



November 1, 2021

Marilyn Lewis, Chair
Louisville Metro Planning Commission
444 S. 5th Street, Suite 300
Louisville, KY 40202

Dear Chair Lewis:

I am writing today on behalf of our client, RaceTrac Petroleum, Inc., the applicant under Case No. 20-ZONE-0034, a proposed rezoning of the property located at the intersection of Dixie Highway and Flowervale Lane (the "subject property") that the Louisville Metro Planning Commission denied on May 17, 2021. Our client would like to file a new application for a change in zoning on a portion of the subject property.

Pursuant to Policy 3.02.03, the Planning Commission can allow applications on "the same or substantially the same tract of property" within two years of a previous denial upon a finding that "(2) the new application differs significantly from the original application." The Policy goes on to define "differs significantly" to include "(a) a different land use; or (b) any other difference that the Planning Commission finds to constitute a significant change from the original application."

As you may recall, the previous application included a fuel center with two different canopies, one for passenger vehicles and another for diesel vehicles. The application proposed to rezone the entire 6.15 acres, and also included a market of approximately 5,411 square feet. The concept proposal, a copy of which is attached, includes one fuel canopy for passenger vehicles, with no dedicated diesel canopy. The concept proposal only proposes to rezone a portion of the subject property, and includes a market of approximately 3,500 square feet.

The concept proposal differs significantly from the previous application and should be allowed to proceed through the application process. From a physical standpoint, the concept proposal eliminates the separate diesel canopy around which much of the discussion (for and against) of the previous application was focused. The concept proposal, like the previous application, remains focused at the signalized intersection of Dixie Highway and Flowervale Lane, but is much less intense. From a Plan 2040 and LDC standpoint, the concept proposal fits within the Neighborhood Form District,

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eliminating the need to change the Form District that was part of the previous application. In addition, the area to be rezoned is significantly reduced with the concept proposal.

I look forward to the Planning Commission's consideration of this issue. Please contact me if you have any questions.

Sincerely,

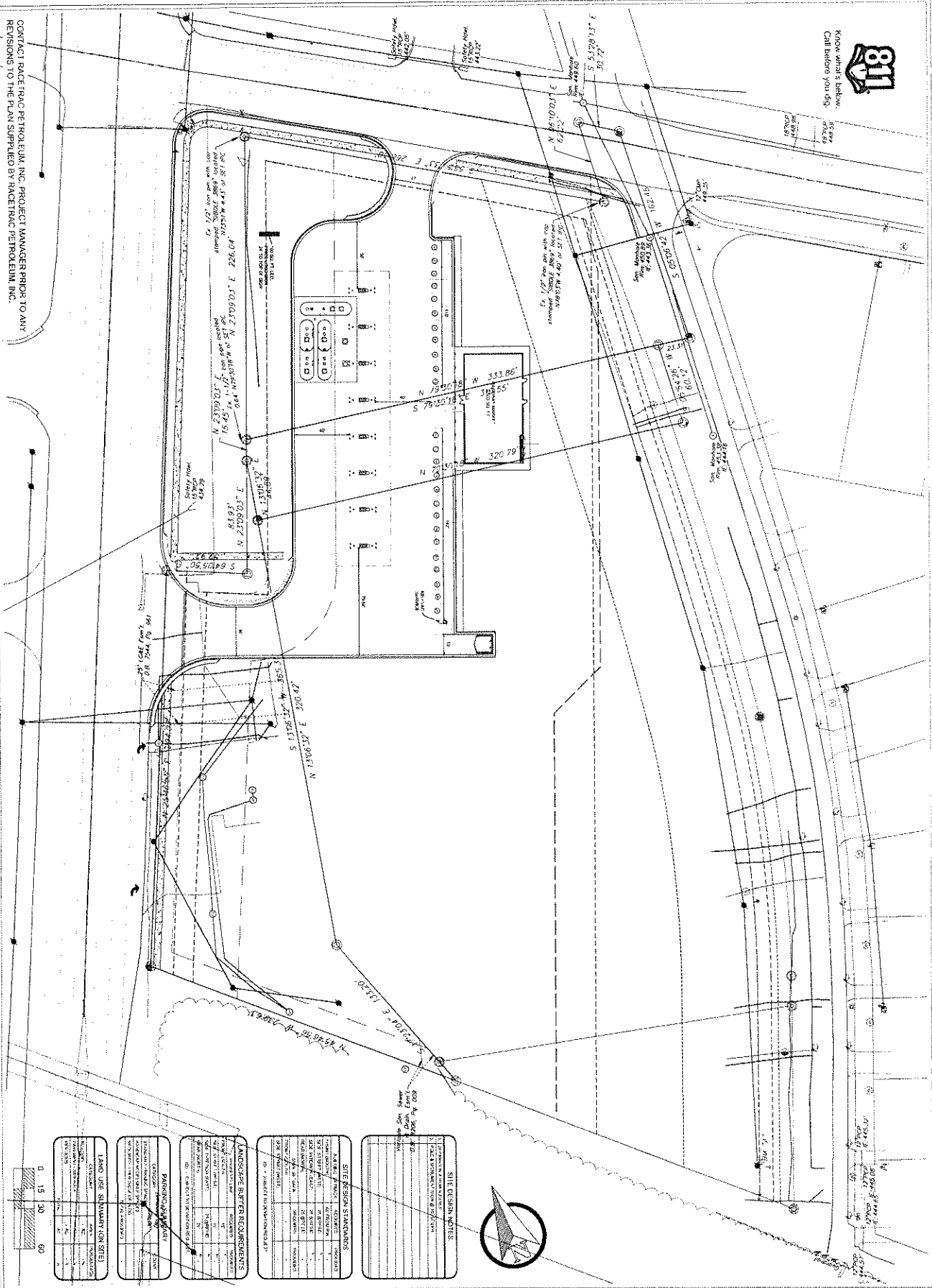
A handwritten signature in black ink, appearing to read "Clifford H. Ashburner", with a long horizontal flourish extending to the right.

