

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

**July 12, 2018**

**New Business**

**Case No. 18ZONE1013**

<b>Request:</b>	Change in form district from Neighborhood to Suburban Marketplace Corridor; a change in zoning from R-4 to C-2; a Revised District Development Plan; a Waiver; and a Variance
<b>Project Name:</b>	Swope Dealership
<b>Location:</b>	6780 Dixie Highway & 4530 Kerrick Lane
<b>Owner:</b>	Swope Development LLC
<b>Applicant:</b>	Swope Development LLC
<b>Representative:</b>	BTM Engineering Inc.
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	12 – Rick Blackwell

<b>Case Manager:</b>	<b>Julia Williams, RLA, AICP, Planning Supervisor</b>
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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:**

00:52:03 Brian Davis presented the case on behalf of Julia Williams (see recording for detailed presentation.)

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

John Addington, BTM Engineering, 3001 Taylor Springs Drive, Louisville, KY 40220

Richard Swope, Swope Development LLC, 2525 Nelson Miller Parkway Suite 102, Louisville, KY 40223

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

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00:53:37 John Addington, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

00:57:13 Commissioner Brown asked if the proposed 8-foot fence is the mitigation for the waiver and variance requests. Mr. Addington said it is; in addition, the applicant will provide the required landscape plants along the boundary.

**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:**

00:57:50 Susan Koenig said her mother's property is the first residence next to the fire department. She asked if the access off Dixie Highway is considered private or public. She said there is a row of small businesses on the opposite side of the street from the Swope property. She said the street originally was private; it has been upgraded down through the Big Lots property, but the residential section has not been upgraded. She also asked about the Dixie Highway Corridor master plan and what the development plans are for Lower Hunters Trace. She asked if it was possible for the Swope property to connect to the Home Depot property.

01:00:33 Mr. Addington said the access road is a private road, used by the businesses. There is a strip of area on the south side that precludes the applicant from connecting to Home Depot. Using the site plan, he pointed out the location of a traffic light which he said provides a good access point for the proposed development. Mr. Addington said the applicant is improving Kerrick Lane in front of the applicant's property and will put in a sidewalk.

01:03:07 Ms. Koenig asked if there were any proposals for changing the property between Lower Hunters Trace and Kerrick, or widening that area. Commissioner Brown said no traffic signals will be removed as part of the Dixie Highway Corridor Plan; they are being upgraded, but no removals. There are no planned improvements for any of the side streets as part of the Dixie Highway project. Commissioner Brown and Ms. Koenig discussed a bit more of the Dixie Highway Project.

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**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 16, 2018 Planning Commission public hearing.**