

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
September 22, 2016

NEW BUSINESS

CASE NUMBER 15ZONE1059

Request:	R-4 to C-1 with Waivers and Variances
Project Name:	Houchins Industries
Location:	5501 Lovers Lane and 5502 Billtown Road
Owner:	JR Food Stores Inc.
Applicant:	Houchens Industries Inc.
Representative:	Arnold Consulting Engineering Services Inc.;
	Bardenwerper Talbott and Roberts PLLC
Jurisdiction:	Louisville Metro
Council District:	22-Robin Engel
Case Manager:	Julia Williams, RLA, AICP, Planning Supervisor

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).

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.

Agency Testimony:

00:21:00 Julia Williams presented the case (see staff report and recording for detailed presentation).

The following spoke in favor of the request:

Bill Bardenwerper, 1000 N Hurstbourne Pkwy., 2nd Floor, Louisville, KY 40223
Brian Shirley, 1336 South Park Drive, Bowling Green, KY 42103
Andrew Webb, 700 Church Street, Bowling Green, KY 42102

Summary of testimony of those in favor:

00:23:42 Bill Bardenwerper spoke on behalf of the applicant. He stated that this is the 3rd Crossroads IGA they have proposed in this area and this particular project has been in process for a while. Only a small section of the parcel needs rezoning at this time.

00:30:43 Brian Shirley stated that they are requesting to not provide a pedestrian connection to the site from Lovers Lane because they feel it would be unsafe due to the

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proximity to the drive through window and gas canopy. They are proposing to construct a sidewalk and bicycle parking off of Billtown Road. The site entrances have been placed as far away from the intersection of Billtown Road and Lovers Lane as possible, per the request of KTC, and the lot functions as a one-way circulation. The variance is for vehicle use in the area adjacent to a residential property. The home is vacant, but they would like to be granted the variance in the event that someone purchases the home in the future.

00:35:45 Houchens Representative, Andrew Webb, stated that Ace Hardware, Subway, and Crossroads IGA will occupy this building. The hardware store will use approximately 3,000 square ft. of the 14,000 square ft. building. There will be one loading dock with a scissor lift that can facilitate one truck at a time. The hours of operation would be from 6:00 a.m. to 11:00 p.m.

By general consensus, the Land Development and Transportation Committee **SCHEDULED** Case Number 15ZONE1059 to be heard at the October 20, 2016 Planning Commission public hearing.