Clifford H. Ashburner

CHA:LMER



Know what's below.
Call before you dig.



CONTRACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

<p>SITE PLAN RT1448 - FLOWERSVALE</p> <p>DIXIE HWY @ FLOWERSVALE LN LOUISVILLE, KY JEFFERSON COUNTY</p>		<p>RACETRAC</p> <p>RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 800 ATLANTA, GA 30339 (770) 431-7800</p>	<p>THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.</p>	<p>NO. _____</p> <p>DATE _____</p>
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Owner: RACETRAC

11800 E Orell Road

Subject Properties →

**1st and 2nd Tier
Adjoining Property
Owners →**

SMITH SALLY A
11913 E ORELL RD
LOUISVILLE, KY 40272-4834
Parcel ID324200210000.

GREEN TAEKO SUNAGA ESTATE OF
1825 N INDIANA PL
GRIFFITH, IN 46319-1112
Parcel ID324200180000.

MCVEY TERRY D
11901 E ORELL RD
LOUISVILLE, KY 40272-4834
Parcel ID324200150000.

FRYK PATRICIA A & CRAIG G
11707 WINDING STREAM WAY,
LOUISVILLE, KY 40272-5075
Parcel ID324200120000.

KEENE CLAUDE W III & DAVID
B 9906 LAKEWOOD DR,
LOUISVILLE, KY 40272-2712
Parcel ID324200090000.

COMBS CHRISTOPHER D
TOBI COMBS
6324 WINDING STREAM DR
LOUISVILLE, KY 40272-5070
Parcel ID324200260000.

PURICELLI STEPHEN & BETH E
6318 WINDING STREAM DR,
LOUISVILLE, KY 40272-5070
Parcel ID324200290000.

MAYFIELD JOHNNY & M P
11917 E ORELL RD
LOUISVILLE, KY 40272-4834
Parcel ID324200230000.

KEHL CHRISTOPHER L &
CYNTHIA
11911 E ORELL RD
LOUISVILLE, KY 40272-4834
Parcel ID324200200000.

PHELPS KENNETH J
11905 E ORELL RD
LOUISVILLE, KY 40272-4834
Parcel ID324200170000.

CROSIER DENNIS M
11805 E ORELL RD
LOUISVILLE, KY 40272-4869
Parcel ID324200140000.

