

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**August 27, 2020**

**NEW BUSINESS**

**CASE NO. 20-ZONE-0064**

**Request:** Change in Zoning from R-5 to C-2 and Change in form from Neighborhood to Suburban Marketplace Corridor

**Project Name:** Coats Auto

**Location:** 5210 Preston Highway

**Owner:** Coats Properties I, LLC & Coats Properties II, LLC

**Applicant:** Lockett & Farley

**Representative:** Dinsmore & Shohl, LLP

**Jurisdiction:** Louisville Metro

**Council District:** 21 – Nicole George

**Case Manager:** Joel P. Dock, 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. 5<sup>th</sup> Street.)

**Discussion**

00:05:48 Joel Dock presented the case via Power Point slide show (see staff report and recording for detailed presentation.) Mr. Dock noted this expansion will include a subdivision of residential lots on the rear portion of the property. Joel detailed the case summary, the existing facilities, the applicants renderings, and the proposed plan (see recording for detailed presentation.)

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

Cliff Ashburner, 101 South Fifth Street, Suite 2500, Louisville, Kentucky, 40202

Emily Estes, 737 South Third Street, Louisville, Kentucky,

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

00:09:19 Cliff Ashburner, representing the applicant, presented a Power Point slide show (see recording for detailed presentation.) Mr. Ashburner detailed the history of the site, the proposed area of rezoning, accesses to the site, and the adjacent residential lots on Norton Ave. Cliff noted Emily Estes is available today to speak in support and answer questions.

00:13:16 Commissioner Carlson asked if there will be a security fence along the rear portion of the property. Emily Estes replied the site has used a chain link fence to secure the lot. Per the code this site will switch to an 8ft wooden screen fence for this

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expansion. Commissioner Carlson asked which side of the fence will be landscaping be located. Emily replied the proposed landscaping will be inside the fence line.

00:14:32 Commissioner Brown asked for the hours of operation for the site. Emily Estes replied the hours for this expansion will be the same as the existing business on the site, exact hours can be provided at the public hearing.

**Commissioner Deliberation:**

00:13:35 Commissioner Deliberation (see recording for detailed presentation.)

**An audio/visual recording of the Land Development & 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 placed this case on the September 17, 2020 Planning Commission public hearing agenda.**