

RUBY REAL ESTATE KENTUCKY LLC
6633 Dixie Highway
Louisville, KY 40258

November 22, 2019

Joel P. Dock, AICP
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202

Re: 6517 Dixie Highway: Justification Statement

Dear Mr. Dock:

This letter is to justify the request to rezone the 0.86480 acre property located at 6517 Dixie Highway from C-1 and R-4, to C-2.

The parcel is adjacent to the Hyundai of Louisville auto dealership located at 6633 Dixie Highway. The applicant owns both of the properties at 6517 Dixie Highway and 6633 Dixie Highway.

The proposed use of the 6517 Dixie Highway property is to serve as a car sales lot for the Hyundai of Louisville dealership. The entire adjoining property at 6633 Dixie Highway is currently zoned C-2 and extends further toward the east than the 6517 Dixie Highway property.

The applicant purchased the 6517 Dixie Highway property to eliminate the eyesore of the burned down restaurant that was formerly on the property and to expand the footprint of the auto dealership.

The area around the property is intensive retail with car dealerships nearby. Dixie Highway is a main retail and commercial corridor. The 6517 Dixie Highway property has a small area that is zoned R-4 zoning in the rear toward the east. The 6517 Dixie Highway property does not extend as far east as the 6633 Dixie Highway property. The R-4 zoning is not practical and creates an undue hardship. The applicant intends to screen the rear of the property by means of landscaping for the surrounding residences.

Sincerely,

Joel P. Dock Authorized Agent

RUBY REAL ESTATE KENTUCKY LLC