WILLIAMS CHRISTOPHER
MATTHEW
11705 WINDING STREAM WAY
LOUISVILLE, KY 40272-5075
Parcel ID324200110000.

SCOTT RICHARD M JR & MARY
K
6328 WINDING STREAM DR
LOUISVILLE, KY 40272-5070

REYNOLDS WILMA
1530 MANCHESTER DR
ELIZABETHTOWN, KY 42701-
7904

CROCKETT BRIAN C
6316 WINDING STREAM DR
LOUISVILLE, KY 40272-5070
Parcel ID324200300000.

MCINTIRE CHRISTOPHER J
11915 E ORELL RD
LOUISVILLE, KY 40272-4834
Parcel ID324200220000.

FISCHER ANDREW P
11909 E ORELL RD
LOUISVILLE, KY 40272-4834
Parcel ID324200190000.

US BANK TRUST NA
3630 PEACHTREE RD NE STI
1500
ATLANTA, GA 30326-1598

WHALIN RICHARD N
11709 WINDING STREAM WAY
LOUISVILLE, KY 40272-5075
Parcel ID324200130000.

TATUM JOE C & DONALENE
11703 WINDING STREAM WAY
LOUISVILLE, KY 40272-5075
Parcel ID324200100000.

JONES JAMES M & SONYA B
6326 WINDING STREAM DR
LOUISVILLE, KY 40272-5070
Parcel ID324200250000.

COLYER JEFFREY STEPHEN &
MCNICHOLAS KAREN LYNN
6320 WINDING STREAM DR
LOUISVILLE, KY 40272-5070
Parcel ID324200280000.

TIEU HUONG THU
6314 WINDING STREAM DR
LOUISVILLE, KY 40272-5070
Parcel ID324200310000.

MCDONALD MARK & CLARK
KIMBRA L
6312 WINDING STREAM DR
LOUISVILLE, KY 40272-5070
Parcel ID324200320000.

PACE WILLIAM J & TAMMY S
6315 WINDING STREAM DR
LOUISVILLE, KY 40272-5071
Parcel ID324200660000.

HOWARD TIMOTHY S &
JANINE 6321 WINDING STREAM
DR
LOUISVILLE, KY 40272-5071

MATTINGLY WILLIAM G &
LISA S 6329 WINDING STREAM
DR LOUISVILLE, KY 40272-5071
Parcel ID324200080000.

A&A LAND & DEVELOPMENT
LLC 6912 TANGELO CT
LOUISVILLE, KY 40228-1545
Parcel ID105207640000.

LOUISVILLE & JEFFERSON
COUNTY RIVERP
6900 RIVERPORT DR
LOUISVILLE, KY 40258-2888
Parcel ID105207460000; 105207400000;
05207390000

V STATION LLC
467 ERLANGER RD STE 200
ERLANGER, KY 41018-1495
Parcel ID105207260000.

PEAKE RAYMOND L
6310 WINDING STREAM DR
LOUISVILLE, KY 40272-5070
Parcel ID324200330000.

POGGENBORG BRUCE E & MARIA
DAWN
6317 WINDING STREAM DR
LOUISVILLE, KY 40272-5071
Parcel ID324200670000.

GOLDSMITH RICHARD W &
PATRICIA A
6323 WINDING STREAM DR
LOUISVILLE, KY 40272-5071
Parcel ID324200700000.

GOHL BROTHERS PROPERTIES LLC
11801 E ORELL RD
LOUISVILLE, KY 40272-4832
Parcel ID105200080000.

THORNTONS INC
2600 JAMES THORNTON WAY
LOUISVILLE, KY 40245-5329
Parcel ID105207650000.

A ANOTHER ROOM SELF
STORAGE 9 LLC
100 KNOX BLVD
RADCLIFF, KY 40160-1505
Parcel ID105207620000.

11905 DIXIE LLC
2606 ALIA CIRCLE
LOUISVILLE, KY 40222-3413
Parcel ID105200580000.

BETHANY UNITED METHODIST
CHURCH INC
6100 MOORMAN RD
LOUISVILLE, KY 40272-4594
Parcel ID116300700070.

