property.

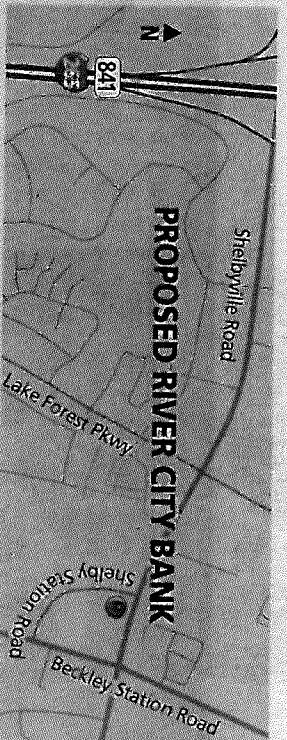
Houchens Properties could have rezoned the entire area for commercial use prior to construction of the Crossroads IGA, but Bardenwerper said it was in a hurry to start construction on the grocery and fuel sta-

tion, and it was faster to obtain a conditional use permit for a portion of the land that's zoned residential.

"Now that their store is built, we have the ability to go back," he said.

According to public documents on file at Planning and Design Services, Houchens Properties Inc. got the parcel rezoned in March 2012 for development.

In the new zoning request, about 4,600 square feet would be used for the proposed restaurant and about 7,300 square feet for the proposed retail space. Bardenwerper said it is



STEVE NEED/THE COURIER-JOURNAL

unknown at this time which businesses might be moving in.

After Beckshell LLC formally purchases the nearly six acres of land from Houchens Properties, it will then sell

about 1.44 acres to River City Bank and lease the parcel on which Crossroads IGA currently sits to Houchens Properties.

Beckshell will determine what to do with the remainder

of the land after tenants have been identified for the proposed restaurant and retail space.

Angela Webster, legislative assistant for Metro Councilman Stuart Benson, said earlier this year that the area has recently attracted many new residents, likely because of commercial developments like Crossroads IGA and a Wild Eggs restaurant on South English Station Road.

Reporter Kirsten Clark can be reached at (502) 582-4144 or on Twitter by following @kirstenhrclark