

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

**July 12, 2018**

**New Business**

**Case No. 18ZONE1027**

<b>Request:</b>	Change in zoning from C-1 to C-2 and a Detailed District Development Plan
<b>Project Name:</b>	CDRJ of Louisville
<b>Location:</b>	5315 Dixie Highway
<b>Owner:</b>	TT of C Louisville, Inc.
<b>Applicant:</b>	CDRJ of Louisville
<b>Representative:</b>	Duncan, Galloway, Egan, Greenwald, PLLC Heritage Engineering LLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	12 – Rick Blackwell

**Case Manager:** Joel Dock, AICP, Planner II

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and 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.)

**Agency Testimony:**

01:18:10 Joel Dock presented the case (see recording for detailed presentation.)

01:20:02 In response to a question from Commissioner Brown, Mr. Dock said there are no tree canopy or landscape buffer requirements; however, the applicant is providing voluntary landscaping as shown on the plan and taking out some existing curb cuts along Dixie Highway (he pointed out that area on the site plan.)

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

Kyle Galloway, 9750 Ormsby Station Suite 210, Louisville, KY 40223



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Spencer Heuke, Heritage Engineering, 642 South Fourth Street Suite 100,  
Louisville, KY 40202

**Summary of testimony of those in favor:**

01:20:58 Kyle Galloway presented the applicant's case and showed a brief  
Power Point presentation (see recording for detailed presentation.)

01:23:08 Spencer Heuke, the landscape architect, added that the site will be  
accessed from a crossover access agreement. Parking will also be provided to  
the north.

**The following spoke in opposition to the request:**

Susan Koenig and Jean Roberts, 2161 Ford Hampton Road, Winchester, KY  
40391

**Summary of testimony of those in opposition:**

01:23:50 Susan Koenig asked how many square feet will this dealership  
have along Dixie Highway. Mr. Heuke said he did not know the square footage.  
Ms. Koenig said Dixie Highway looks more like a car lot instead of a shopping  
corridor.

**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.**

The Committee by general consensus scheduled this case to be heard at the  
**August 2, 2018** Planning Commission public hearing.