Kelly Kaberle
11803 Pierce Way
Louisville, KY 40272

Mark Romines
7105 Rainbow Drive
Louisville, KY 40272

SLOAN MICHAEL W &
CATHERINE W
6308 WINDING STREAM DR
LOUISVILLE, KY 40272
Parcel ID324200340000.

CLAY CARL H
6319 WINDING STREAM DR
LOUISVILLE, KY 40272-5071
Parcel ID324200680000.

LACY TEDDY R
6325 WINDING STREAM DR
LOUISVILLE, KY 40272-5071
Parcel ID324200710000.

CARLISLE ERNESTINE LEE & JA
7101 W 78TH ST
MINNEAPOLIS, MN 55439-2524
Parcel ID105200880000;
105205310000

THORNTON OIL CORP 49
2600 JAMES THORNTON WAY
LOUISVILLE, KY 40245-5329
Parcel ID105207300000.

ALVEY EDWARD L & BENITA C
9803 SECRETARIAÏ DR
LOUISVILLE, KY 40214-6521
Parcel ID105201420000.

ERIC BRYAN REAL ESTATE LLC
11127 STALWART PL
LOUISVILLE, KY 40272-4221
Parcel ID105204570000.

B. Haycraft
4706 Hawthorne Place, Apt. 2
Louisville, KY 40272

Mile McCabe
11805 Leemont Drive
Louisville, KY 40272

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Louisville, KY 40272

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Louisville, KY 40272

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Louisville, KY 40272

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Louisville, KY 40272

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Louisville, KY 40272

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Shepherdsville, KY 40165

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Louisville, KY 40272

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6201 Winding Stream Drive
Louisville, KY 40272

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11221 Sandwood Place
Louisville, KY 40272

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Louisville, KY 40272

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9007 Lyneve Drive
Louisville, KY 40272

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S
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5312 Citation Road
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6503 Miller Park Drive
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13015 Lavenia Lane
Louisville, KY 40272

Ray and Sharon Murphy
11403 Flowervale
Louisville, KY 40272

Ken Thieneman
833 Valley College Drive
Louisville, KY 40272

Ken and Carol Rames
Katie Crescencio
11713 Dearing Woods Drive
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11907 E. Orell Road
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6216 Winding Stream Drive
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11404 Flowervale
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Bill and Paula Ireland
6234 Winding Stream Drive
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Jason and Bonnie Hester
6228 Winding Stream Drive
Louisville, KY 40272

Scott and Angie Riley
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Paul Fischer
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Louisville, KY 40272

Jason Reynolds
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Melody Burns
11605 Winding Stream Way
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Others →

Herman Gohl/Karl Hohl
11801 E Orell Road
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Catherine & Charles Grissett
11900 E Orell Road
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Shannon Johnson
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Current Resident
11917 E. Orell Road
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Current Resident
11915 E. Orell Road
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CURRENT RESIDENTS

Current Resident
11913 E. Orell Road
Louisville, KY 40272

Current Resident
11911 E. Orell Road
Louisville, KY 40272

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11909 E. Orell Road
Louisville, KY 40272

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6200 Sydney Renee Way
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Current Resident
6325 Sydney Renee Way
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Current Resident
6329 Sydney Renee Way
Louisville, KY 40272

PUBLIC SPEAKERS:

Steve Porter
2406 Tucker Station Road
Louisville, KY 40299

James Jones
6326 Winding Springs Drive
Louisville, KY 40272

Sally Smith
1913 East Orell Road
Louisville, KY 40272

Andrew Fischer
11909 East Orell Road
Louisville, KY 40272

Landon Thompson
3805 Crestridge Drive
Louisville, KY 40272

Toby Combs
6324 Winding Stream Drive
Louisville, KY 40272

Stephen Purcelli
6318 Winding Stream Drive
Louisville, KY 40272

Ken Thieneman
833 Valley College Drive
Louisville, KY 40272

Melody Burns
1605 Winding Stream Way
Louisville, KY 40272

Martina Kunnecke
Neighborhood Plan & Preservation
2729 Northwestern Parkway
Louisville, KY 40212

Diane Zimmerman
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Prospect, KY 40059

Mitchell Green
3 HMB Circle
Frankfort, KY 40601

Gordon Ritchie
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Louisville, KY 40272