

March 4, 2025

Louisville Metro Planning & Design
444 S. 5th Street, Suite 300
Louisville, KY 40201

RE: Binding Element Amendment Application

The subject property is located at 11905 Dixie Highway, Louisville, KY 40272. This site is basically level, enclosed with fencing, and is 2.4339 acres zoned CM, but without the uses permitted in the M-1 zoning district sited in the current Binding Elements.

Dixie Highway south of the Gene Snyder Freeway (I-265), features a diverse mix of commercial and industrial establishments. This area of the Dixie Corridor encompassing neighborhoods like Pleasure Ridge Park and Valley Station, hosts various businesses catering to both retail and industrial sectors. Facilities like RaceTrac super stores have been approved in this location, consuming 5 acres on Dixie Highway across the street from the latest development of the Riverport Industrial Park. Additionally, a 17.2-acre parcel zoned for commercial use is available for sale or lease, highlighting the area's industrial potential. Across the street from the subject property at 11720 Dixie is a new Self Storage facility. This facility also allows outdoor parking for boats and RV's.

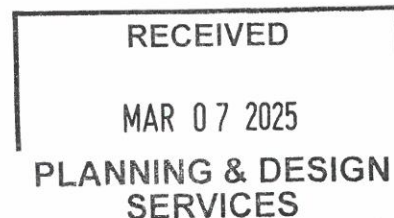
This combination of commercial and industrial activities contributes to the economic vibrancy of the Dixie Highway corridor south of the Gene Snyder Freeway. The site at 11905 Dixie Highway lends itself to these industrial uses.

In the past month, I have had numerous calls from land Buyers who are interested in purchasing this property for use as a contractors shop which includes the need for outside storage. Some of these contractors are looking for land to park their company trucks, or store cables for internet installations, or for heating and air companies that need both indoor and outdoor storage. As a commercial Realtor, my goal IS to sell these properties for the client who hired me to do just that. This site could have been sold by now IF the M-1 uses were reinstated in the zoning for this site.

This section of Dixie Highway has seen significant commercial and industrial growth since November 2, 2017. Having been a real estate Appraiser for 20 years of my career, I have witnessed several of these changes. Zoning is a much-needed standard that keeps property values intact, ensures safety & health, encourages economic development, protects historic areas, and regulates density. Dixie Highway is noted for industrial and commercial uses. Please allow us to return this property to a marketable commodity.

Regards,


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25-Amend-001